

Date: 12.11.2025

Department of Corporate Services
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

The Manager, Listing Department
The National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor, C - 1,
Block G, Bandra - Kurla Complex,
Bandra (E), Mumbai - 400051

BSE Scrip Code-523329

NSE Symbol- ELDEHSG

Sub: Investors' Presentation

Ref: Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the SEBI Listing Regulations")

Dear Sir/Madam,

In terms of Regulation 30 read with Para A of Part A of Schedule III of the SEBI Listing Regulations, please find enclosed herewith a copy of the Investors' Presentation *interalia* on the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2025.

It may be noted that the Board of Directors of the Company has, considered and approved the aforesaid Financial Results of the Company, in its meeting held today i.e. Wednesday, November 12, 2025.

The same shall be uploaded on the website of the Company at www.eldecogroup.com

You are requested to take the above information on record.

Thanking you,
For Eldeco Housing and Industries Limited

CHANDNI
VIJ

Digitally signed by CHANDNI VIJ
DN: c=IN, postalCode=226016, st=UTTAR PRADESH,
street=21271, SECTOR 21, LUCKNOW, 226016, o=LUCKNOW,
ou=Personal,
serialNumber=740240048004d1608854c1b5f8ba3325d3,
ipAddress=119.94.94.101, cn=CHANDNI VIJ,
pseudoName=29360b0d13107476976229865764d11,
2.5.4.20=204876001740063783384646b8f32e25d,
ipAddress=192.168.1.100, email=CHANDNI.VIJ@GMAIL.COM, cn=CHANDNI VIJ
Date: 2025.11.12 17:23:00 +05'30'

Chandni Vij
Company Secretary
Mem. No.: A46897

Eldeco Housing & Industries Ltd.

ELDECO

Eldeco Housing &
Industries Limited (EHIL)

Investor Presentation

Q2 & H1 FY26 | November 2025

BSE: 523329 | NSE: ELDEHSG | WWW.ELDECOGROUP.COM



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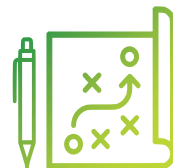
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Corporate Overview

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Annexures

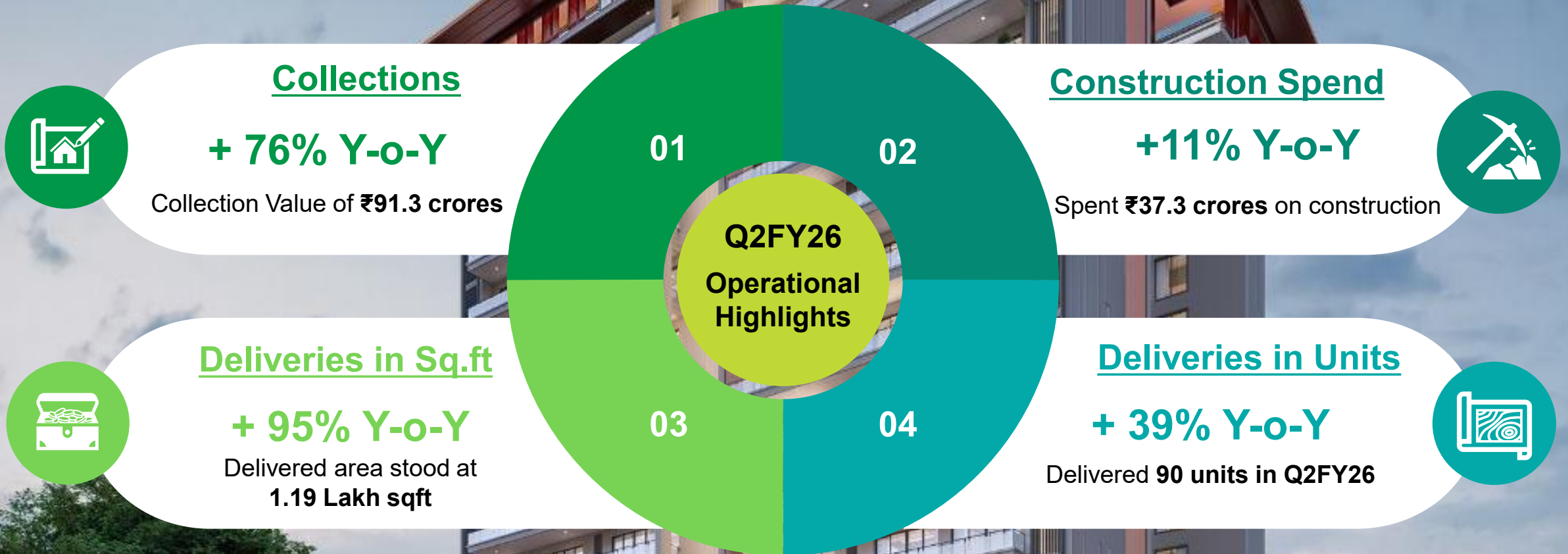
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Q2 & H1 FY26 Overview

Q2FY26 Operational Highlights



Management Commentary

Commenting on the results

Mr. Pankaj Bajaj, Chairman & Managing Director said,

Continued Momentum with Strong Collections and Execution Progress...

While Q1 was driven by good bookings from new launches, Q2 has been characterized by **healthy collections, improved deliveries, and steady construction progress**, underscoring customer confidence and our ability to deliver.

Key Operational Highlights

- **Booking Value:** ₹88.1 crore in Q2FY26 (vs ₹102.9 crore in Q2FY25), primarily due to absence of major launches this quarter; however, H1FY26 bookings stood at ₹309.2 crore, up **91% YoY**, supported by Q1 launches.
- **Collections:** ₹91.3 crore in Q2FY26, a **76% YoY increase**, reflecting the strong bookings in the previous quarters and timely construction progress.
- **Deliveries:** 90 homes delivered in Q2FY26, totalling **1.19 lakh sq. ft.**, up **95% YoY**; H1FY26 deliveries reached **2.03 lakh sq. ft.** across 191 homes.
- **Construction Spend:** ₹37.3 crore in Q2FY26, up **11% YoY**, with H1FY26 spend at ₹76.6 crore, indicating consistency in execution across projects.

