

RESULTS PRESENTATION

FIRST QUARTER, FINANCIAL YEAR 2022



DISCLAIMER

Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations

AGENDA

Overview **01**

Q1 FY22 Operational Highlights 02

Q1 FY22 Financial Highlights 03

Annexure 04

GODREJ GROUP

- Established in 1897
- \$5 billion in annual revenue
- 1.1 billion people globally use a Godrej product¹
- Godrej ranks amongst the most trusted Indian brands²
- \$2.4 billion brand valuation by Interbrand³
- Amongst India's most diversified and trusted conglomerates
- Real estate is a key growth business for the Group

1. Godrej Group internal study
2. The Brand Trust Report 2019
3. Interbrand study done in 2019

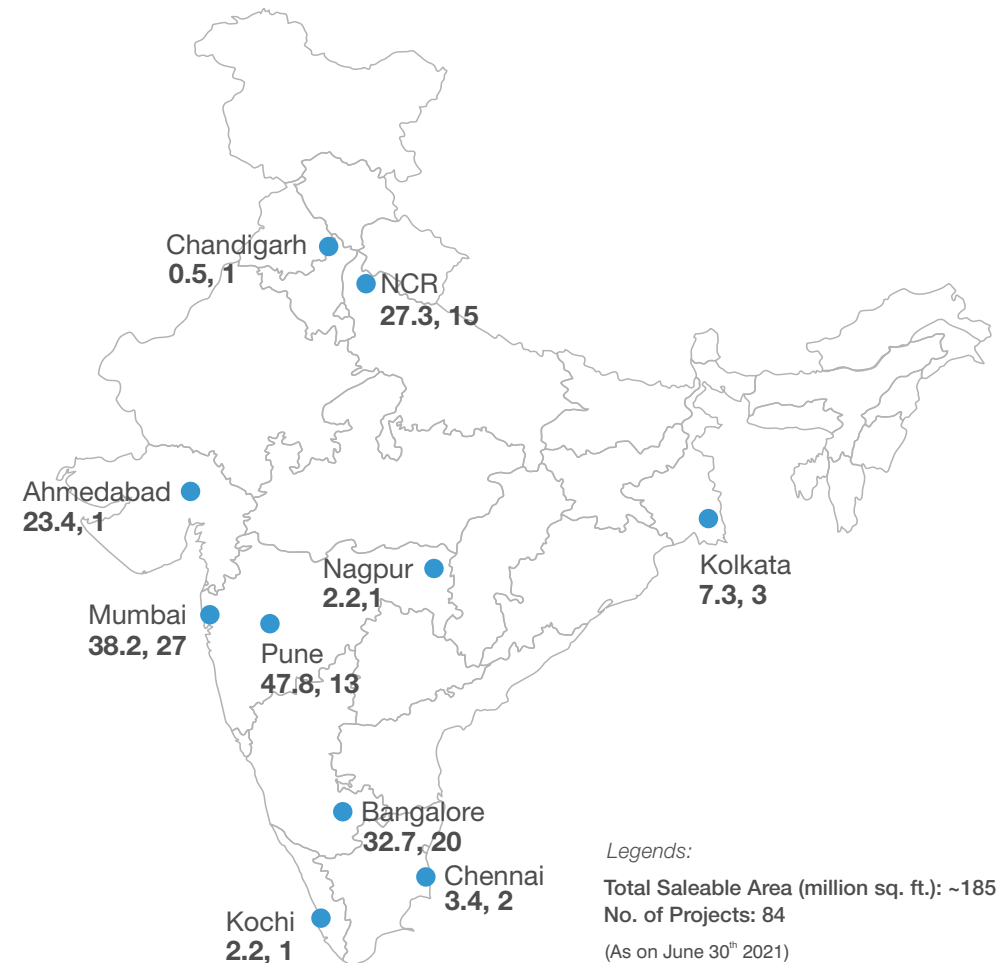
Value Creation Track Record

Particulars	20 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	15%	16
Godrej Consumer Products	29%	176
Godrej Industries	30%	191

Note: CAGR calculated for opening prices as of 18th June, 2001 when GCPL and GIL were demerged and publicly listed

GODREJ PROPERTIES

- Established in 1990
- India's largest developer by residential sales in FY21
- Successfully delivered ~21 million sq. ft. of real estate in the past five years
- ~185 million sq. ft. of saleable area across India
- Differentiated asset-light business model
- Over 300 awards received



STRENGTHS

Godrej Brand	• 1.1 billion people globally use a Godrej product¹ • Godrej Properties ranked as the most trusted real estate brand in the 2019 Brand Trust Report • GPL brings the Godrej brand's reputation for trust, quality and corporate governance to the real estate sector
Effective Land Sourcing Model	• Competitive advantage in executing joint development projects • Capital efficient and high ROE development model
Strong Project Pipeline	• Added 35 residential projects with ~78 million sq. ft. saleable area since FY2018² • Access to Group's land bank across India (e.g. Vikhroli)
Sales and Execution Capability	• India's largest developer by residential sales in FY21 • Successfully delivered ~21 million sq. ft. of real estate in the past five years
Access to Capital	• Confidence of capital markets demonstrated by sector leading stock performance since IPO • Lowest bank funding rates in the sector
Sustainability Leadership	• Ranked #1 amongst listed global residential developers in the 2020 Global Real Estate Sustainability benchmark (GRESB) Assessment report • GPL is one of the five founding members of the Sustainable Housing Leadership Consortium (SHLC), which aims to drive sustainability in India's housing market • GPL committed to have all its projects third-party certified as green buildings since 2010

