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INVESTOR PRESENTATION

QI FY 2013 –14

Index

HIGHLIGHTS OF QI FY 2013-14

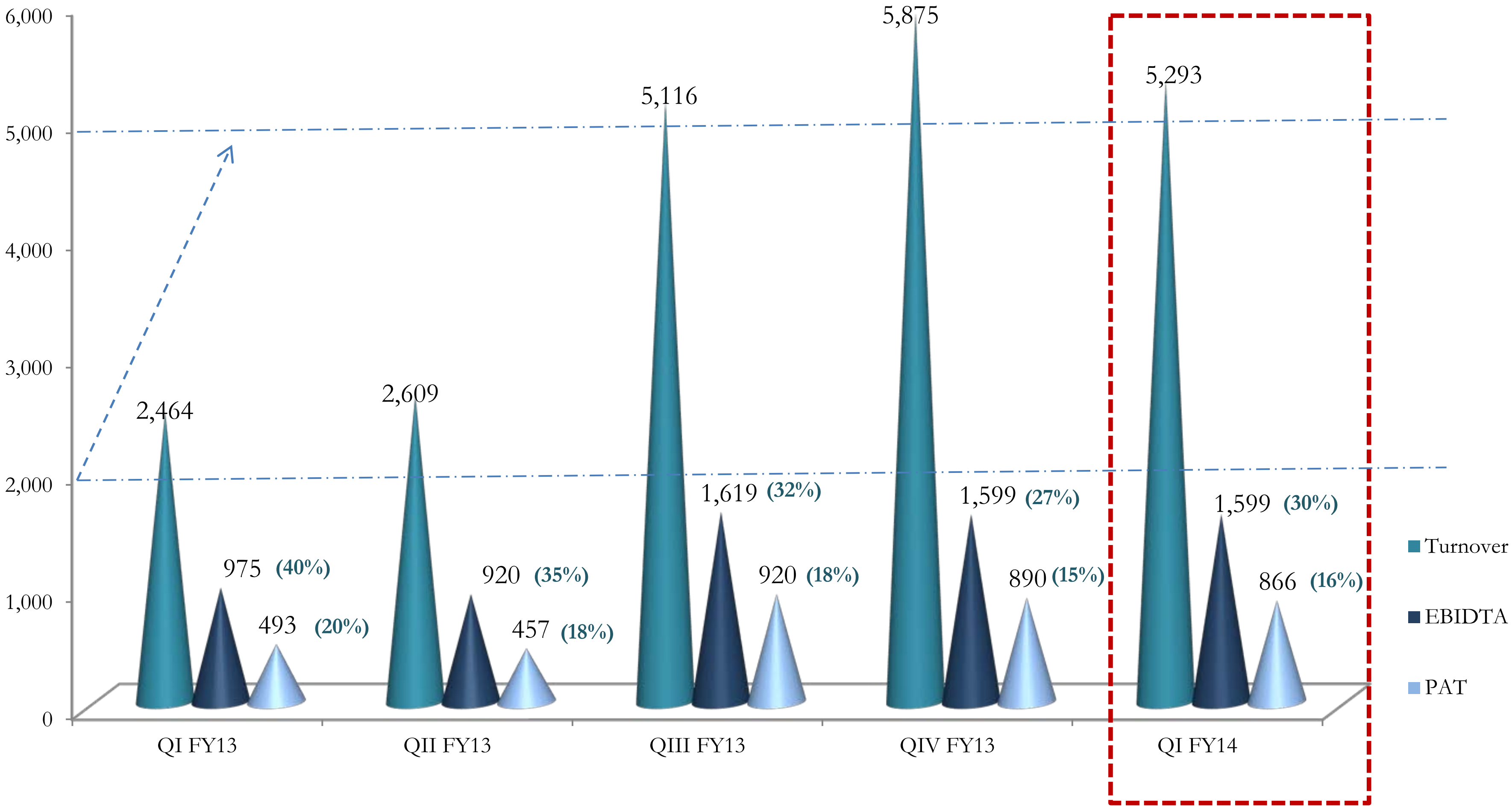
Highlights of QI FY 2013-14

Particulars	Quarter I FY 13-14	Quarter IV FY 12-13	Quarter I FY 12-13	FY 12-13	FY 11-12
Turnover (Rs. Mn)	**5,293**	**5,875**	2,464	16,064	7,992
EBIDTA (Rs. Mn)	**1,599**	**1,599**	975	5,113	2,907
EBIDTA %	**30%**	**27%**	40%	32%	36%
PAT (Rs. Mn)	**866**	**890**	493	2,760	1,291
PAT %	**16%**	**15%**	20%	17%	16%
WACC	**12.93%**	**13.01%**	13.66%	13.01%	13.63%
D/E Ratio (Standalone)	**0.39**	**0.37**	0.53	0.37	0.48
D/E Ratio (Consolidated)	**0.67**	**0.60**	0.75	0.60	0.68
New Sales - Total					
Amount (Rs. Mn)	**11,442**	**6,507**	11,340	37,274	23,900
Area (Mnsf)	**1.98**	**1.08**	2.27	7.14	5.40
Avg Realization/Sft (Rs)	**5,779**	**6,025**	4,996	5,220	4,426