Strategic Updates

- **Launch Pipeline:** After the successful Q1 launches of **Eldeco Hanging Gardens** and **Eldeco Skywalk**, we are preparing for the launch of our new township **Eldeco Solano Gardens** on New Jail Road, Lucknow later this year. Spread over 54 acres with a GDV of ₹1,000+ crore, this will be a key growth driver for the next few years.
- **Land Bank Strengthening:** Other than Solano Gardens, the aggregated land for new projects increased to **36.8 acres**. We are working on adding to this acreage before we move to the next stage of approvals in these new projects.

With strong collections, accelerated construction, and the upcoming launch of **Eldeco Solano Gardens**, we are confident of delivering **growth in H2FY26**. Our focus remains strategic land buys, disciplined execution and delivering value to our customers in Lucknow's expanding real estate market.



Mr. Pankaj Bajaj

Chairman & Managing Director

Consolidated Quarterly Operations Highlights

Particulars	Q2FY26	Q2FY25	YoY	H1FY26	H1FY25	YoY
Amount spent on Construction (₹ Cr.)	37.3	33.7	10.7%	76.6	69.3	10.5%
Area Booked (sq. ft.)	1,45,153	1,56,335	(7.2)%	4,81,570	2,49,532	93.0%
Booking Value (₹ Cr)	88.1	102.9	(14.4)%	309.2	162.0	90.8%
Collections (₹ Cr)	91.3	51.9	76.1%	169.4	107.2	58.0%
Deliveries in units	90.0	65.0	38.5%	191.0	179.0	6.7%
Delivered Area (sq. ft.)	1,19,256	61,167	95.0%	2,03,892	1,60,399	27.1%



Booking Value

Booking value of ₹88.1 crore in Q2FY26 against ₹102.9 crore in Q2FY25



Collections

₹191.3 crore in Q2FY26 growth of 76.1% YoY



Deliveries

1,19,256 sq ft handed over in Q2FY26; i.e. **90 homes** registered in favour of happy customers



Construction Spend

Spent ₹37.3 crores compared to ₹33.7 crores; a **growth of 10.7% YoY**

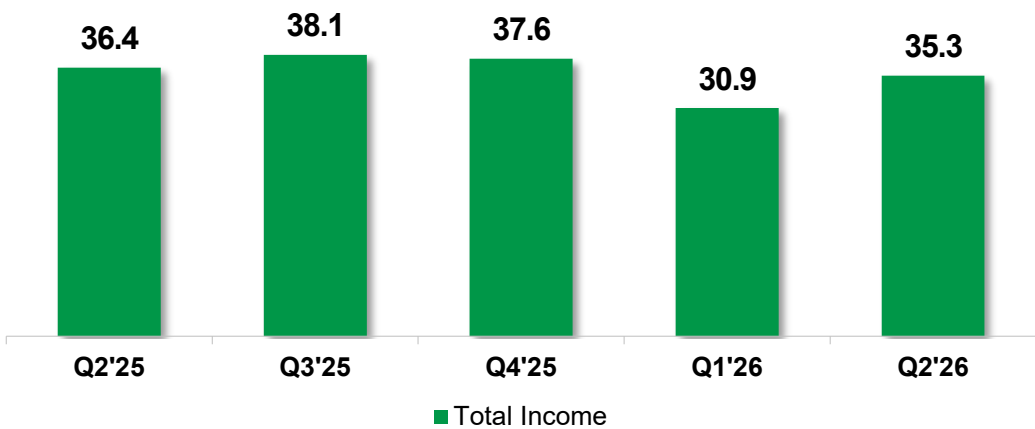
Consolidated Financial Overview (Quarterly) (1/2)

Figures in ₹ Crores, except margins

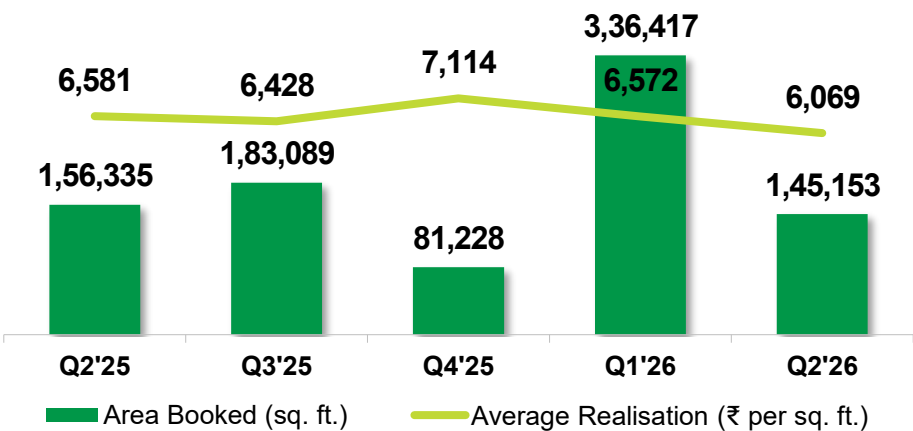
Particulars	Q2FY26	Q2FY25	H1FY26	H1FY25
Total Income	35.3	36.4	66.2	68.0
EBITDA	5.5	7.9	11.0	19.7
Finance Cost	0.9	1.3	1.8	2.2
PBT	4.3	6.4	8.7	17.1
PAT	2.6	4.5	5.8	12.5
EBITDA Margin (%)	15.7%	21.8%	16.6%	29.0%
PBT Margin (%)	12.2%	17.7%	13.2%	25.1%
PAT Margin (%)	7.5%	12.4%	8.7%	18.4%

Consolidated Financial & Operational Overview (Quarterly) (2/2)

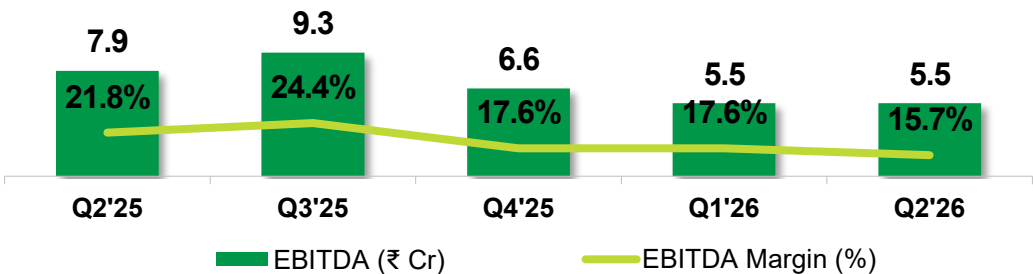
Total Income (₹ Cr.)



