

Date: 28.01.2026

To,

BSE Limited

Department of Corporate Services

Phiroze Jeejeebhoy Towers,

Dalal Street, Fort,

Mumbai-400001

(Scrip Code: 539522)

Sub: Investor Presentation of the company for the Quarter ended 31st December 2025.

Dear Sir,

Pursuant to the provisions of Regulation 30 read with Para A of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are pleased to enclose herewith the Investor Presentation for the Quarter ended 31st December 2025.

This is for your information and records.

Thanking you.

For Grovy India Limited

Simran Rajput

Company Secretary & Compliance Officer

Membership number: A77691

Encl: As Above

GROVY INDIA LIMITED

INVESTOR PRESENTATION

- THIRD QUARTER(Q3),FY 25-26

OVERVIEW OF THE COMPANY



Grovy India Ltd. is a Real Estate Development and Consultancy Company established in the year 1985. Grovy's geographical area of interest is the Posh South and Lutyens Delhi. The company has completed more than 100 projects, satisfied over 500 Customers.

Our services in the real estate sector are -

- Rescaling of existing space
- Redevelopment of space on the basis of three core models of turnkey, joint venture and outright purchase.
- Land purchase for development
- Cost consultancy
- Planning and designing
- Property short listing
- Design & material consultancy.

We are equipped with teams of skilled and experienced engineers, architects, planners, and designers, bringing together over 40 years of experience alongside young graduates from top universities.

We have established ourselves as creators of 'Boutique Properties' which are truly one of its kind.