1. Based on Godrej Group* Internal Study

2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement as on 30th June 2021

STOCK PERFORMANCE

An investment into GPL's IPO would be worth ~9x an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	11 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	10.0%	2.99
Godrej Properties	17.0%	6.07
BSE Realty Index	-3.0%	0.71

Note: CAGR calculated for prices as on 04th January, 2010 (the date of GPL's public listing) and 30th June 2021

AGENDA

Overview 01

Q1 FY22 Operational Highlights **02**

Q1 FY22 Financial Highlights 03

Annexure 04

Q1 FY22 OPERATIONAL HIGHLIGHTS

COVID – 19 Second Wave Impact

- Demand deferment in April & May, however sales enquiries have risen from June onwards
- Project approval delays from regulatory authorities due to local restrictions
- Delay in closure of business development deals, which are now expected to be completed in subsequent quarters
- Construction activity continued at most of the sites during the lockdown, albeit at a slower pace

Sales and Leasing Highlights

- Total booking value stood at INR 497 crore
- Leased over 1 lakh sq. ft. of office space at Godrej Two, despite two months of lockdown

Business Development

- Exited Ambernath project due to non-receipt of certain approvals within the expected timeline from the JV partner and regulatory authorities

Collection and Construction Highlights

- Cash collection of INR 1,201* crore in Q1 FY22, despite construction being impacted by the lockdown
- Delivered ~0.5 million sq. ft. in Pune in Q1 FY22
- Workforce strength continued to be higher and stood at 131% of our pre-COVID strength as of June end

Other Highlights

- GPL leads the ESG ratings for the real estate sector in CRISIL Ltd.'s ESG report
- GPL facilitated the administration of the first dose of vaccine to all of its employees, as well as other stakeholders such as customers and construction workers by end of the first quarter
- 6 awards received in Q1 FY22

* Includes collection of INR 248 crore from projects where GPL is the development manager

SALES HIGHLIGHTS

Particulars	Q1 FY22	Q1 FY21	Growth	Q4 FY21	Growth	FY21
Area Sold (sq. ft.)	771,817	2,512,288	-69%	4,176,803	-82%	10,813,774
Booking Value (INR Cr)	497	1,531	-68%	2,632	-81%	6,725

City-wise Sales Breakdown

NCR

- Registered total sales of 0.19 million sq. ft. through sale of 84 homes with a booking value of INR 157 crore

Pune

- Registered total sales of 0.21 million sq. ft. through sale of 236 homes with a booking value of INR 120 crore

MMR

- Registered total sales of 0.13 million sq. ft. through sale of 144 homes with a booking value of INR 115 crore

Bangalore

- Registered total sales of 0.17 million sq. ft. through sale of 125 homes with a booking value of INR 77 crore

PROJECT BOOKING

Particulars	Booking Area (sq. ft.)	Booking Value (INR Cr)
Residential Projects	Q1 FY22	Q1 FY22
Godrej Woods, NCR	52,363	56
Godrej Boulevard/Parkridge, Pune	91,417	50
Godrej Golf Links, NCR	48,010	37
Godrej Woodland, Bangalore	84,895	28
The Highlands/Godrej City, MMR	39,207	28
Godrej Green Vistas, Pune	44,645	27
Godrej Exquisite, MMR	21,307	25
Godrej Nurture/Park Greens/Forest Grove/Wood Park, Pune	36,390	20
Godrej Emerald, MMR	23,429	19
Godrej RKS, MMR	7,434	17
Godrej Seven, Kolkata	38,745	17
Godrej Royale Woods, Bangalore	35,399	16
Godrej Meridien, NCR	16,804	15
Godrej Urban Park, MMR	8,308	14
Godrej South Estate, NCR	6,604	12
Godrej Air, Bangalore	16,384	12
Godrej Infinity/Rejuve, Pune	18,034	11
Others ¹	179,901	91
Total	767,556	494

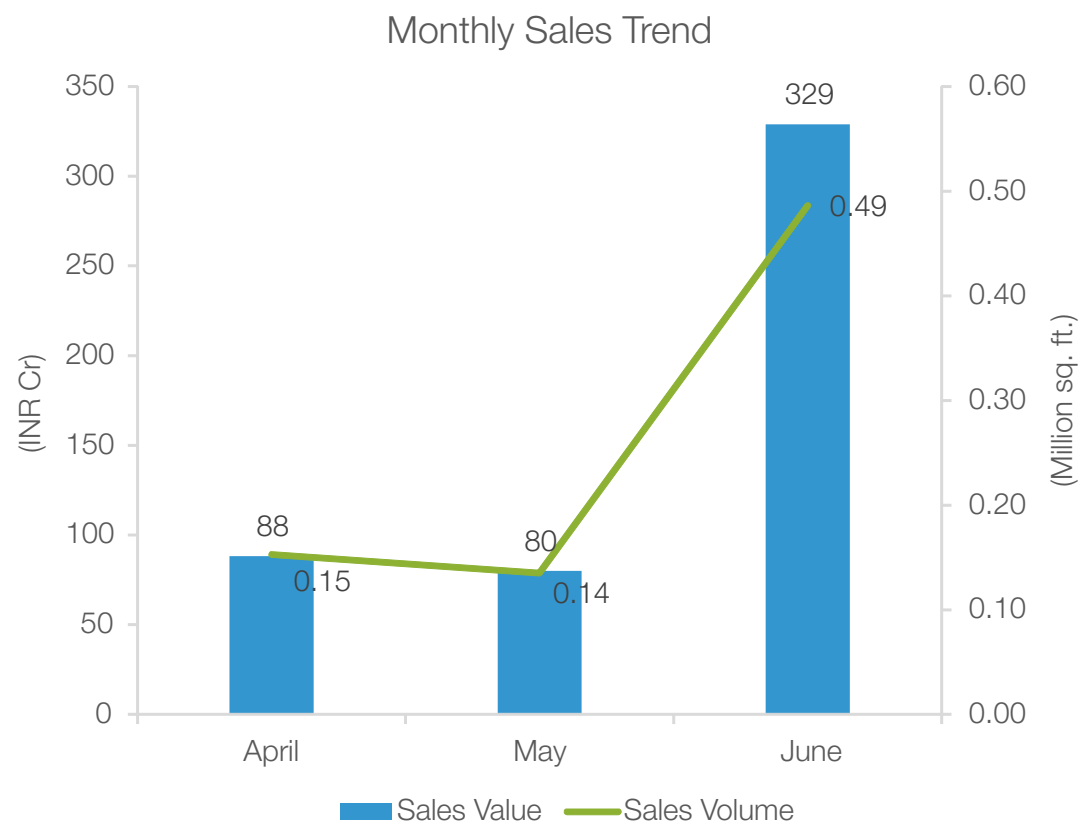
1. Includes cancellations in certain projects