New Sales - Prestige Share					
Amount (Rs. Mn)	**10,229**	**5,416**	10,105	31,221	21,127
Area (Mnsf)	**1.77**	**0.89**	2.03	5.99	4.91
Collections (Rs. Mn)					
Total Collections	**7,326**	**5,880**			
Prestige Share	**6,074**	**5,328**	4,241	19,695	13,354
New Leasing					
Total (Mnsf)	**0.44**	**0.25**	0.46	2.10	3.12
Prestige Share (Mnsf)	**0.16**	**0.08**	0.06	0.45	1.38
Rental Income - Prestige Share (Rs. Mn)	**572**	**563**	542	2,229	1,648
Area Delivered (Mnsf)	**2.48**	**0.53**	-	2.31	3.05
Launches (Mnsf)	**4.09**	**0.30**	2.19	10.39	10.04

QI FY 13-14 Sales : Rs 11,442 mn	FY 13-14 Guidance : Rs 43,000 mn

Highlights of QI FY 2013-14

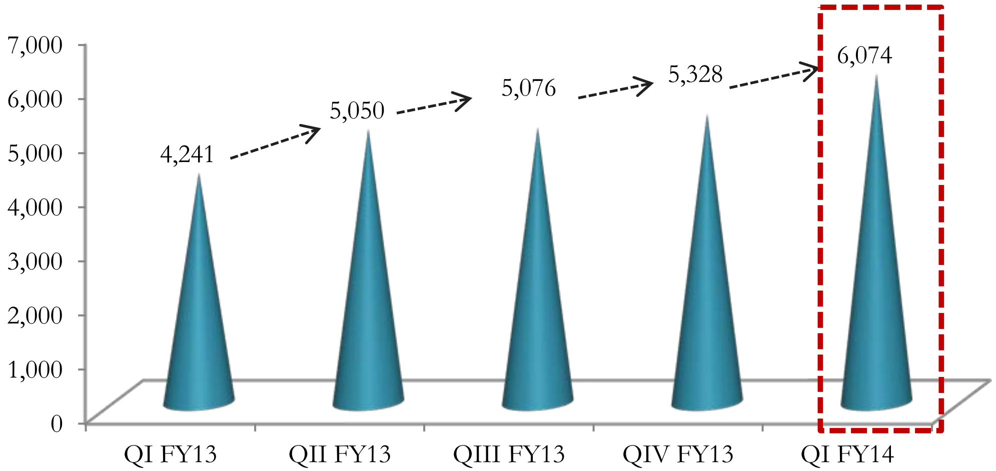
Turnover, EBIDTA & PAT (Rs. Mn)



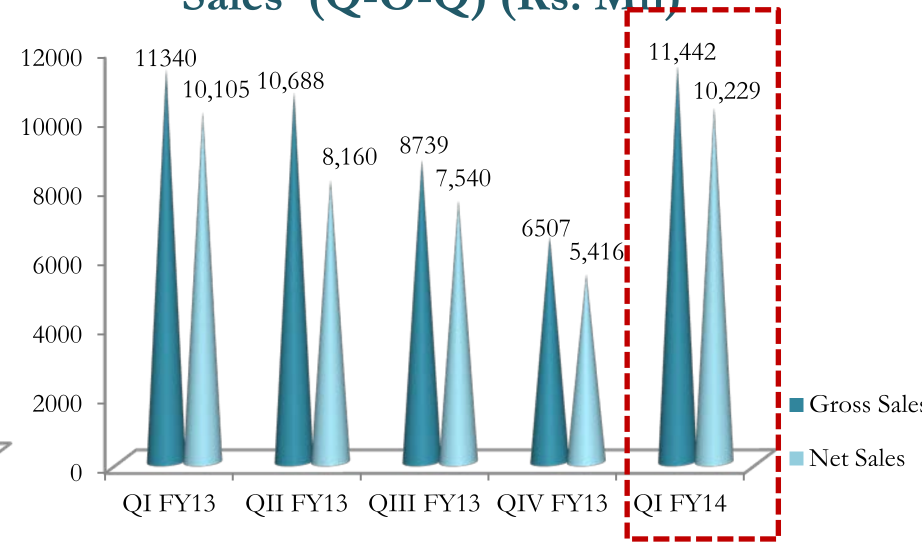
QI FY 13-14 Turnover : Rs.5,293 mn	FY 13-14 Guidance : Rs 20,000 mn