FACTORS FOR CONSTANT DEMAND IN SOUTH DELHI

1. Need for new developments

1. Major updates to the building bye-laws.

2. Availability of new construction technology and material

2. Demand more than the available supply

1. Region established in around the year 1970.

2. No new allotments.

3. Aspirational value of owning realty in South Delhi.

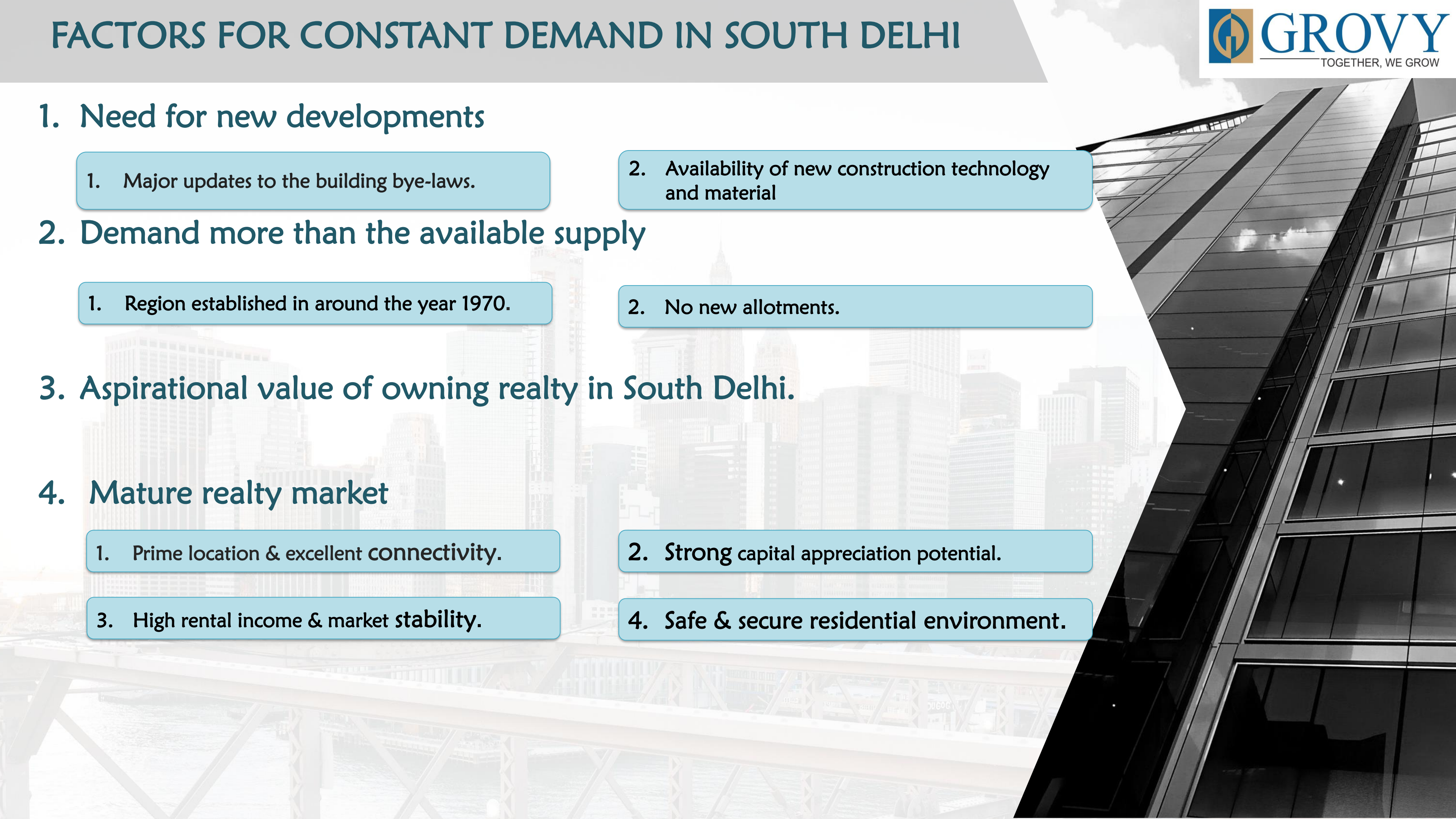
4. Mature realty market

1. Prime location & excellent connectivity.

2. Strong capital appreciation potential.

3. High rental income & market stability.

4. Safe & secure residential environment.



KEY BENEFITS OF SOUTH DELHI REALTY :-

What are the Strengths Of South Delhi Realty?

- Constant growth.
- Insulated niche market.
- Mature Market.
- Aspirational Market for lowering age of buyers from 50's-40's-30's (changing demography of buyers).
- Predictable and dependable turnaround of financial cycle.
- Constant demand for new units.

What are the Opportunities Of South Delhi Realty?

- Unorganized developers are at the forefront.
- Lack of service-oriented developers.
- Market pays premium to experienced developers vis-a vis new developers.

**MARKET POTENTIAL- THIS REGION BOASTS A
POTENTIAL OF RS- 6,00,000/- Crore**

COMPARISON OF RESIDENTIAL PROJECTS IN SOUTH DELHI V/S NCR PROJECTS

| NCR PROJECTS | DIFFERENTIATING FACTOR | SOUTH DELHI |
|--------------------|-----------------------------------|--------------------|
| Greenfield Project | Project Type | Brownfield Project |
| 60-72 Months | Project Turnaround time | 15-18 Months |
| High | Project Time Escalation | Nil |
| High | Construction Cost Escalation | Negligible |
| High | Government Regulation Uncertainty | Nil |
| Underdeveloped | Surrounding Infrastructure | Fully Developed |
| High | Price Volatility | Low |
| High | Sale Uncertainty | Nil |

COMPANY'S BUSINESS MODELS



OUTRIGHT MODEL

This is where Grovy purchases the entire property and constructs the building to sell.



COLLABORATION MODEL

This is a joint venture where Grovy purchases a portion of the land in exchange for constructing the property.