PROJECT BOOKING (Contd.)

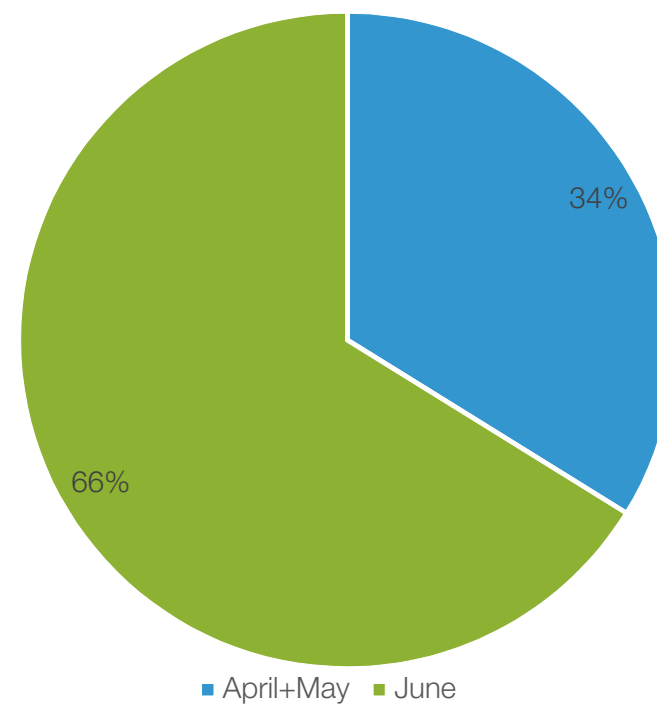
Particulars	Booking Area (sq. ft.)	Booking Value (INR Cr)
Commercial Projects	Q1 FY22	Q1 FY22
Godrej Eternia, Chandigarh	4,261	3
Total	4,261	3
Grand Total	771,817	497