Highlights of QI FY 2013-14

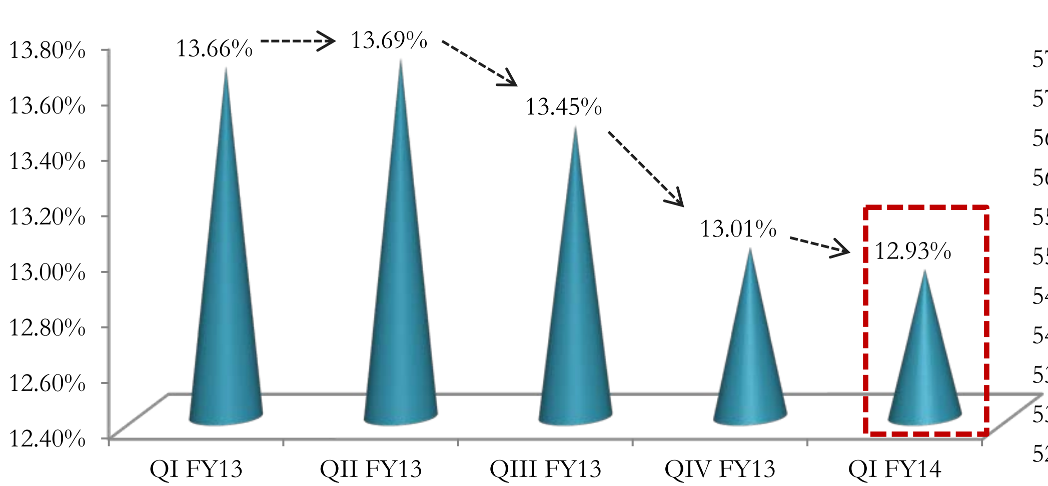
Collections (Q-O-Q) (Rs. Mn)



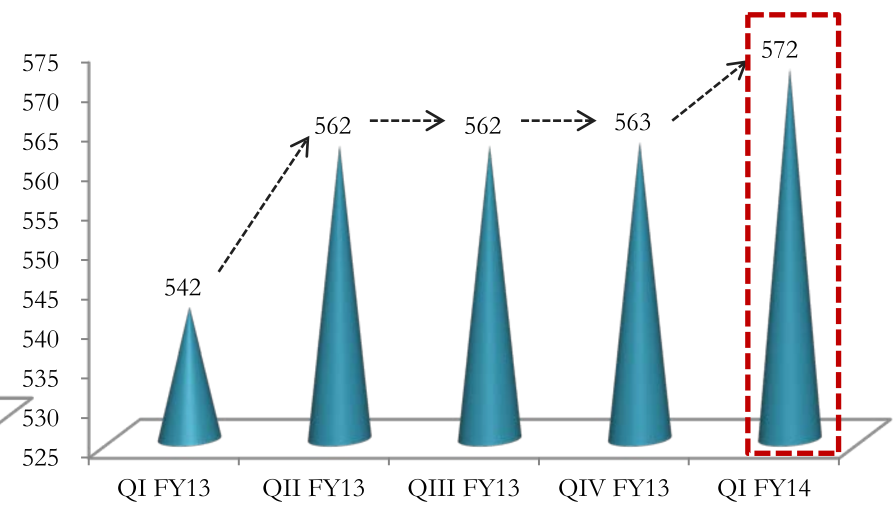
Sales (Q-O-Q) (Rs. Mn)



WACC (Q-O-Q)



Rental Income (Q-O-Q) (Rs. Mn)



QI FY 13-14 Turnover : Rs. 5,293 mn	FY 13-14 Guidance : Rs 20,000 mn

Highlights of QI FY 2013 - 14

Business Performance

Launches/Pre Launches during QI FY 13-14

Sl.No	Project	Location	Segment	Developable Area (Mnsf)	Economic Interest	No. of Units (Total)	No. of Units (PEPL Share)	% Sold (PEPL Share)
Quarter I								
1	Prestige West Woods	Bangalore	Residential	1.02	60.00%	567	341	61%
2	Prestige Augusta Golf Village	Bangalore	Residential	1.38	67.00%	460	308	39%
3	Prestige Sunrise Park - Phase I	Bangalore	Residential	1.69	100.00%	1,046	1,046	49%
	Total - Quarter I			**4.09**		**2,073**	**1,695**	

Completions during QI FY 13-14

Project	Location	Segment	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
Quarter I					
Forum Vijaya Mall	Chennai	Retail	1.16	50.00%	0.58
Forum Vijaya - Commercial	Chennai	Commercial	0.55	50.00%	0.28
Cessna Business Park - B7	Bangalore	Commercial	0.77	85.00%	0.65
Total			**2.48**		**1.51**

QI FY 13-14 Launches : 4.09 Mnsf	**FY 13-14 Guidance : 14 Mnsf**

Highlights of QI FY 2013-14

Business Performance

Area Leased during QI FY 13-14

Segment	Quarter I FY 13-14		As on 30th June, 2013 (Cumulative)		Current Rental Yielding Area	Area Yet to Yield
	Total	Prestige Share	Total	Prestige Share		
Office	0.31	0.12	8.05	4.51	4.23	0.28
Retail	0.13	0.04	2.46	1.13	0.70	0.43
Total	**0.44**	**0.16**	**10.51**	**5.64**	**4.93**	**0.71**