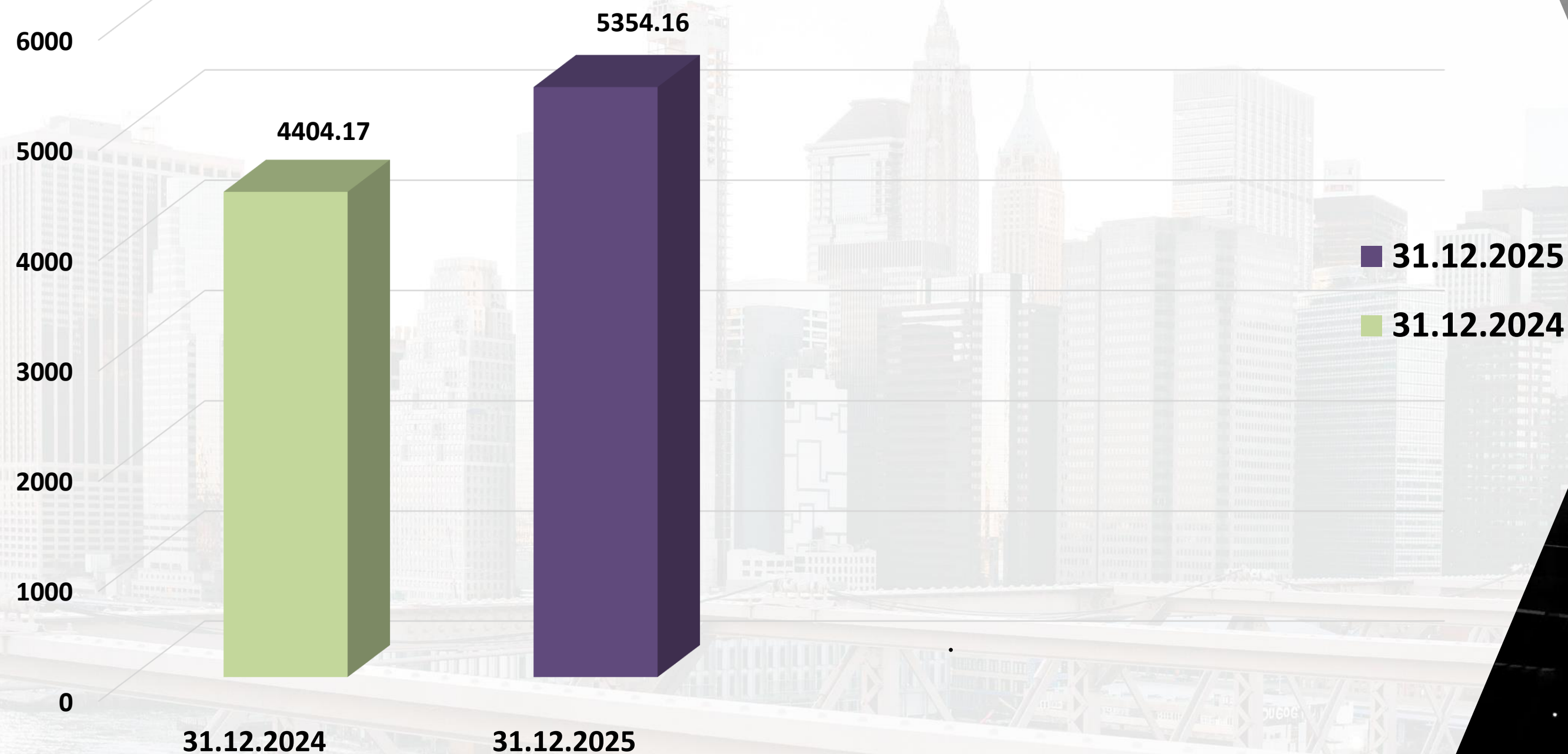


TURNKEY MODEL

This is end to end construction by Grovy, where the property owner appoints Grovy to design and build as per the client's needs.