MONTHLY SALES TREND

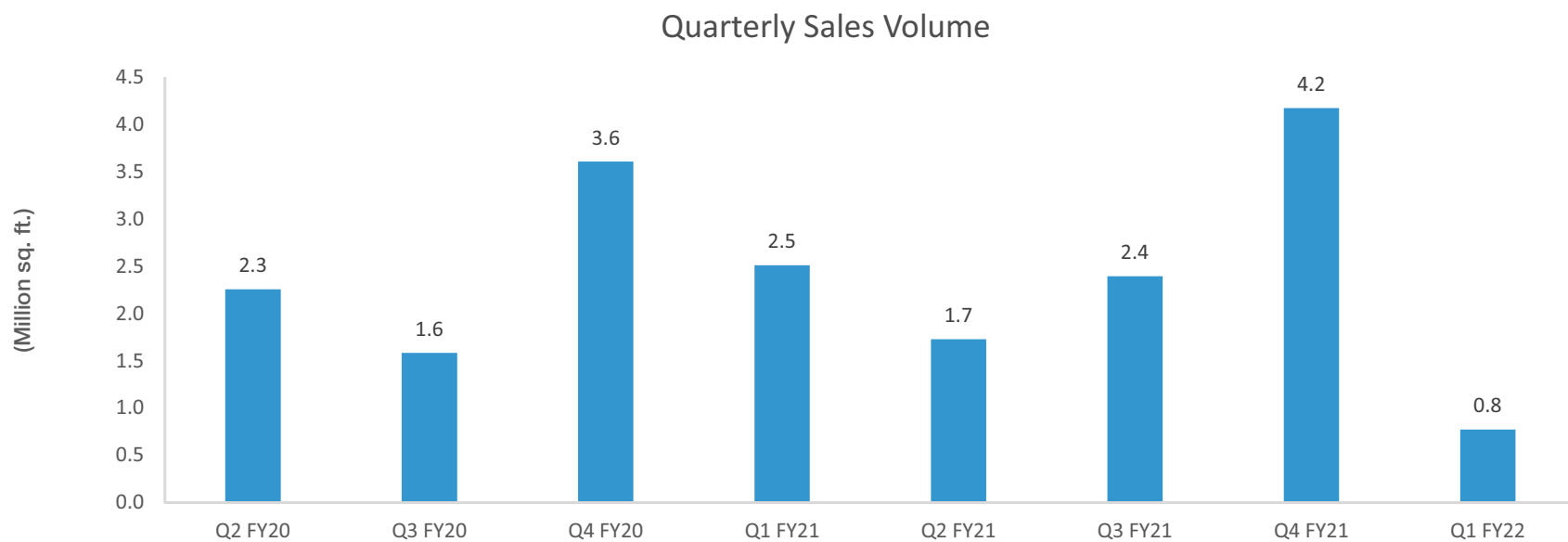
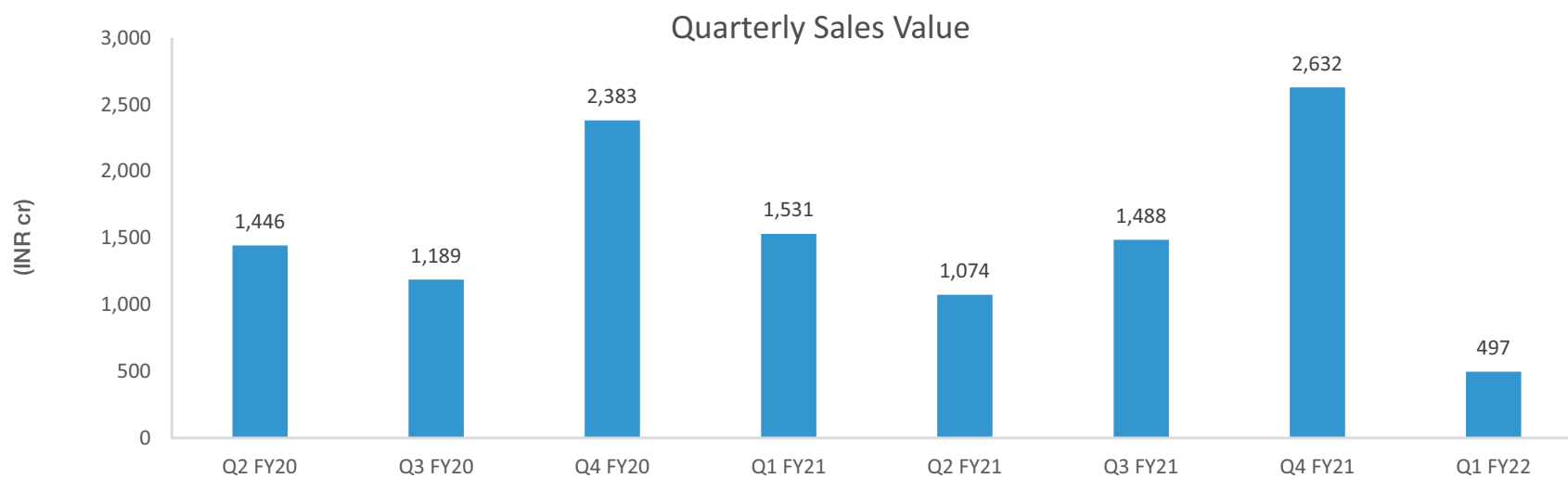
- Sales velocity has been encouraging since June with rising enquires
- June sales were significantly higher than the combined sales value of April and May



Sales Value Contribution (%)



QUARTERLY SALES TREND



BUSINESS DEVELOPMENT

- GPL is evaluating transactions in advanced stages across its core focus regions
- Sourcing of documents for project closures proved to be the biggest bottleneck as a result of local lockdown restrictions in the first quarter
- We expect these transactions to get concluded in the subsequent quarters

Project Update under Commercial Platform

Indira Nagar, Bangalore

- GPL has bought a 20% stake in a company to develop a commercial project with Godrej Fund Management under its commercial platform
- The project offers 1.05 million sq. ft. of leasable area
- GPL's economic interest is 20% equity in project specific company

Existing Project Update

Ambernath, MMR

Deal Size: Revenue potential of INR 583 crore

GPL Economic Interest: Profit Share - 47%

- GPL has exited the Ambernath project due to non-receipt of certain approvals within the expected timeline from the JV partner and regulatory authorities
- No capital had been paid to the JV partner

LAUNCH TRACKER FY22

Launch timings are dependent on receipt of regulatory approvals and can be delayed substantially beyond initial expectations

New Project Launches Planned in FY22			
Project	City	Status	Launch Area*
Bagalur Phase 1	Bangalore	✓	0.65
Ashok Vihar	NCR	✓	0.70
Sarjapur 4	Bangalore	✓	0.99
Kolshet	MMR	✓	0.64
Whitefield Phase 1	Bangalore	✓	1.01
Hinjawadi 1	Pune	✓	0.42
Sanpada	MMR	✓	0.39
Kalyan	MMR	●	0.66
Vashi	MMR	●	0.40
Total			5.87

New Phase Launches Planned in FY22			
Project	City	Status	Launch Area*
Sector 33	NCR	✓	0.81
Hillside 5	Pune	✓	0.51
Hillside 6	Pune	✓	0.60
Manjari 3	Pune	✓	0.64
Joka Phase 2A	Kolkata	✓	0.56
GGL Phase 6	NCR	✓	0.72
Mamurdi Phase 5	Pune	✓	0.65
Sector 43 Phase 2	NCR	✓	0.82
Hillside 7	Pune	✓	0.60
Manjari 4	Pune	✓	0.78
Joka Phase 2B	Kolkata	✓	0.56
Okhla Tower 1	NCR	✓	0.22
Total			7.45

✓ Launched ✓ On - Track ✓ Delayed ● New Project/Phase Added ● New Project/Phase Added & Launched

* in million sq. ft.

CONSTRUCTION HIGHLIGHTS

Delivered ~0.5 million sq. ft. in Pune in Q1 FY22



Godrej Elements, Pune

0.49 million sq.ft.