QI FY 13-14 Leasing : 0.44 Mnsf	**FY 13-14 Guidance : 2.0 Mnsf**

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FINANCIALS UPDATE

Financials

Balance Sheet as at 30th June, 2013

Rs. Mn

Particulars	As at 30-Jun-13	As at 31-Mar-13
I. EQUITY AND LIABILITIES		
(1) Shareholders' funds		
(a) Share capital	3,500	3,500
(b) Reserves and surplus	24,450	23,584
	27,950	**27,084**
(2) Non-current liabilities		
(a) Long-term borrowings	1,626	1,694
(b) Deferred tax liabilities (Net)	129	119
(c) Other Long-term liabilities	433	308
(d) Long-term provisions	41	41
	2,229	**2,162**
(3) Current liabilities		
(a) Short-term borrowings	13,026	13,559
(b) Trade payables	2,401	3,319
(c) Other current liabilities	15,413	13,687
(d) Short-term provisions	1,091	1,098
	31,931	**31,663**
Total	**62,110**	**60,909**
II. ASSETS		
(1) Non-current assets		
(a) Fixed assets		
(i)Tangible assets	4,173	4,231
(ii)Intangible assets	5	4
(iii)Capital work-in-progress	1,863	1,601
	6,041	**5,836**
(b) Non-current investments	9,893	9,891
(c) Long-term loans and advances	9,761	8,503
(d) Other non-current assets	360	261
	26,055	**24,491**
(2) Current assets		
(a) Current investments	1,107	854
(b) Inventories	14,709	14,905
(c) Trade receivables	7,098	7,653
(d) Cash and Bank balances	2,803	3,783
(e) Short-term loans and advances	9,931	8,765
(f) Other current assets	407	458
	36,055	**36,418**
Total	**62,110**	**60,909**

Financials

Profit & Loss Account for the period ended 30th June, 2013

Rs. Mn

Particulars	Quarter ended			Year ended
	30-Jun-13	31-Mar-13	30-Jun-12	31-Mar-13
(I) Revenue from Operations	4,983	5,597	2,192	15,124
(II) Other Income	310	278	272	939
(III) Total Revenue - (I+II)	**5,293**	**5,875**	**2,464**	**16,063**
(IV) Expenses				
Purchases of Stock of units	-	(19)	57	57
Cost of sales on projects	3,022	3,551	964	8,656
Property and Facilities operating expenses	289	266	196	914
Employee benefits expense	234	337	147	836
Finance costs	257	258	240	897
Depreciation and amortization expense	80	87	77	330
Other expenses	149	141	124	486
Total Expenses	**4,031**	**4,621**	**1,805**	**12,176**
(V) Profit before tax (III-IV)	**1,262**	**1,254**	**659**	**3,887**
(VI) Tax expense :				
(1). Current tax	386	382	165	1,135
(2). Income tax pertaining to earlier years	-	-	(3)	(4)
(3). Deferred tax	10	(18)	4	(6)
Total	**396**	**364**	**166**	**1,125**
(VII) Profit for the Quarter (V-VI)	**866**	**890**	**493**	**2,761**

QI FY 13-14 Turnover: Rs. 5,293 mn	FY 13-14 Guidance : Rs 20,000 mn

Financials

Key Ratios

Rs. Mn

Sl. No.	Particulars	Quarter Ended						Year Ended	
		30-Jun-13 (Unaudited)	Ratio/%	31-Mar-13 (Unaudited)	Ratio/%	30-Jun-12 (Unaudited)	Ratio/%	31-Mar-13 (Audited)	Ratio/%
1	Sale of Projects & Property Income	4,983		5,597		2,192		15,124	
2	Other Income	310		278		272		939	
3	**Total Income**	**5,293**		**5,875**		**2,464**		**16,063**	
4	Cost of project sold and property expenses	3,311		3,798		1,218		9,627	
5	**Gross Margin**	**1,672**	**34%**	**1,799**	**32%**	**974**	**44%**	**5,497**	**36%**
6	Admin, Employee and Selling cost	383		478		271		1,322	
7	**EBIDTA**	**1,599**	**30%**	**1,599**	**27%**	**975**	**40%**	**5,114**	**32%**
8	Financial Expenses	257		258		240		897	
9	Depreciation	80		87		77		330	
10	**Total Expenses**	**4,031**		**4,621**		**1,805**		**12,176**	