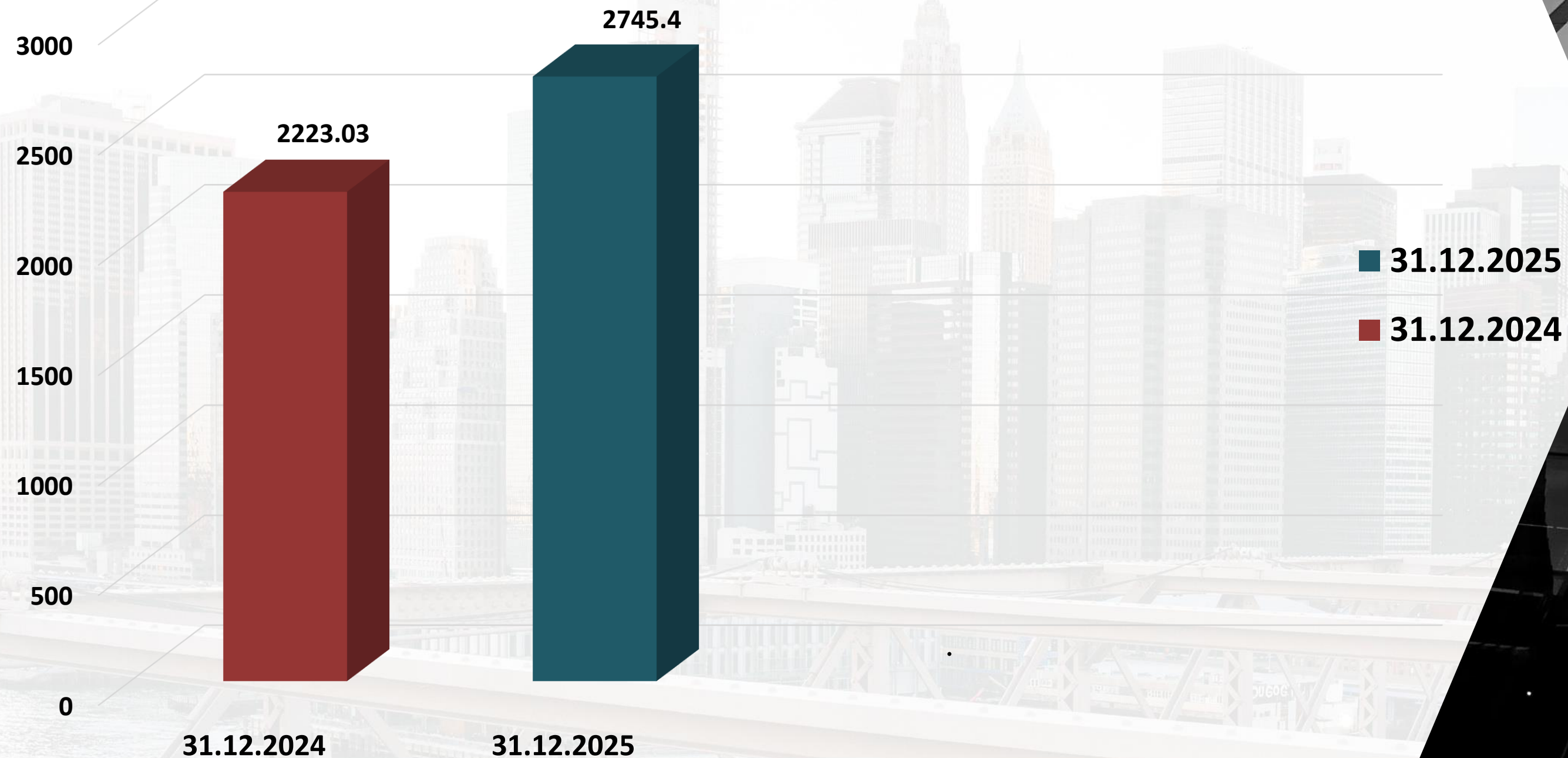
RESULT HIGHLIGHTS THIRD QUARTER ENDED DECEMBER 2025

ASSETS (IN LAKHS)



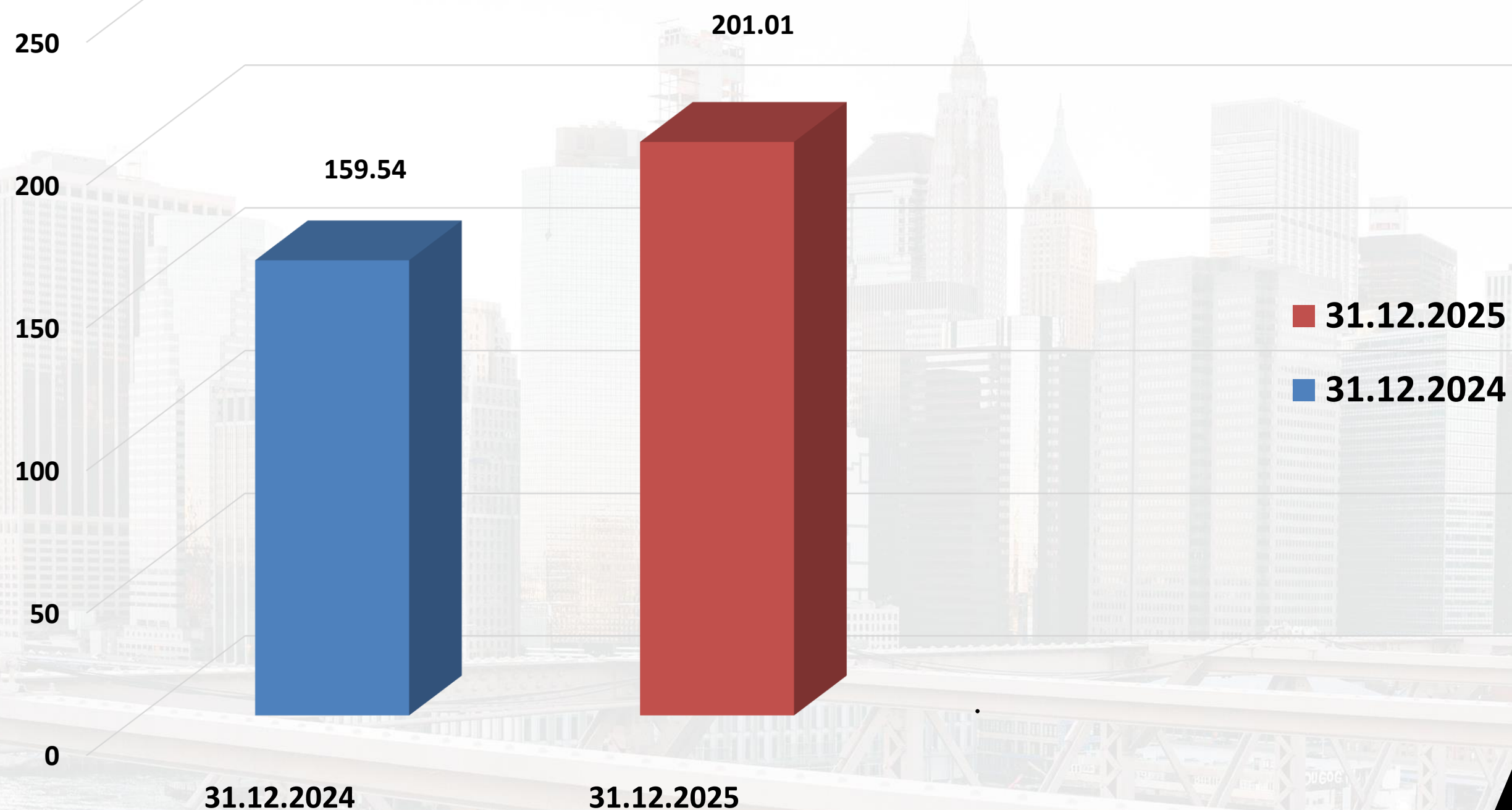
Assets increased by 21.57% year-on-year, rising from ₹4,404.17 lakhs as on 31.12.2024 to ₹5,354.16 lakhs as on 31.12.2025.