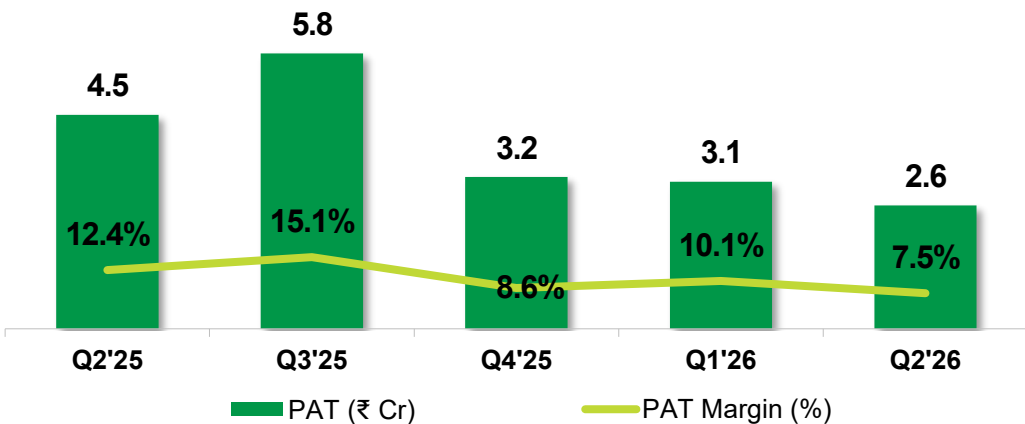
Area Booked (sq. ft.) and Average Realization (₹ per sq. ft.)



EBITDA (₹ Cr.) and EBITDA Margin (%)

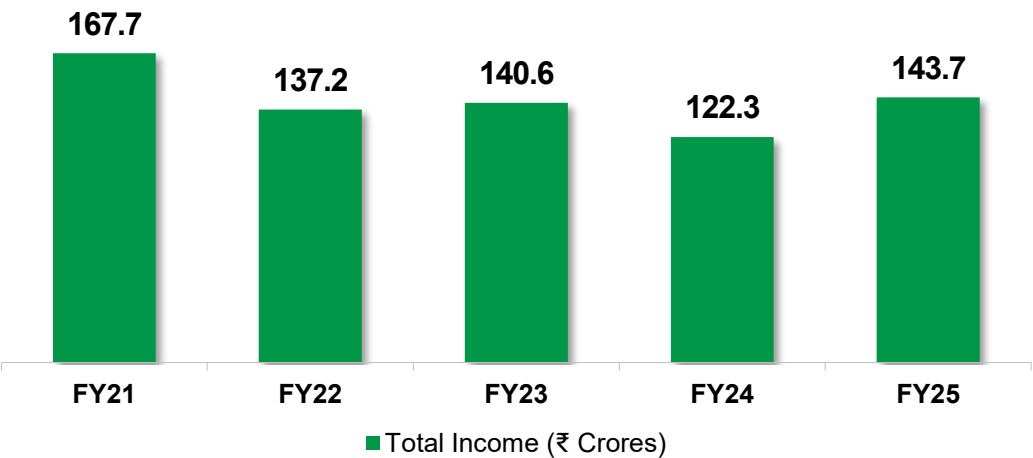


PAT (₹ Cr.) and PAT Margin (%)

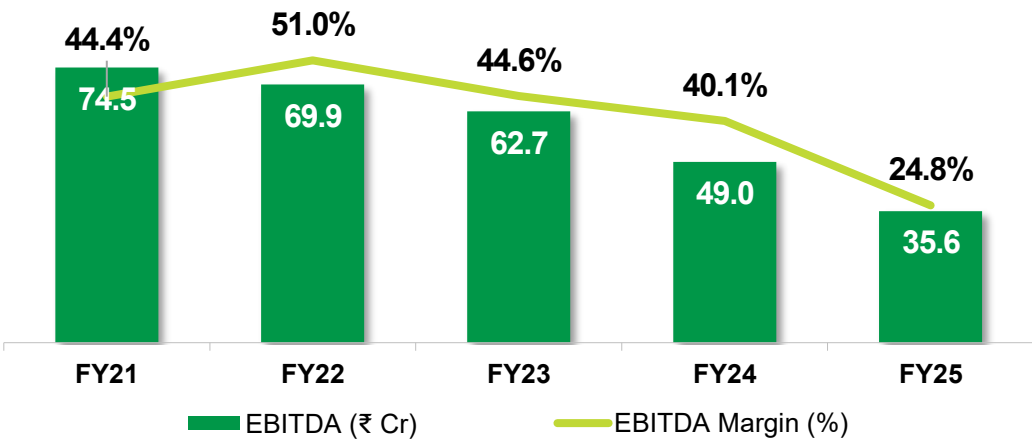


Consolidated Financial Overview (Full Year) (1/2)

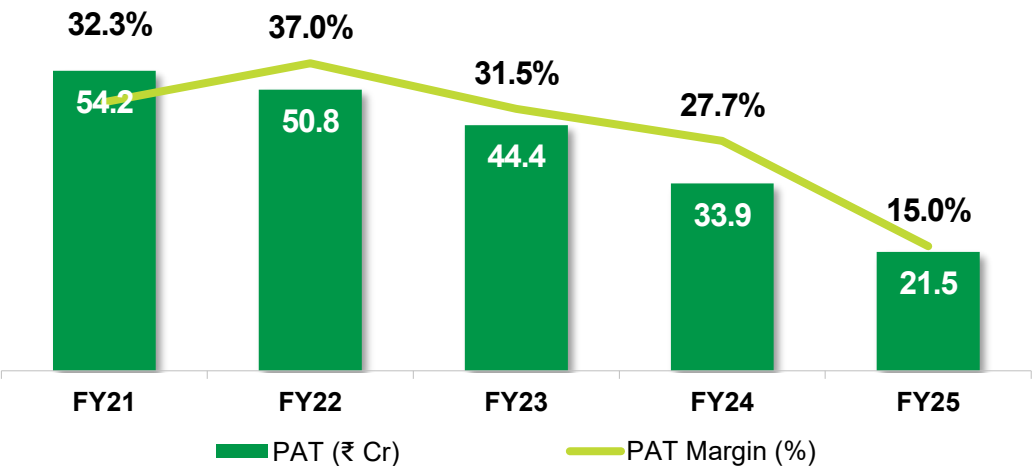
Total Income (₹ Cr.)