QI FY 13-14 Sales : Rs 11,442 mn | **FY 13-14 Guidance : Rs 43,000 mn**

Financials

Key Ratios

Rs. Mn

Sl. No.	Particulars	Quarter Ended						Year Ended	
		30-Jun-13 (Unaudited)	Ratio/%	31-Mar-13 (Unaudited)	Ratio/%	30-Jun-12 (Unaudited)	Ratio/%	31-Mar-13 (Audited)	Ratio/%
11	**PBT**	**1,262**	**24%**	**1,254**	**21%**	**659**	**27%**	**3,887**	**24%**
12	Tax	396		364		166		1,125	
13	**PAT**	**866**	**16%**	**890**	**15%**	**493**	**20%**	**2,762**	**17%**
14	EPS (Annualized) (In Rs)	9.90		10.37		6.01		8.32	
15	Market Price per share	153.60		163.55		116.75		163.55	
16	PE Ratio	16		16		19		20	
17	Market Cap	53,760		57,243		38,303		57,243	
18	Net Worth	27,950		27,084		21,763		27,084	
19	Book Value per share	80		77		66		77	
20	Price to Book Value	1.92		2.11		1.76		2.11	

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SALES SUMMARY

Sales Summary

Area in Mnsf
Rs. Mn

Particulars	Quarter I FY 13-14			Quarter IV FY 12-13			Quarter I FY 12-13			FY 12-13		
	Area	Units	Value	Area	Units	Value	Area	Units	Value	Area	Units	Value
Residential												
Mid Income Segment	1.33	994	7,298	0.57	340	3,164	1.29	787	5,929	4.01	2,560	19,675
Premium Segment	0.43	138	2,809	0.18	55	1,547	0.37	104	2,656	0.89	239	6,471
Sub Total - Residential	**1.76**	**1,132**	**10,107**	**0.75**	**395**	**4,711**	**1.66**	**891**	**8,585**	**4.90**	**2,799**	**26,146**
Commercial	0.01	-	122	0.14	-	705	0.38	-	1,520	1.09	-	5,075
Total - Prestige Share	**1.77**	**1,132**	**10,229**	**0.89**	**395**	**5,416**	**2.04**	**891**	**10,105**	**5.99**	**2,799**	**31,221**
Total - LO Share	0.21	130	1,214	0.19	110	1,091	0.23	159	1,235	1.13	767	6,053
Total Sales	**1.98**	**1,262**	**11,442**	**1.08**	**505**	**6,507**	**2.27**	**1,050**	**11,340**	**7.14**	**3,566**	**37,274**
Avg Realisation per sft			5,779			6,025			4,953			5,220

Note:

1)Substantial portion of above sales are yet to come for revenue recognition in the books of accounts since the projects have not reached the threshold limits of 25% completion (excluding land)

2)Overall unrecognized revenue in the books of accounts from all the projects as on 30/06/2013 (Sales made and yet to come for recognition) based on POC is approximately Rs. 55,870 million.

3) The above sales value and realization are excluding Stamp duty, Registration fee and Taxes. (These exclusions approximately aggregate to around 15% of the sales value).

QI FY 13-14 Collections : Rs 6,074 mn	FY 13-14 Guidance : Rs 23,000 mn

Unrecognized Revenue From Projects Under Construction

Rs. Mn

Sl.No	Projects	Total sales value of unit sold as at 30.06.2013	Cumulative turnover declared upto 30.06.13	Balance turnover to be declared on POC	Expected timeline to reach 25% trigger
A	**Residential Projects - Ongoing**				
1	Prestige Golfshire Phase - I	4,972	3,375	1,597	
2	Prestige White Meadows	7,545	2,345	5,200	
3	Prestige Silver Oak	1,526	963	563	
4	Kingfisher Towers	5,876	1,605	4,271	
5	Prestige Edwardian	400	221	179	
6	Prestige Tranquility	9,352	2,223	7,129	
7	Prestige Parkview	1,793	753	1,040	
8	Prestige Sunny Side	3,213	1,605	1,608	
9	Prestige Bellavista	8,835	2,442	6,393	
10	Prestige Westholme	121	26	95	
11	Prestige Royal Woods	1,207	-	1,207	FY 14
12	Prestige Silver Crest	797	-	797	FY 14
13	Prestige Silver Sun	311	-	311	FY 14
14	Prestige Summer Fields	446	-	446	FY 14
15	Prestige Glenwood	874	-	874	FY 14
16	Prestige Mayberry I	537	-	537	FY 14
17	Prestige Mayberry II	1,556	-	1,556	FY 14
18	Prestige Garden Bay	1,009	-	1,009	FY 14