REVENUE (IN LAKHS)



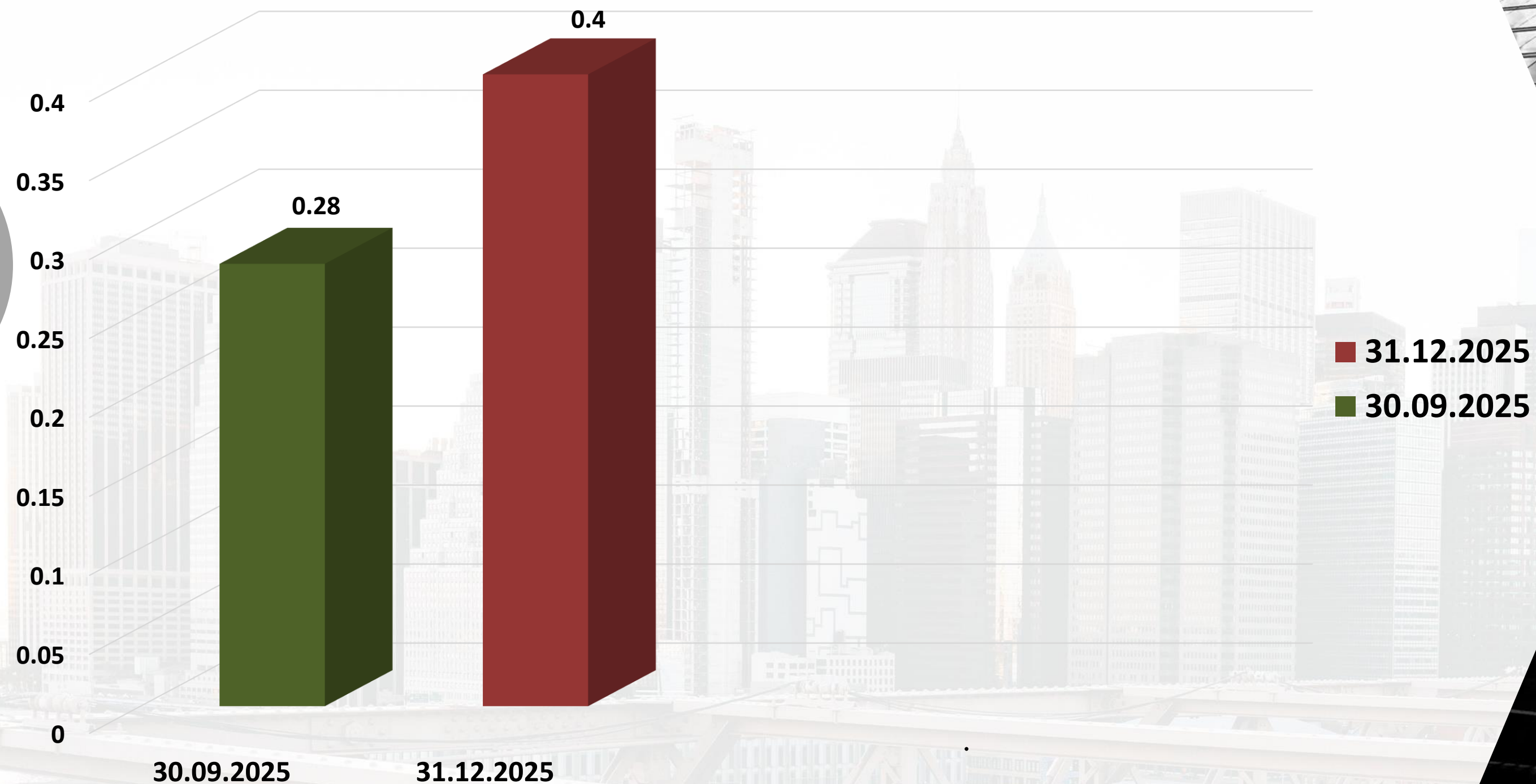
Revenue increased by 23.5% year-on-year, rising from ₹2,223.03 lakhs as on 31.12.2024 to ₹2,745.40 lakhs as on 31.12.2025.