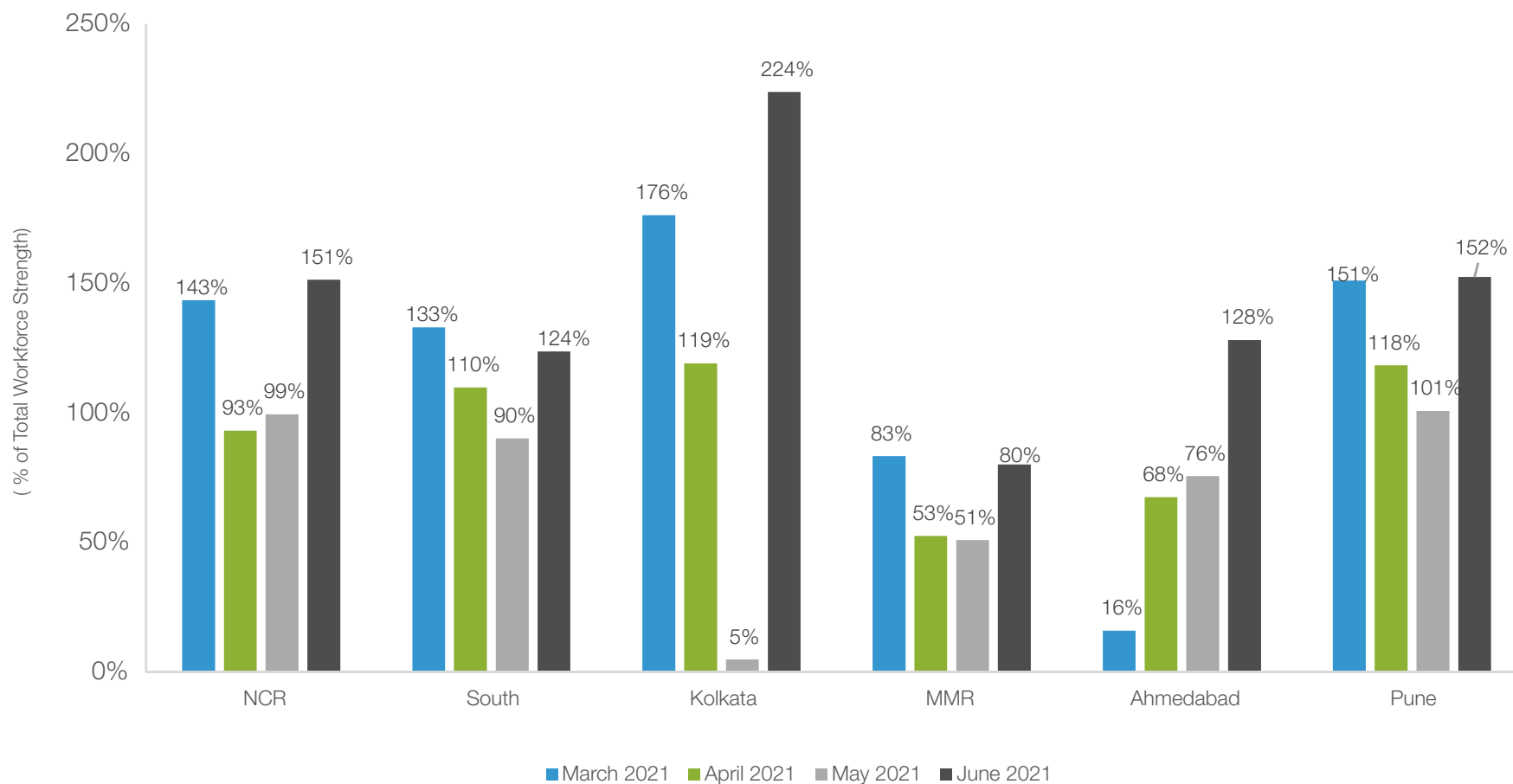
GPL Economic Interest: Revenue Based 96%

(GPL owns 49% equity in project specific company)

CONSTRUCTION HIGHLIGHTS (Contd...)

- We retained most of the construction workers at our sites during the lockdown
- Construction activity continued at most sites, albeit at a slower pace

Workforce strength stood at 131% of our pre-COVID strength as of June end



SUSTAINABILITY AND CSR INITIATIVES

ESG Reporting	ESG Rating	• GPL leads the ESG ratings for real estate sector in CRISIL Ltd.'s ESG report
Sustainable Process, Products and Offices	Green Building Certifications	• As on Q1 FY22, 91.24% of GPL project portfolio* is certified under credible external green rating systems such as the Indian Green Building Council (IGBC), Leadership in Energy and Environmental Design (LEED), and Green Rating for Integrated Habitat Assessment (GRIHA) • Taj at the Trees, Vikhroli has received Platinum Pre-certification under IGBC Green New Building rating system • Six projects have received platinum certification under LEED or IGBC till date
Worker Entitlements	Success on BOCW Worker Registrations and Social Protection	• GPL continues BOCW Registrations (11,701 till Q1 FY22) for migrant workers and provides support to link to other social benefit government schemes • Through Asha Kiran initiative by the Nudge Foundation, 16,880 households were counselled on welfare schemes at a program level and 2,006 households have received access to direct benefit schemes with average benefit value of INR 5,112
Environmental Protection	Integrated Decentralized Solid Waste Management Project in Odisha	• In line with our commitment to minimize waste to landfill, a new project for Integrated Decentralized Solid waste Management has been commissioned based on reverse tipping fee model in Bhubaneswar Municipal Corporation [BMC] with a target of 6,000 tonnes of waste diversion annually, after successfully piloting a similar project in Konark, diverting a total of 560 tonnes of waste from landfill sites until Q1 FY22 • To address a pressing national problem impacting the air quality in North Zone, GPL has signed off a new project for Crop Residue Management at Batala, Gurdaspur district in Punjab combined with our previous solid waste management model, in partnership with Batala Municipal Corporation
	Voluntary Carbon Sequestration	• The VCS SALM Project, implemented by Godrej Properties Ltd., in the Beed district of Maharashtra, has been registered under Verified Carbon Standard, as a climate change mitigation and adaptation programme. This is the first project from India to get registered on the VCS platform. It has an estimated Annual Emission Reduction of 33,764 TCO₂e • 135,750 saplings have been planted using the Miyawaki method in Gujarat which has a potential to sequester approximately 6,788 TCO₂e