Unrecognized Revenue From Projects Under Construction

Rs. Mn

Sl.No	Projects	Total sales value of unit sold as at 30.06.2013	Cumulative turnover declared upto 30.06.13	Balance turnover to be declared on POC	Expected timeline to reach 25% trigger
A	**Residential Projects - Ongoing**				
19	Prestige Ferns Residency	4,309	-	4,309	FY 14
20	Prestige Techvista	121	-	121	FY 14
21	Prestige Casabella	759	-	759	FY 14
22	Prestige Royale Gardens - Phase I	1,082	-	1,082	FY 14
23	Prestige Brooklyn Heights	657	-	657	FY 14
24	Prestige Spencer Heights	476	-	476	FY 15
25	Prestige Misty Waters	2,416	-	2,416	FY 15
26	Prestige Augusta Golf Village	2,337	-	2,337	FY 15
27	Prestige West Woods	2,396	-	2,396	FY 15
28	Prestige Sunrise Park	2,631	-	2,631	FY 15
	Sub Total - A	**67,557**	**15,558**	**51,999**	
B	**Commercial**				
1	Prestige Khoday Towers	417	301	116	
2	Prestige Tech Park III	3,341	2,199	1,142	
3	Prestige Technopolis	532	-	532	FY 14
4	Prestige Tech Platina	2,081	-	2,081	FY 14
	Sub Total - B	**6,371**	**2,500**	**3,871**	
	GRAND TOTAL - A+B	**73,928**	**18,058**	**55,870**	

QI FY 13-14 Collections : Rs 6,074 mn | **FY 13-14 Guidance : Rs 23,000 mn**

Project Debtors Summary

Rs. Mn

Name of the Project	Opening Balance as at 01.04.2013	New Sales / Adjustment	Amount Realised	Closing Balance as at 30.06.2013
Completed Projects				
Prestige Cyber Towers	354	-	-	354
Prestige Oasis	779	(54)	70	656
Prestige Shantiniketan	1,541	(21)	240	1,279
Prestige Southridge	76	0	20	57
Prestige Wellington Park	23	4	5	21
Prestige Neptune Couryard	235	103	124	214
Prestige Atrium	34	-	-	34
Others	7	-	-	7
Sub Total - A	**3,049**	**32**	**459**	**2,622**

Name of the Project	Opening Balance as at 01.04.2013	Incremental POC Turnover	POC Adjustment	Amount Realised	Closing Balance as at 30.06.2013
Ongoing Projects					
Prestige Edwardian	129	-	-	21	108
Prestige Golfshire	1,557	233	1	84	1,705
Prestige Khoday Towers	146	33	10	5	164
Prestige Tech Park III	426	404	- 332	800	362
Prestige White Meadows	240	878	506	293	319
Prestige Kingfisher Towers	193	151	1	71	272
Prestige Parkveiw	2	90	(49)	139	2
Prestige Sunnyside	89	257	(94)	364	76
Prestige Tranquility	5	1,470	1,155	309	11
Prestige Bellavista	335	376	(583)	1,194	100
Prestige Westholme	-	26	2	22	2
Sub Total - B	**3,121**	**3,918**	**618**	**3,302**	**3,119**

QI FY 13-14 D/E Ratio : 0.39 (Standalone) 0.67 (Consol) | FY 13-14 Guidance : 0.45 (Standalone) 0.70 (Consol)

Project Debtors Summary

Rs. Mn

Name of the Project	Opening Balance as at 01.04.2013	Incremental POC Turnover	POC Adjustment	Amount Realised	Closing Balance as at 30.06.2013
Other Ongoing Projects					
Prestige Tranquility	-	-	-	207	-
Prestige Royalwoods	-	-	-	71	-
Prestige Technopolis	-	-	-	55	-
Prestige Garden Bay	-	-	-	70	-
Prestige Glenwood	-	-	-	87	-
Prestige Mayberry 1	-	-	-	34	-
Prestige Mayberry 2	-	-	-	135	-
Prestige Silver Oak	-	-	-	164	-
Prestige Silver Crest	-	-	-	116	-
Prestige Silver Sun	-	-	-	2	-
Prestige Summer Fields	-	-	-	6	-
Prestige Ferns Residency	-	-	-	155	-
Prestige Misty Water	-	-	-	60	-
Prestige Techvista	-	-	-	4	-
Prestige Platina	-	-	-	250	-
Prestige Casabella	-	-	-	59	-
Prestige Trade Tower	-	-	-	1	-
Prestige Augusta Golf Village	-	-	-	298	-
Prestige Brooklyn Heights	-	-	-	27	-
Prestige Ivy Terraces	-	-	-	40	-
Prestige Spencer Heights	-	-	-	21	-
Prestige Sunrise Park	-	-	-	159	-
Prestige Westwoods	-	-	-	244	-
Prestige Philadelphia	-	-	-	1	-
Prestige Royale Garden	-	-	-	44	-
Sub Total - C	-	-	-	2,313	-
Total (A+B+C)	6,170	3,950	618	6,074	5,741

Note: In addition to the above, there are Land Owner dues to the extent of Rs. 904 million.