PROFIT AFTER TAX (IN LAKHS)

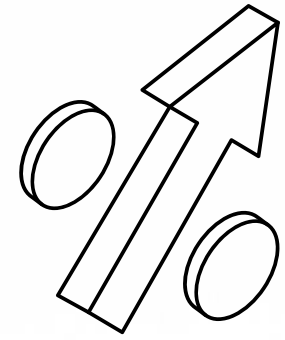


Profit increased by 25.99% year-on-year, rising from ₹159.54 lakhs as on 31.12.2024 to ₹201.01 lakhs as on 31.12.2025.

EARNINGS PER SHARE



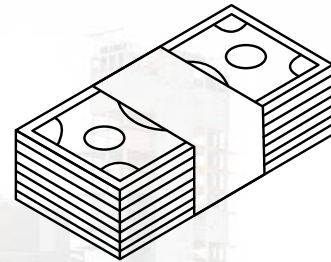
Earnings per share increased by 42.9% quarter-on-quarter, rising from ₹0.28 as on 30.09.2025 to ₹0.40 as on 31.12.2025.



₹5,354.16 Lakhs

Assets

(+21.57% from last year)



₹2745.4 lakhs

Revenue increment

(+23.5% from last year)



0.40

EPS

(+42.9 % from last quarter)



₹201.01 lakhs

PROFIT AFTER TAX

(+25.99% from last year)

Dear valued Shareholders,

“I am pleased to present the results for the third quarter of the financial year 2025–26, which reflect a period of healthy operational performance for the Company. During the quarter, the Company recorded growth in revenue and delivered stable profitability, demonstrating the effectiveness of our business strategy and continued focus on execution.

We remain committed to enhancing long-term shareholder value through sustainable growth, prudent capital management and a continued emphasis on operational efficiency and governance. The performance during the period reflects our disciplined approach towards project execution and financial management.

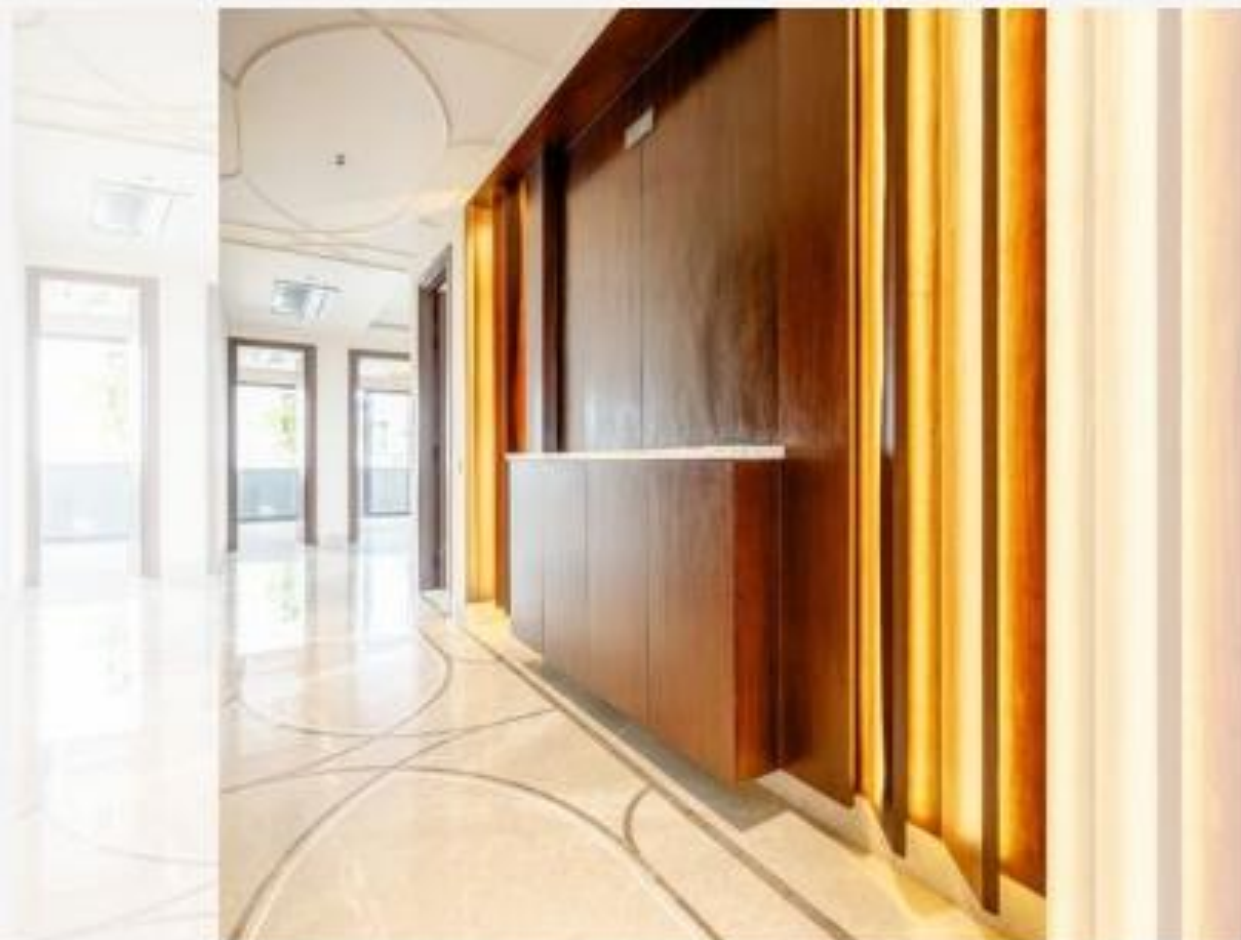
I am grateful for the continued trust and support of our shareholders and stakeholders. I would also like to place on record my sincere appreciation for our employees, whose dedication and efforts have contributed meaningfully to the Company’s progress.