*All plotted development projects are excluded as no suitable green building certification is available for such developments

AGENDA

Overview

Q1 FY22 Operational Highlights 02

Q1 FY22 Financial Highlights **03**

Annexure 04

CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q1 FY22	Q1 FY21	% Change	Q4 FY21	% Change	FY21
Total Income	232	165	40%	508	-54%	1,217
Adjusted EBITDA*	84	44	91%	-72	216%	150
EBITDA**	82	40	108%	-79	204%	119
Profit before tax	36	-15	343%	-125	129%	-86
Net Profit after tax	17	-19	188%	-192	109%	-189

Total Income = Sales & Operating Income + Other Income + Share of profit in Joint Venture

*Adjusted EBITDA = EBITDA + interest included in cost of sale

**EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

PBT = PBT + share of profit in Joint Venture

Note: All Numbers as per Ind AS

CONSOLIDATED FINANCIAL STATEMENTS - CASHFLOW

(INR Cr)

Notes	Particulars	Q1 FY22
A	Operating cashflow	
	Total operating cash inflow	1,274
	Operating cash outflow	
	Construction and related outflow	-705
	Other project related outflow	-664
	Total operating cash outflow	-1,369
	Net operating cashflow	-95
B	Financial cashflow	
	Interest and corporate taxes	-103
	Net financial cashflow	-103
C	Capital cashflow	
	Land & approval related outflow	-181
	Advance to JV partners and others	-207
	Net capital cashflow	-387
D	Adjustment for JV projects	242
(A+B+C+D)	Total net GPL cashflow	-344
E	Other Ind AS Adjustments	1
(A+B+C+D+E)	(Increase)/Decrease in Net Debt under Ind AS	-343

Note: Total operating cash inflow includes gross collection for DM projects and Other project related outflow includes JVP share of collection for DM projects

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2021	As on 31.03.2021
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, plant & equipment	98.76	101.51
b	Right-of-Use Asset	25.76	27.83
c	Capital Work-in-Progress	240.18	229.25
d	Investment Property	22.89	23.17
e	Goodwill on consolidation	0.04	0.04
f	Other intangible assets	21.25	21.94
g	Intangible assets under development	0.10	0.10
h	Equity accounted investees	865.01	824.24
i	Financial assets		
	Other Investments	697.46	698.93
	Trade Receivables	63.98	71.71
	Loans	159.50	29.00
	Other non – current financial assets	766.60	753.01
j	Deferred tax assets (net)	297.36	291.62
k	Income tax assets (net)	85.23	68.58
l	Other non-current non-financial assets	33.58	33.21
	Total non-current assets	3,377.70	3,174.14
2	Current assets		
a	Inventories	4,926.26	4,801.41
b	Financial assets		
	Investments	3,569.64	3,719.39
	Trade receivables	230.88	238.35
	Cash and cash equivalents	59.19	268.71
	Bank balances other than above	514.22	404.54
	Loans	2,794.52	2,437.37
	Other current financial assets	672.48	792.22
c	Other current non-financial assets	423.04	411.53
	Total current assets	13,190.23	13,073.52
	Total Assets	16,567.93	16,247.66

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2021	As on 31.03.2021
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	138.99	138.97
b	Other equity	8,198.05	8,180.52
c	Non-controlling interest	-	-
	Total Equity	8,337.04	8,319.49
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	1,000.00	1,000.00
	Lease Liabilities	20.17	21.79
	Other Non - Current Financial Liabilities	59.94	121.11
b	Deferred tax liabilities (Net)	1.29	1.03
c	Provisions	15.63	14.95
	Total Non-Current Liabilities	1,097.03	1,158.88
2.2	Current Liabilities		
a	Financial liabilities		
	Borrowings	3,602.55	3,513.12
	Lease Liabilities	6.73	7.49
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	18.05	21.57
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	1,874.01	1,880.13
	Other Current Financial Liabilities	493.88	397.64
b	Other Current Non Financial Liabilities	1,067.38	905.39
c	Provisions	33.54	33.19
d	Current Tax Liabilities (Net)	33.27	10.76
	Total Current Liabilities	7,133.86	6,769.29
	Total Liabilities	8,230.89	7,928.17
	Total Equity and Liabilities	16,567.93	16,247.66

FINANCIAL ANALYSIS

Profitability Indicators

Particulars	Q1 FY2022	Q1 FY2021	Q4 FY2021	FY2021
Adjusted EBITDA / Total Income*	36.1%	26.6%	-14.2%	12.3%
EBITDA / Total Income**	35.5%	24.0%	-15.5%	9.8%
PBT Margin %	15.4%	-8.9%	-24.6%	-7.0%
Net Profit Margin % [#]	7.3%	-11.6%	-37.7%	-15.6%