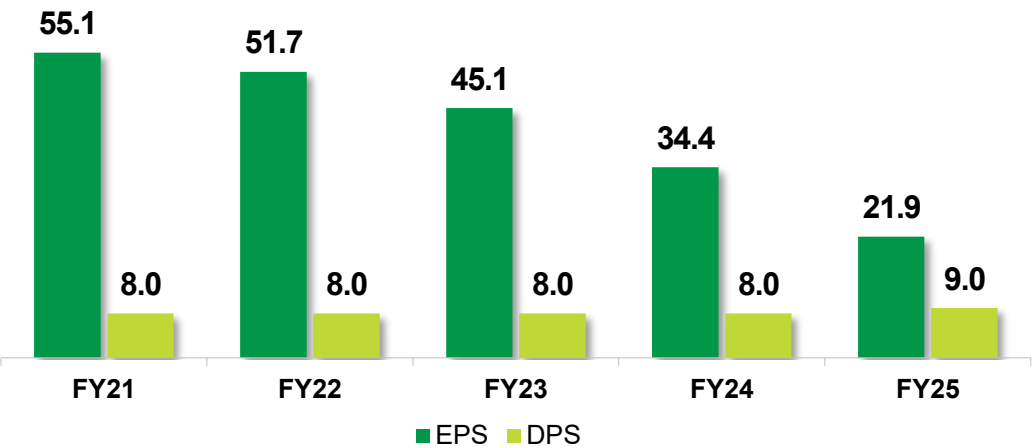
EBITDA (₹ Cr.) and EBITDA Margin (%)



PAT (₹ Cr.) and PAT Margin (%)

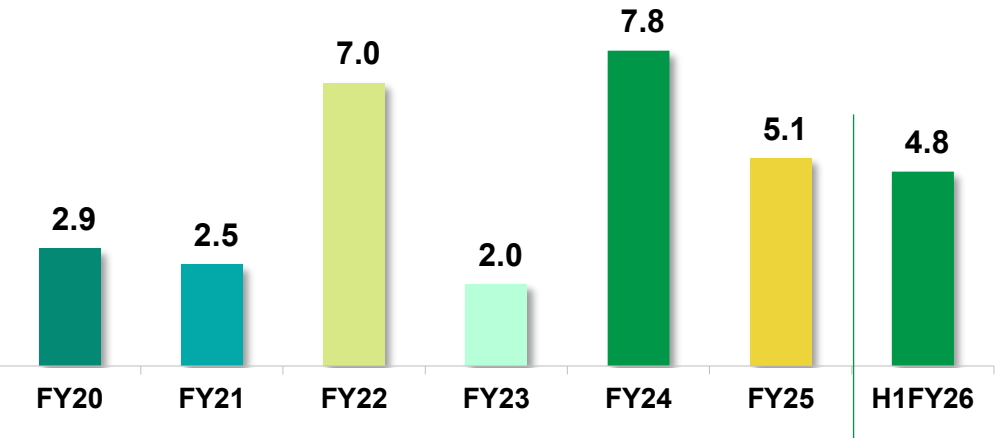


EPS & DPS

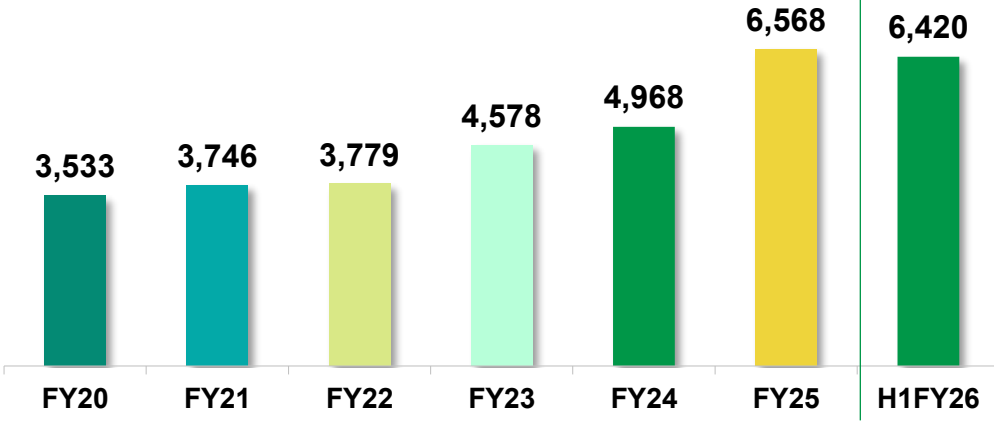


Consolidated Operational Overview (Full Year) (2/2)

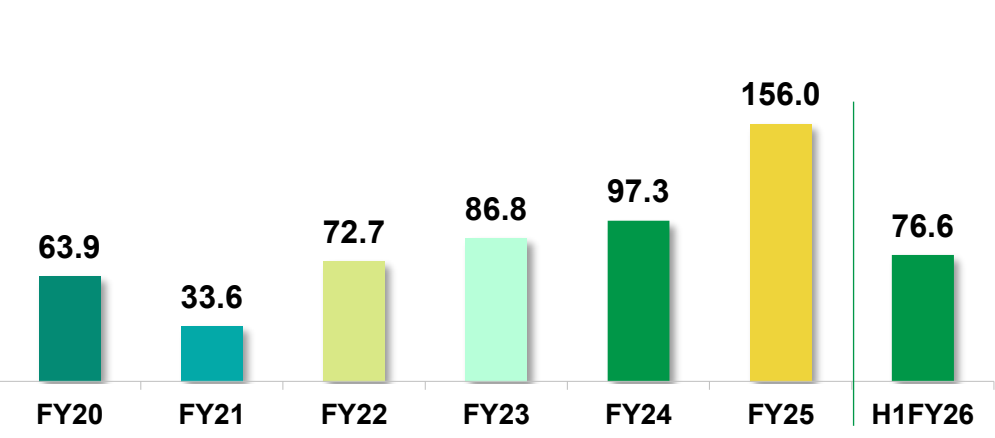
Area Booked (Lakh sq. ft.)