Together, we remain focused on building enduring value for all stakeholders.”

PROJECT STATUS

| Project Location | Constructed Area | Project Status | Project Type | Expected Delivery Quarter |
|-------------------|------------------|---------------------|---------------------|---------------------------|
| East of Kailash | 10,000 sq. ft | Completed | Residential Project | - |
| Greater Kailash 1 | 20,000 sq. ft | Completed | Residential Project | - |
| Greater Kailash 2 | 15,000 sq. ft | On Going | Residential Project | Q3 (26-27) |
| Greater Kailash 1 | 15,000 sq. ft | On Going | Residential Project | Q4 (25-26) |
| Greater Kailash 1 | 20,000 sq. ft | On Going | Residential Project | Q4 (26-27) |
| Hauz Khas | 15,000 sq.ft | On Going | Residential Project | Q1 (27-28) |
| Greater Kailash 1 | 20,000 sq. ft | Project in Pipeline | Residential Project | - |
| Greater Kailash 1 | 20,000 sq. ft | On Going | Residential Project | Q3 (27-28) |
| Greater Kailash 1 | 10,000 sq. ft | Completed | Residential Project | - |
| Greater Kailash 1 | 22,000 sq. ft | Completed | Residential Project | - |
| Hauz Khas | 15,000 sq. ft | On going | Residential Project | Q3 (27-28) |
| Anand Niketan | 17,000 sq. ft | On going | Residential Project | Q3 (26-27) |
| Neeti Bagh | 36,000 sq. ft | On Going | Residential Project | Q3 (27-28) |