*Adjusted EBITDA = EBITDA + interest included in cost of sale

**EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

[#]Net profit after minority interest

Leverage Indicators

Particulars	As on 30 th June 2021	As on 31 st March 2021	As on 30 th June 2020
Net Debt (INR Cr)	-238	-582	1,752
Networth (INR Cr)	8,337	8,320	4,788
Net Debt / Equity Ratio	-0.03	-0.07	0.37
Average Borrowing Cost (YTD)	6.65%	6.75%	7.75%

Note: All Numbers as per Ind AS

AGENDA

Overview

Q1 FY22 Operational Highlights 02

Q1 FY22 Financial Highlights 03

Annexure **04**

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	14.80	Own	Phase I to IV: Area Based - 73.6% Phase V: Revenue Based - 67.6% Phase VI: onwards - 17% of Revenue	Ongoing
2	Devanahalli 1	Bangalore	Residential	5.00	JV	Profit Sharing - 50%	Forthcoming
3	Godrej Woodland	Bangalore	Residential	1.77	Own	100% owned project	Ongoing
4	Godrej ECity	Bangalore	Residential	0.10	DM	DM Fee - 11% of Revenue	Ongoing
5	Godrej United	Bangalore	Residential	0.04	DM	DM Fee - 11% of Revenue	Ongoing
6	Godrej Reflections	Bangalore	Residential	0.97	JV	GPL holds 20% equity in the project specific company	Ongoing
7	Godrej Eternity	Bangalore	Residential	0.62	JV	GPL holds 25.1% equity in the project specific company	Ongoing
8	Godrej Air	Bangalore	Residential	0.16	JV	Profit Sharing - 50%	Ongoing
9	Tumkur Road	Bangalore	Residential	0.79	Own	Revenue Based - 78%	Forthcoming
10	Godrej Avenues	Bangalore	Residential	0.36	Own	100% owned project	Ongoing
11	Godrej Platinum	Bangalore	Residential	0.02	Own	100% owned project	Ongoing
12	Godrej Aqua	Bangalore	Residential	0.78	Own	Area Based - 90%	Ongoing
13	Godrej 24	Bangalore	Residential	4.70	DM	DM Fee - 11% of Revenue	Ongoing
14	Godrej Royale Woods	Bangalore	Residential	1.57	JV	Profit Sharing - 55% (for 87.3% of area)	Ongoing
15	Godrej Reserve	Bangalore	Residential	0.08	JV	Profit Sharing - 21.7%	Ongoing
16	Godrej Nurture	Bangalore	Residential	1.36	JV	Profit Sharing - 50%	Ongoing
17	Bagalur	Bangalore	Residential	3.00	JV	DM - 4.5% of Revenue & Profit Sharing - 49%	Forthcoming

* Primarily a residential project with a portion of commercial saleable area.

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
18	Sarjapur 4	Bangalore	Residential	1.60	Own	100% owned project	Forthcoming
19	Whitefield	Bangalore	Residential	2.50	Own	100% owned project, 5.4% area share to landlord	Forthcoming
20	Godrej Palm Grove	Chennai	Residential	1.79	Own	Area Based - 70% (for 12.57 acres), 68% (for 4.82 acres)	Ongoing
21	Godrej Azure	Chennai	Residential	0.70	JV	Profit Sharing - 37%	Ongoing
22	Godrej Summit	Gurgaon	Residential	0.04	Own	Area Based - 65%	Ongoing
23(A)	Godrej Aria	Gurgaon	Residential	0.05	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
23(B)	Godrej 101	Gurgaon	Residential	0.09	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
24(A)	Godrej Oasis	Gurgaon	Residential	0.02	JV	Profit Sharing - 38%	Ongoing
24(B)	Godrej Icon	Gurgaon	Residential	0.15	JV	Profit Sharing - 38%	Ongoing
25	Godrej Nature+	Gurgaon	Residential	1.70	JV	Profit Sharing - 40%	Ongoing
26	Godrej Air	New Gurgaon	Residential	1.00	JV	Profit Sharing - 37.5%	Ongoing
27	Godrej Meridien	Gurgaon	Residential	1.52	JV	GPL owns 20% equity in project specific company	Ongoing
28	Godrej Habitat	Gurgaon	Residential	0.77	Own	Revenue Sharing - 95%	Ongoing
29	Kochi Project	Kochi	Residential	2.24	Own	Revenue Based - 70%	Forthcoming
30	Godrej Seven	Kolkata	Residential	3.00	JV	Profit Sharing - 46%	Ongoing
31	Godrej Prakriti	Kolkata	Residential	0.60	Own	100% Owned Project	Ongoing
32	Godrej Platinum	Mumbai	Residential	0.01	DM	DM Fee - 10% of Revenue	Ongoing
33	Godrej Emerald	Mumbai	Residential	1.35	JV	Revenue Based - 64% (GPL holds 20% equity in the project specific company)	Ongoing

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
34	Godrej Park	Mumbai	Residential	0.77	Own	Revenue Based – 56.5%	Forthcoming
35	Godrej Vihaa	Mumbai	Residential	1.30	DM	DM Fee – 10% of Revenue	Ongoing
36	Godrej City	Mumbai	Residential	8.20	JV	Profit Based - 35% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
37	The Trees	Mumbai	Mixed Use	0.05	Own	100% owned project	Ongoing
38	G&B, Vikhroli	Mumbai	Residential	0.80	DM	DM Fee - 10% of Revenue	Forthcoming
39	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM	DM Fee - 10% of Revenue	Forthcoming
40	Godrej Sky ¹	Mumbai	Residential	0.30	DM	DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold	Ongoing
41	G&B Lawkim, Thane	Mumbai	Residential	0.27	JV	Profit Based – 32%	Forthcoming
42	Godrej Links	Mumbai	Residential	0.19	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
43	Godrej Tranquil	Mumbai	Residential	0.91	DM	DM Fee - 11% of Revenue	Ongoing
44	Sundar Sangam	Mumbai	Residential	0.10	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
45	Godrej Edenwoods	Mumbai	Residential	0.03	JV	Profit Based - 50% (from 85% of revenue for this project)	Ongoing
46	Godrej Alive	Mumbai	Residential	2.10	DM	DM Fee - 10% of Revenue	Ongoing
47	Bandra	Mumbai	Residential	1.10	Own	Revenue Based - 60%	Forthcoming
48	Vashi	Mumbai	Residential	0.50	JV	Profit Sharing - 50%	Forthcoming
49	Godrej Exquisite	Mumbai	Residential	0.70	JV	GPL holds 20% equity in the project specific company	Ongoing
50	Godrej RKS	Mumbai	Mixed Use	0.38	Own	100% owned project	Ongoing