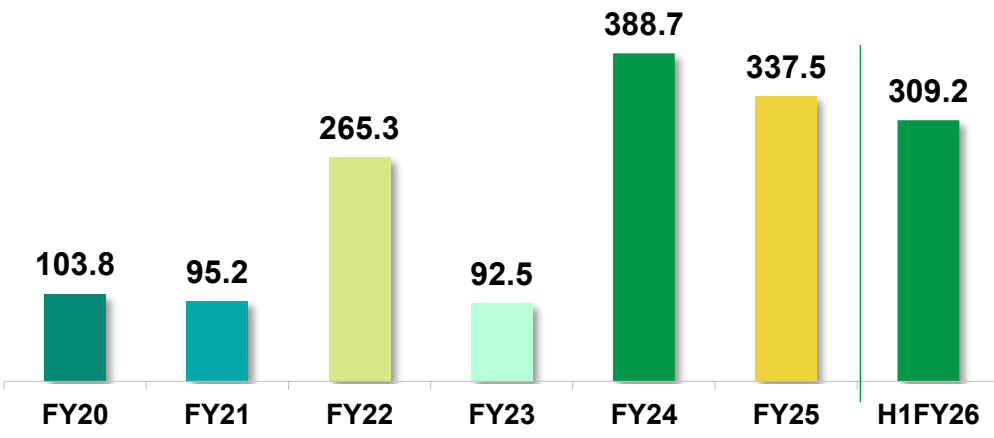
Average Realization (₹ per sq. ft.)



Value of Construction (₹ Crores)



Value of Area Booked (₹ Crores)



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Operational Snapshot

On-Going Projects

Sr No	Ongoing Projects	Project Area (sq. ft.)	Saleable Area (sq. ft.)	Area Launched (sq. ft.)	Area Booked (sq. ft.)	Area Allotted to partner (sq. ft.)	Area Available (sq. ft.)	Value of Area Booked (₹ Cr.)	Collection Received (₹ Cr.)	Balance Pending (₹ Cr.)	Expected Completion
1	Eldeco Select	24,068	63,932	63,932	63,932	-	-	27.1	27.1	-	Applied for CC on 21-Aug-2021
2	Eldeco City at Bareilly (50% Beneficial Interest)	15,51,394	8,73,549	8,73,549	6,31,449	-	2,42,100	203.0	195.9	7.0	Jul-26
3	Eldeco Latitude 27	1,53,767	5,16,712	5,16,712	3,60,642	45,013	1,11,057	186.9	90.9	96.0	Apr-27 & Nov-27
4	Eldeco Imperia Phase 2	12,36,697	6,31,396	6,31,396	5,65,402	-	65,994	291.7	196.0	95.7	Applied for CC on 18-Oct-2025
5	Eldeco Trinity	1,34,987	5,13,880	3,76,666	2,10,732	-	3,03,148	170.7	56.0	114.8	May-28
6	Eldeco Hanging Gardens	1,00,788	2,72,332	2,72,332	2,48,259	-	24,073	164.7	23.3	141.4	Jun-28
7	Eldeco Skywalk	1,08,706	3,39,463	2,15,057	1,06,745	-	2,32,718	54.9	8.0	46.9	Jun-28
Total		33,10,407	32,11,264	29,49,644	21,87,162	45,013	9,79,089	1,099.0	597.2	501.8	

Forthcoming Projects

Sr. No.	Project Name	Project Type	Economic Interest	Land Area (Acres)	Saleable Area (Sq.ft)	Current Status
1	Eldeco City Commercial	Commercial	100%	2.9	82,268	Under planning
2	Eldeco Solano Gardens	Township	100%	54.4	22,08,869	Permit letter received on 24 Jul-2025
Total				57.3	22,91,138	

Land Bank for Forthcoming Projects Under Planning

Sr. No.	Project Name	Project Type	Economic Interest	Land Area (Acres)	Current Status
1	Undisclosed Location 1	Residential	100%	22.1	Under further aggregation
2	Undisclosed Location 2	Residential	100%	8.6	Under further aggregation
3	Undisclosed Location 3	Residential	100%	6.1	Under further aggregation
Total				36.8	

Completed Projects

Sr No	Project	Location	Type	Saleable Area (sq ft)
1	Eldeco Pragati Kendra	Kapoorthala - Lucknow	Commercial	1,00,763
2	Eldeco Kusha Mini Villa	Puraniya Chauraha, Lucknow	Commercial cum GH	11,636
3	Eldeco Udyan I	Bangla Bazar, Lucknow	Township	15,29,850
4	Eldeco Fountain Plaza	Bangla Bazar, Lucknow	Local Shopping	33,524
5	Eldeco Harmony Enclave	Bangla Bazar, Lucknow	Township	81,805
6	Eldeco Udyan II	Raibareilly Road, Lucknow	Township	24,59,714
7	Eldeco Sanskriti Enclave	Raibareilly Road, Lucknow	Township	1,23,307
8	Eldeco Suraksha Enclave - I	Raibareilly Road, Lucknow	Township	3,80,326
9	Eldeco Suraksha Enclave - II	Raibareilly Road, Lucknow	Township	3,05,445
10	Eldeco Samridhi	Raibareilly Road, Lucknow	Township	5,84,948
11	Eldeco Ashray	Raibareilly Road, Lucknow	EWS	3,40,917
12	Eldeco Ashray Bazar	Raibareilly Road, Lucknow	Local Shopping	12,416
13	Eldeco Utsav Plaza	Raibareilly Road, Lucknow	Local Shopping	9,482
14	Eldeco Udyan Plaza	Raibareilly Road, Lucknow	Local Shopping	35,426
15	Eldeco Highway Plaza	Raibareilly Road, Lucknow	Commercial	34,548
16	Eldeco Highway Annexy	Raibareilly Road, Lucknow	Commercial	14,905
17	Eldeco Express Plaza	Raibareilly Road, Lucknow	Commercial	1,07,197
18	Eldeco Heritage	Park Road, Hazrat Ganj, Lucknow	GH	48,385
19	Eldeco Emperur	New Hyderabad, Lucknow	GH	94,184
20	Eldeco Eden Park Estate	Kursi Road, Lucknow	GH	1,95,126
21	Eldeco Park View	Sitapur Road, Lucknow	GH	1,82,694
22	Eldeco Basera Palash	New Hyderabad, Lucknow	GH	65,122
23	Eldeco Basera Palash Annexy	New Hyderabad, Lucknow	GH	
24	Eldeco Kusum Deep	Chowk, Lucknow	Commercial cum GH	62,883
25	Eldeco Saraswati Apartment	Chand Ganj Garden, Lucknow	GH	16,806
26	Eldeco Savitri Sahnii Enclave	New Hyderabad, Lucknow	GH	23,259
27	Eldeco Kusum Villa	Mahanagar, Lucknow	GH	22,408
28	Eldeco Greens	Gomti Nagar, Lucknow	Township	8,39,455
29	Eldeco Greens Apartment	Gomti Nagar, Lucknow	GH	2,28,339
30	Eldeco Magnum Plaza	Gomti Nagar, Lucknow	Commercial	84,121
31	Eldeco Corporate Chamber I	Vibhuti Khand, Lucknow	Commercial	97,862
32	Eldeco Corporate Chamber II	Vibhuti Khand, Lucknow	Commercial	1,11,735
33	Eldeco Corporate Tower	Vibhuti Khand, Lucknow	Commercial	1,07,805