COMPLETED PROJECTS



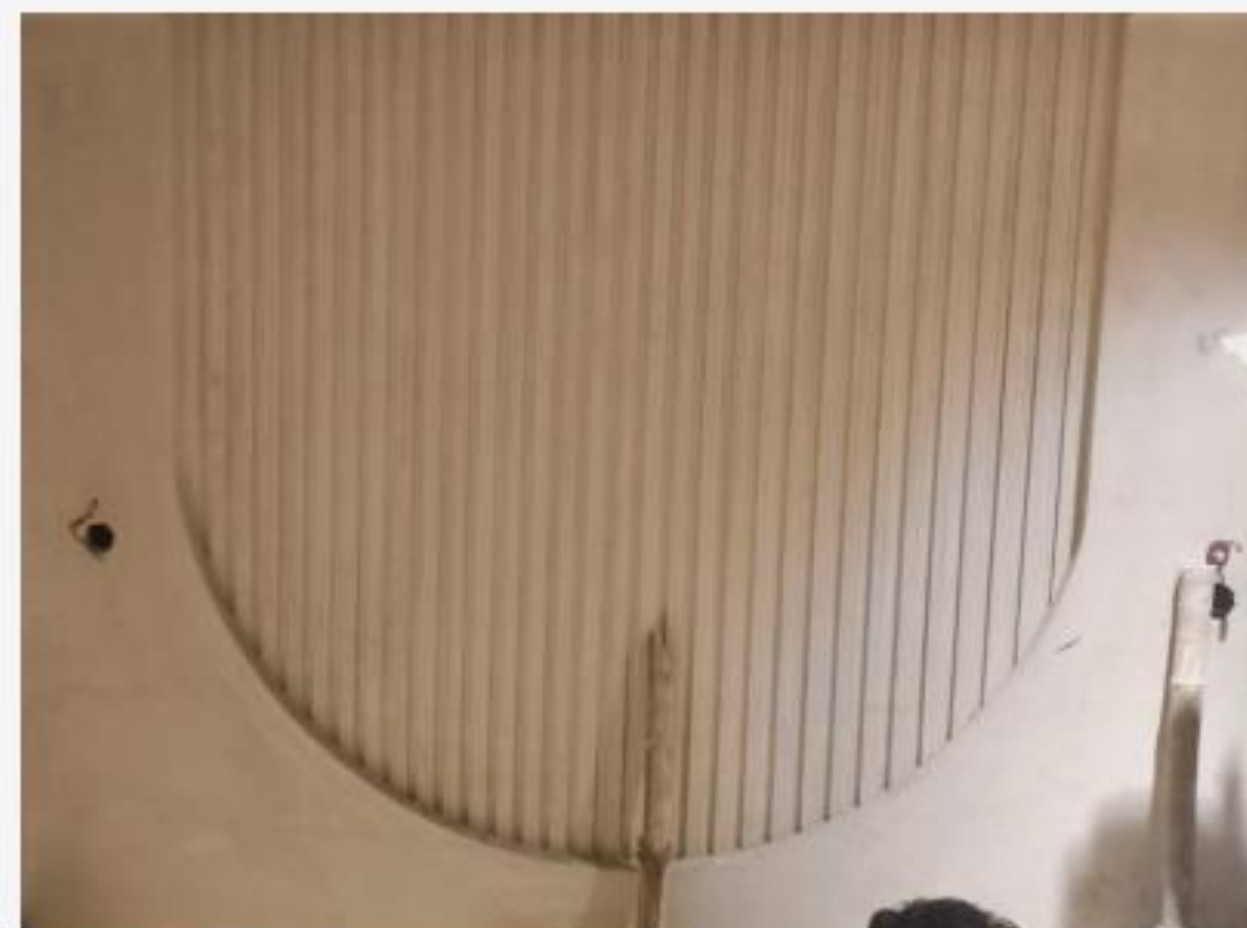
COMPLETED PROJECTS



UNDERCONSTRUCTION PROJECTS



UNDERCONSTRUCTION PROJECTS



TESTIMONIALS



Handover Day

Seeing a happy homeowner receive their keys is the moment we work for. Here's to new memories and a new chapter



Handover Day

The joy of handing over a home is unmatched — a moment where hard work meets happiness, and dreams meet reality.

ABOUT MANAGEMENT



Mr. PC Jalan, Chairman of Grovy India Limited is an esteemed member of ICAI (Institute of Chartered Accountant of India). A financial expert with an experience of more than 30 years in commodities and stock market, he is efficiently directing and administering all the financial and business planning of the company, including analysis and forecasting, setting up the framework for internal control, management of business system and all operating funds comprising of company's working capital.

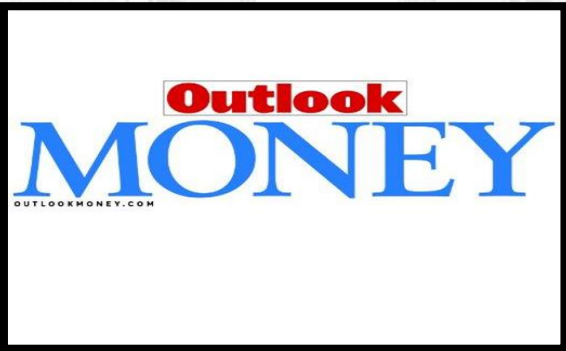


An Engineer from BITS - Pilani by qualification, **Mr. Nishit Jalan, CEO** heads the construction, architectural and purchase departments of Grovy India. He is also responsible for the company's strong public image, which is credited to his expertise in Impression Management. His relationship endeavors including long-term competitive advantages has allowed the company to gain high recognition in social environment. Along with being the CEO of the company, he is actively involved in the management team controlling the administration, PR, corporate image, publicity and art.



Mr. Ankur Jalan, CFO has graduated in B.Tech from Manipal University and has a Masters in Construction Management from University of Salford. He is instrumental in heading the project viability and execution challenges of the projects. With deep knowledge in urban planning and infrastructure and understanding the nuances of the guiding authorities of the civil planning, he organises the compatible planning of the projects in association with the client's demands.

RECOGNITION OR FEATURES IN MAGAZINES



FUTURE OUTLOOK

The Company is in the process of evaluating various options and avenues for raising capital and has received in-principle approval of board to explore fund-raising of up to ₹40 crore. This evaluation is being undertaken with a focus on maintaining a prudent capital structure, optimizing funding costs and aligning the timing and quantum of fund-raising with prevailing market conditions, project requirements and long-term growth objectives, subject to receipt of necessary statutory, regulatory and shareholder approvals, as applicable.

The Company has commenced construction of two projects in collaboration with Golden Growth Fund (GGF). Building on this momentum, the Company intends to evaluate opportunities to increase the number of such collaborative projects in the coming months, leveraging its execution expertise, established market presence and collaborative development model to drive scalable and sustainable growth.

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These forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. The Company does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.

THANK YOU

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