Debt Profile

Rs. Mn

Particulars	Standalone	%	Consolidated Loan *	%
Debt as on 30.06.2013				
Secured Loan	14,826	99%	25,474	99%
a. Project Debt - Resi & Comm	10,502	71%	12,217	48%
b. Capex Loans				
- Office Space	567	4%	3,500	14%
- Retail	-	-	621	2%
- Hospitality	980	7%	1,750	7%
c. Rental Securitisation Loans	1,464	10%	6,073	24%
d. Receivables discounting loans	1,313	9%	1,313	5%
Unsecured Loan	192	1%	229	1%
Gross Debt	15,018	100%	25,703	100%
Less: Cash & Bank Balances	4,180		5,005	
Net Debt	**10,838**		**20,697**	
Networth	**27,950**		**30,905**	
Debt Equity Ratio	0.39		0.67	

Note: There is an increase of Rs 10,648 Mn in the secured loan amount due to consolidation of the subsidiary companies. However, we should note that since consolidation is done based on line by line basis as per Accounting Standard 21, 100% of the loan amounts in subsidiaries are added up to standalone loan outstanding. If we consider only proportionate PEPL holding in the subsidiaries the net loan balance will amount to Rs 8,108 Mn as against Rs. 10,648 Mn, resulting in the overall net debt of Rs 18,946 mn (Rs 10,838 + Rs 8,108) on a consolidated basis resulting in an effective D/E Ratio of 0.61.

QI FY 12-13 D/E Ratio : 0.39 (Standalone) 0.67 (Consol)	FY 13-14 Guidance : 0.45 (Standalone) 0.70 (Consol)

Receivables Profile

Area in Mnsf
Rs. Mn

Revenue Generating Projects

Developable Area	**36.14**
Car Park Area	6.21
Saleable Area	**29.93**

Partner Share

Value	NA
Area	6.17

Prestige Share

Value	138,926
Area	23.76

Sales achieved (66%)

Value	81,212
Area	15.61

Amount Received

34,812

Balance to be received

46,400

= A

Stock (34%)

Value	57,714
Area	8.15

= B

Category	Area	Value
Premium & Luxury Projects	3.72	33,189
Mid Income Projects	3.01	16,606
Commercial Projects	0.67	3,520
Completed Projects	0.75	4,399
Total	**8.15**	**57,714**

Cost

76,193

Already Incurred

25,045

Balance to be spent

51,148

Recovery from Land Owner (in JD)

1,255

Refundable Deposit paid

3,104

Balance to be incurred Prestige Share

46,789

= C

Net Cashflows = 57,325
(A+B-C)

Rental Income

Area in Mnsf
Rs. Mn

RENTAL INCOME

	OFFICE SPACE – EXISTING	OFFICE SPACE – ONGOING	OFFICE SPACE – UPCOMING	RETAIL – EXISTING	RETAIL – ONGOING	RETAIL – UPCOMING
Leasable Area	6.33	4.59*	1.00	1.34	3.40*	1.17
Prestige Share in Leasable Area	4.73	2.72	0.51	0.70	1.30	0.78
Rental income	Annual Rental Income Gross - Prestige Share: 2,012	Projected annual Rental Income - Prestige Share: 1,709	Projected Annual Rental Income - Prestige Share: 245	Annual Rental Income: 761	Projected Annual Rental Income - Prestige Share: 974	Projected Annual Rental Income - Prestige Share: 760

3,966

2,773

2,495

* Of the above mentioned 4.59 mnsf of leasable area in office space of ongoing projects & 3.40 mnsf of Retail space, we have already leased/tied up with various tenants for an area of 2.70 mnsf in office space & 1.18 mnsf in retail space as on 30.06.2013.

QI FY 13-14 Exit Rental Income : Rs 2,788 mn	FY 13-14 Guidance : Rs 3,200 mn

Annualised Projected Exit Rentals for Area Leased

Area in Mnsf
Rs. Mn

Sl. No	Project Name	Segment	Total Leasable Area	PEPL Share of Leasable Area	Area Leased - Prestige Share	Rent Per Sft	Rent P.a (Annualised)
Existing Rental Income as on 30 June,2013							
1	Prestige Estates Projects Ltd	Commercial	1.62	1.62	1.62	36.97	720
2	Cessna Business Park - B1 to B6	Commercial	1.78	1.51	1.51	39.40	715
3	West Palm Developers	Commercial	0.32	0.20	0.20	29.03	68
4	Prestige Valley View	Commercial	0.01	0.01	0.01	166.67	10
5	ICBI India	Commercial	0.05	0.04	0.04	68.33	34
6	Forum Mall	Retail	0.35	0.24	0.24	104.17	300
7	Forum Value Mall	Retail	0.29	0.10	0.10	45.16	55
8	UB City Mall	Retail	0.04	0.04	0.04	225.00	108
9	Exora Business Park - B1	Commercial	0.72	0.23	0.23	45.97	126
10	Exora Business Park - B3	Commercial	0.70	0.23	0.23	48.93	135
11	Prestige Shantiniketan	Commercial	0.34	0.18	0.05	25.50	14
12	Prestige Polygon	Commercial	0.01	0.01	0.01	62.50	8
13	Cessna Business Park B7	Commercial	0.48	0.40	0.40	41.00	199
14	Forum Vijaya (Retail)	Retail	0.64	0.32	0.31	75.00	286
Total annualised rentals as on June 2013			**7.34**	**5.13**	**4.99**		**2,778**
Rental Income by March 2014							
1	Prestige Polygon	Commercial	0.32	0.32	-	60.00	230
2	Excelsior - Exora	Commercial	0.18	0.04	-	45.00	21
3	Forum Vijaya (Commercial)	Commercial	0.33	0.17	-	55.00	109
4	Forum Mangalore	Retail	0.67	0.23	0.07	55.00	151
5	Forum Sujana	Retail	0.85	0.21	0.04	75.00	188
Incremental rentals in FY 13-14			**2.35**	**0.96**	**0.11**		**699**
Total annualised rentals by March 2014			**9.68**	**6.09**	**5.10**		**3,477**