Sr No	Project	Location	Type	Saleable Area (sq ft)
34	Eldeco Elegance	Vibhuti Khand, Gomti Nagar, Lucknow	GH	8,05,123
35	Eldeco Elegante	Vibhuti Khand, Gomti Nagar, Lucknow	Commercial	53,033
36	Eldeco Greenwood	Vikalp Khand, Gomti Nagar, Lucknow	Township	86,189
37	Eldeco Greenwood Arcade	Vikalp Khand, Gomti Nagar, Lucknow	Local Shopping	5,359
38	Eldeco Kusum Plaza	Nishat Ganj, Lucknow	Commercial	19,919
39	Eldeco Shivani Plaza	Near Kapoorthala, Lucknow	Commercial	17,653
40	Eldeco Towne	IIM Road, Lucknow	Township	3,29,654
41	Eldeco Eternia	Sitapur Road, Lucknow	GH	3,67,128
42	Eldeco Regalia	Off IIM Road, Lucknow	Township	6,93,365
43	Eldeco City	IIM Road, Lucknow	Township	21,87,684
44	Eldeco City Breeze	IIM Road, Lucknow	GH	2,17,536
45	Eldeco Sukriti	IIM Road, Lucknow	LIG	1,24,416
46	Eldeco Sukriti Premium	IIM Road, Lucknow	GH	28,512
47	Eldeco Kuteer	IIM Road, Lucknow	EWS	66,240
48	Eldeco City Arcade I	IIM Road, Lucknow	Local Shopping	13,983
49	Eldeco City Arcade II	IIM Road, Lucknow	Local Shopping	16,074
50	Eldeco Sukriti Arcade	IIM Road, Lucknow	Local Shopping	3,327
51	Eldeco Saubhagyam	Vrindavan Yojna, Lucknow	GH	12,04,533
52	Eldeco Saubhagyam Arcade	Vrindavan Yojna, Lucknow	Local Shopping	7,227
53	Eldeco Shaurya	Bijnore Road, Lucknow	Township	6,39,936
54	Eldeco Uday/Joy	IIM Road, Lucknow	GH (EWS/LIG)	30,560
55	Eldeco City Dreams	IIM Road, Lucknow	GH	72,756
56	Eldeco South Block	Bijnore Road, Lucknow	Villas	16,330
57	Eldeco North Block	Bijnore Road, Lucknow	Plots	50,044
58	Eldeco Luxa	Sitapur Road, Lucknow	GH	1,32,736
59	Eldeco Luxa Arcade	Sitapur Road, Lucknow	Commercial	1,728
60	Regalia Arcade	IIM Road, Lucknow	Commercial	17,759
61	Eldeco Shaurya Arcade	Bijnore Road, Lucknow	Commercial	20,336
62	Eldeco City Plaza	IIM Road, Lucknow	Commercial	11,383
63	Eldeco Inner Circle at Eldeco Shaurya	Bijnore Road, Lucknow	Plots & Villas	41,735
64	Eldeco East End at Eldeco Shaurya	Bijnore Road, Lucknow	Plots	62,628
65	Eldeco Imperia Phase I	Sysandi Road, Lucknow	Plots & Villas	3,05,163
66	Eldeco Saksham	Raebareli, Lucknow	EWS	67,206
67	Eldeco Twin Tower	IIM Road, Lucknow	Group housing	1,56,526

Total: 1,62,20,174 Sq Ft.

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Corporate Overview

Group Overview



High Brand
Recall in
North India

Eldeco Eternia



Eldeco City



Over 40 Years
of Experience

Eldeco City Dreams



30,000+ Satisfied
Customers

Eldeco Regalia



Key Player
in UP Since
1985



Eldeco Shaurya



200 Projects
Delivered,
32 Under
Execution

EHIL Overview

~40
Years of
Experience

Market Leadership in Lucknow

- Strong brand for trusted delivery
- Fastest growing city with high demand for residential & township projects
- Lucknow among Top Tier 2 Cities with respect to real estate growth

Execution capability across verticals

- Vast experience in project execution
- Quality and timely delivery of projects
- Simultaneous handling of multiple large projects

Prudent Financial Management

- Strong Balance sheet
- Ability to fund business operations by taking advances from customers



Experienced Leadership



Mr. Pankaj Bajaj
Chairman & Managing Director

- Over 25 years of experience in construction & real estate development
- B.Com (Honors) from SRCC
- PGDM (MBA) from IIM, Ahmedabad
- President of CREDAI NCR (Confederation of Real Estate Developers Association of India)



Mr. SK Jaggi
EHIL COO

- Over 30 years experience in real estate previously with Ansal Group, Emaar MGF and Eldecogroup Infra in various capacities
- Attended IIM B CREDAI Business Leadership
- Program and Post Graduate from Kanpur University

Mr. Manish Jaiswal
Group CEO

- 15+ years of Real Estate experience
- B.E., NSIT, Delhi University
- PGDM (MBA), IIM Calcutta
- Leading revenue and expansion
- Previous associated with real estate organizations such as Unitech, M3M, Tribeca etc.