¹ Includes a portion of area to be retained by JV partner

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
51	Godrej Nirvaan	Mumbai	Residential	2.42	JV	Profit Share - 50%	Ongoing
52	Taloja	Mumbai	Residential	7.50	JV	Profit Share - 55%	Forthcoming
53	Thane	Mumbai	Residential	1.10	Own	100% owned project	Forthcoming
54	Godrej Urban Park	Mumbai	Residential	0.45	Own	100% owned project	Ongoing
55	Worli	Mumbai	Residential	1.17	JV	Profit Share - 50%	Forthcoming
56	Matunga	Mumbai	Residential	0.17	Own	Revenue Sharing - 89%	Forthcoming
57	Kalyan	Mumbai	Residential	1.50	Own	100% owned project	Forthcoming
58	Sanpada	Mumbai	Residential	0.39	Own	100% owned project	Forthcoming
59	Godrej Anandam	Nagpur	Residential	2.17	Own	PMC Fee Rs 400/sq. ft. for 7.7 lac sq. ft. Revenue Based agreement for remaining area : First 1 million sq. ft. 62% (GPL) & next 1 million sq. ft. 57% (GPL)	Ongoing
60	Godrej South Estate	NCR	Residential	1.01	JV	Profit Share - 58%	Ongoing
61	Ashok Vihar	NCR	Residential	3.28	Own	100% owned project	Forthcoming
62	Godrej Retreat	NCR	Residential	1.03	Own	100% owned project	Ongoing
63	Godrej Nest	Noida	Residential	2.20	DM	DM Fee - 11% of Revenue	Ongoing
64	Godrej Palm Retreat	Noida	Residential	1.82	DM	DM Fee - 13% of Revenue	Ongoing
65	Godrej Golf Links	Greater Noida	Residential	4.70	JV	Profit Share - 40%	Ongoing
66	Godrej Woods	Noida	Residential	2.44	JV	Profit Sharing - 49%	Ongoing
67	Bhugaon Township	Pune	Residential	9.44	JV	Share in project specific company 11.09%, Development manager fee Rs 162/sq. ft., Profit sharing if profits exceed certain threshold	Forthcoming

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
68	Godrej Infinity	Pune	Residential	2.79	JV	Profit Sharing - 35%	Ongoing
69	Godrej Greens	Pune	Residential	1.05	JV	Profit Sharing - 40%	Ongoing
70	Bavdhan	Pune	Residential	0.56	JV	Profit Sharing - 45%	Forthcoming
71	Godrej Central Park	Pune	Residential	3.60	JV	DM - 11% of Revenue & Profit Sharing - 26%	Ongoing
72	Hinjawadi	Pune	Residential	10.20	JV	DM - 12.5% of Revenue & Profit Sharing - 50% at Portfolio level	Forthcoming
73	Manjari	Pune	Residential	4.06	JV		Ongoing
74	Kalyani Nagar	Pune	Residential	0.50	JV		Forthcoming
75	Mahalunge	Pune	Residential	5.80	JV		Ongoing
76	Ahire	Pune	Residential	2.90	JV		Forthcoming
77	Wagholi	Pune	Residential	1.70	JV		Forthcoming

B. COMMERCIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	2.40	Own	Phase I to IV: Area Based 73.6% Phase V : Revenue Based - 67.6% Phase VI : onwards - 17% of Revenue	Ongoing
2	Hebbal	Bangalore	Commercial	0.67	JV	GPL owns 20% equity in project specific company	Forthcoming
3	Indira Nagar	Bangalore	Commercial	1.05	JV	GPL owns 20% equity in project specific company	Forthcoming
4	Godrej Eternia	Chandigarh	Commercial	0.35	Own	Revenue Based - 54%	Ongoing
5	Godrej Genesis	Kolkata	Commercial	0.13	Own	Area Based – 62%	Ongoing
6(A)	Godrej Two*	Mumbai	Commercial	1.16	JV	GPL holds 50% equity in project specific company	Ongoing
6(B)	The Trees Hotel & Retail*	Mumbai	Mixed Used	0.34	Own	100% owned project	Ongoing
7	Bhugaon Township*	Pune	Residential	2.36	JV	Share in project specific company 11.09%, Development manager fee INR.162/sq. ft., Profit sharing if profits exceed certain threshold	Forthcoming
8	Godrej Genesis	Pune	Commercial	0.48	Own	Revenue Based - 58%	Forthcoming
9	Koregaon Park	Pune	Commercial	1.03	JV	GPL owns 20% of equity in project specific company	Forthcoming
10	Golf Course Road	Gurgaon	Commercial	1.00	JV	GPL owns 12% of equity in project specific company	Forthcoming

*Primarily a residential project with a portion of commercial saleable area

THANK YOU

For further information, please contact:

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