Mr. Rajiv Khurana
Group, Vice President (Accounts & Taxation)

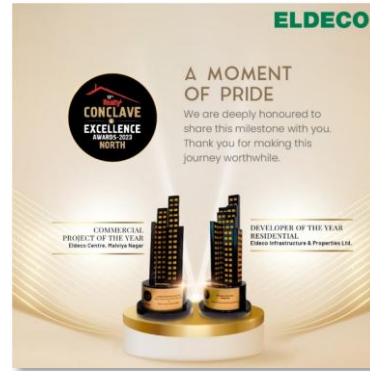
- ~30 years of experience in finance, accounts, taxation, MIS, and compliance
- Focused on capital-efficient, profitable growth with integrity and competence
- Held senior leadership roles at Shalimar Corp, BPTP, Krrish Group, & ILC Group
- Chartered Accountant (CA) and Cost & Works Accountant (CWA)



Accolades Won by Eldeco Group



Eldeco Centre, New Delhi has been awarded as the **'Best Commercial Project'** at CNBC AWAAZ Real Estate Awards 2023 - North Zone



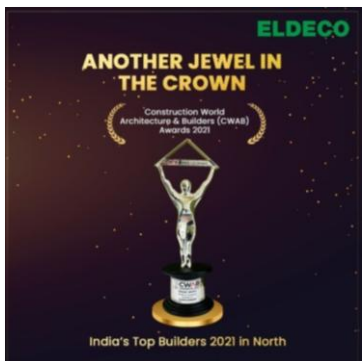
Eldeco Infrastructure & Properties Ltd. and Eldeco Centre has been awarded as **'Developer of the Year - Residential'** and **'Commercial Project of the Year'** respectively at 15th Realty+ Conclave & Excellence Awards - 2023 North



Eldeco Centre and Terra Grande has been awarded as **'Commercial Project - Mixed Use'** and **'Residential Project - Villa'** respectively at ET Real Estate Awards 2024



Eldeco has been awarded the **'Stalwarts of the North Delhi NCR'** for contribution towards strengthening the built environment



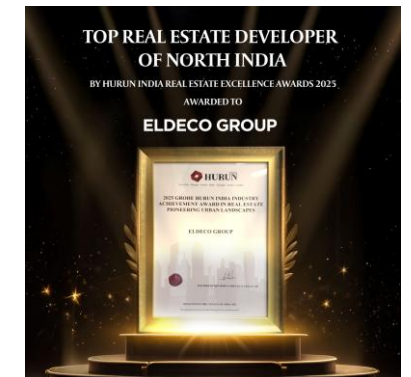
Eldeco has been awarded the **'Construction World Architecture & Builders (CWAB) Awards 2021'** in the category - **'India's Top Builders 2021 in the North'**



Eldeco has been awarded the **'Business Leadership Awards 2021'** under the category **'Developer of The Year (Residential)'**



Eldeco Centre, New Delhi has been awarded as the **'Iconic Project - Commercial'** at ET Real Estate Awards 2025



Eldeco is awarded as **Top Real Estate Developer of North India** by Hurun India Real Estate Excellence Awards 2025

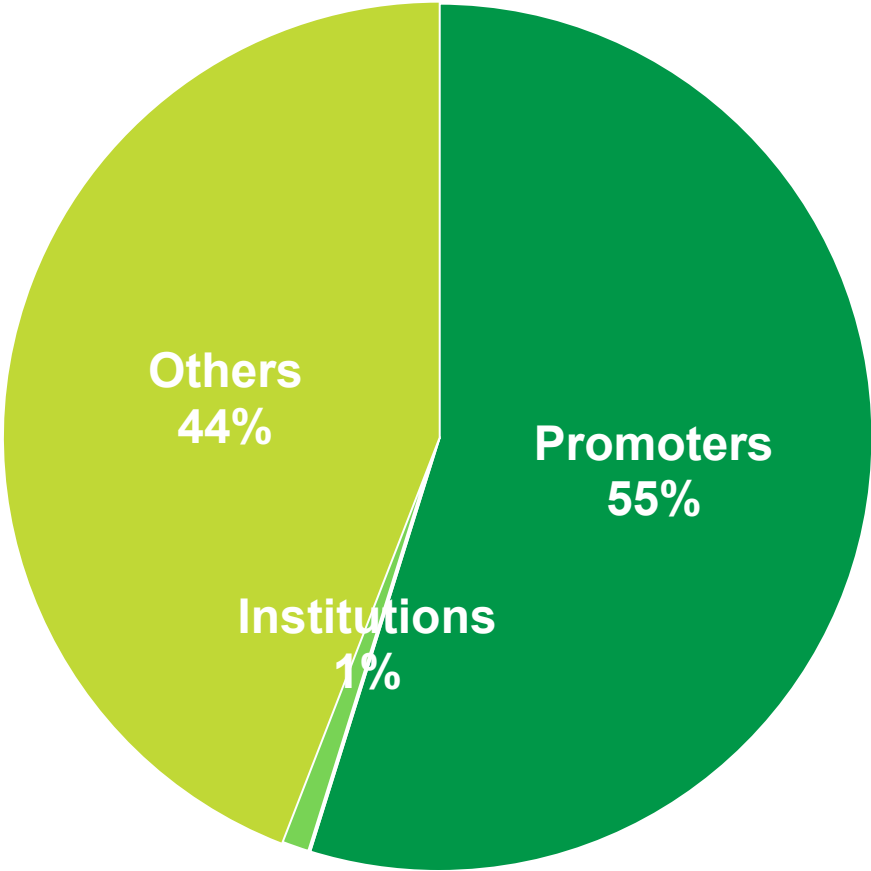
Stock Data

Stock Information

Stock Price	₹ 904
52 Week High/Low	₹ 1,022 / 633
Market Capitalization	₹ 889 Cr
Shares Outstanding	9.8 Mn
Free Float	₹ 385 Cr / 43%

Note: Stock Prices as on 12th Nov 2025 & data source is BSE

Shareholding as on 30th September 2025





ELDECO

Investor Presentation

Annexure

Helping the less privileged *Live Better.*



1

The Akshayapatra Foundation

Empowering Children through the Mid-Day meal

2

Help U Educational and Charitable Trust

Promotion of sanitation in govt. schools

3

Bharat Lok Shiksha Parishad

Running of 50 Ekal Vidyalayas to provide Education

4

Care Educational Trust

Building educational space for under privileged children

5

Ummeed Ashrayagrah

Construction of Rooms for the destitute

6

Saint Hardyal Educational and Orphans Welfare Society

Providing Old Age Home & medical care for elderly residents

CSR Initiatives

Environment

- **Sewerage Treatment Plant** that recycles approx. 80% of waste water; helps in reduced use of ground water; manure produced in filtration deployed in horticulture
- **Rain Water Harvesting** implemented during project development; collected water is used to recharge groundwater through ground water pits

Resident Care

- **Battery-operated eRickshaw** across Eldeco townships to reduce carbon footprint and each one with 5-6 pax capacity

Education

- Financial Literacy, Skill Development, Value Education, amongst youth of Martinpurva Village for Financial empowerment

Creche for Construction Labour's Children

- More than 500 Children across Eldeco Construction sites receive free meals, taught basic hygiene and are imparted elementary education

Solar Panel

- **Solar panels** have been installed at various Eldeco townships and group housing projects that helps in cutting down energy bills by 15%
- At present, **solar water heaters** are installed at Eldeco Estate One-Panipat, Eden Park-Neemrana and Estate One- Ludhiana.

Waste Management

- **Segregation of waste** and conversion of biodegradable waste into manure; Processed compost used within townships to maintain and develop greenery
- Non-Organic waste taken off-site for further processing and recycling

Health Care

- Construction of First floor of the Institute which will serve a complete health solution to rural population of the State



Lucknow Real Estate Market

Rapid Urbanization and Infrastructure development pushing Lucknow's growth



**Capital
of UP**



**Direct air
connectivity**
with all major
cities



**Hub of services
in Central and
Eastern UP**



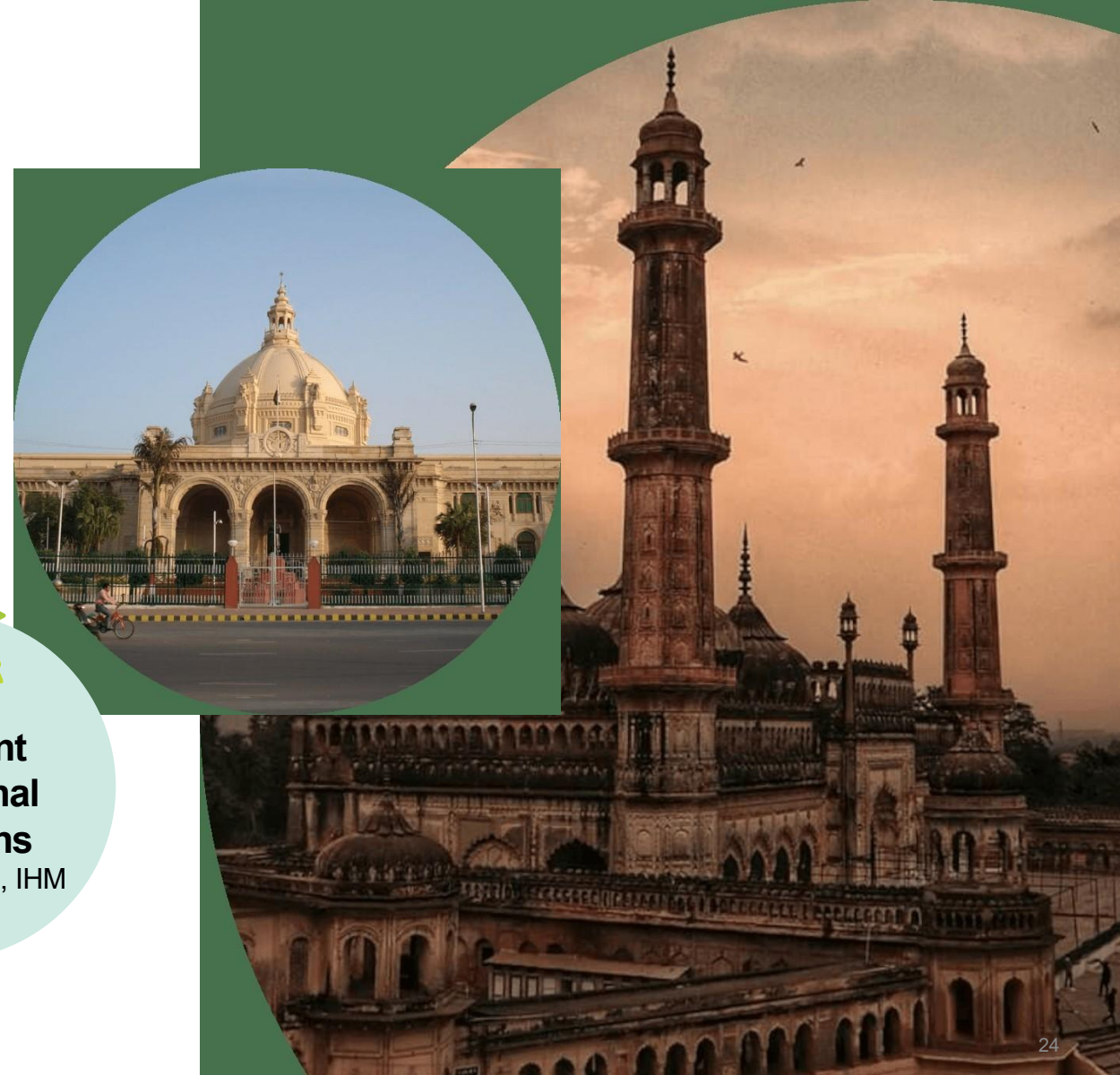
**Influx of
population
from Eastern UP
and Bihar**



**Metro Rail
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ELDECO

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Thank You