QI FY 13-14 Exit Rental Income : Rs 2,788 mn	FY 12-13 Guidance : Rs 3,200 mn

Prestige GROUP

Add Prestige to your life

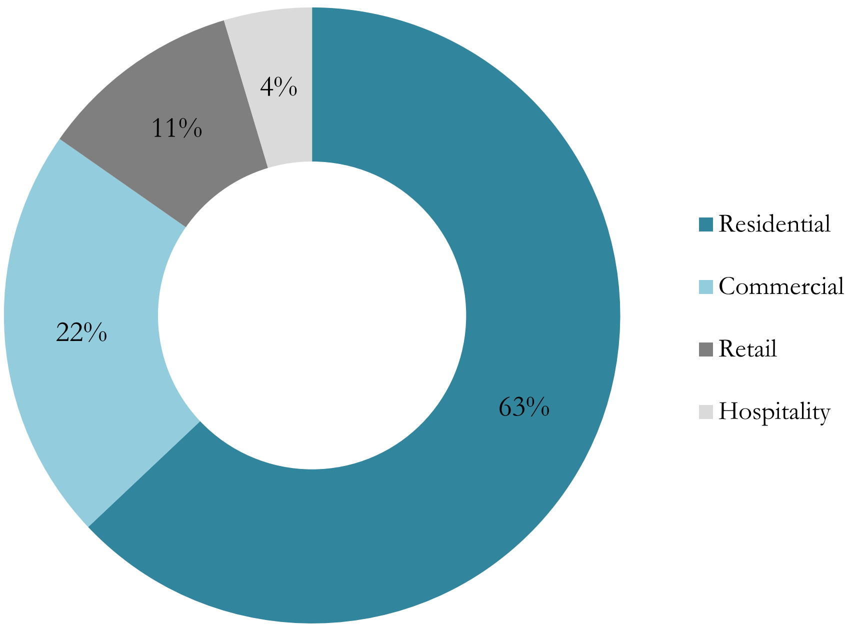
PROJECT PORTFOLIO & UPDATE

Business Segments

Product Mix – Segment Wise

Ongoing Projects

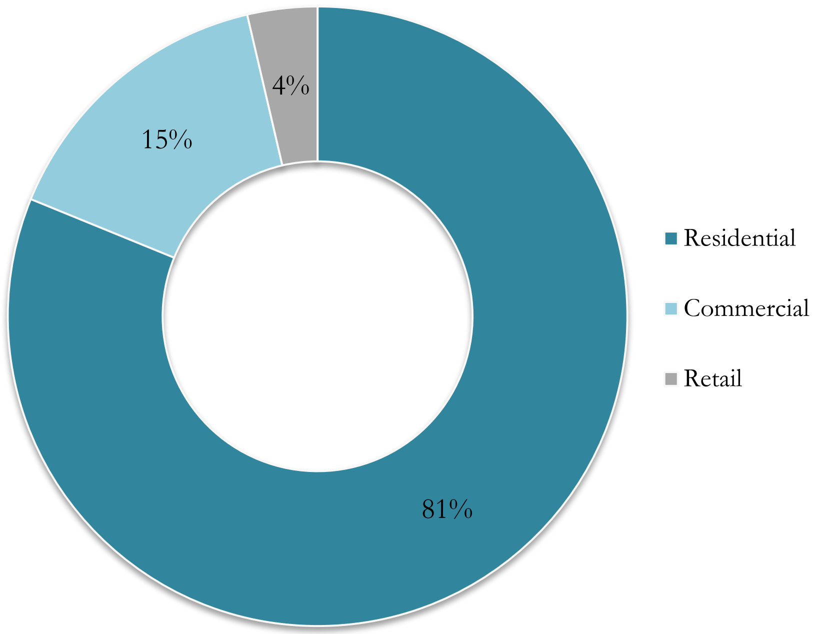
Total Area – 48.47 Mnsf



Segment	No. of Projects	Developable Area (Mnsf)
Residential	33	30.51
Commercial	14	10.55
Retail	7	5.17
Hospitality	5	2.24
Total	**59**	**48.47**

Upcoming Projects

Total Area – 38.19 Mnsf

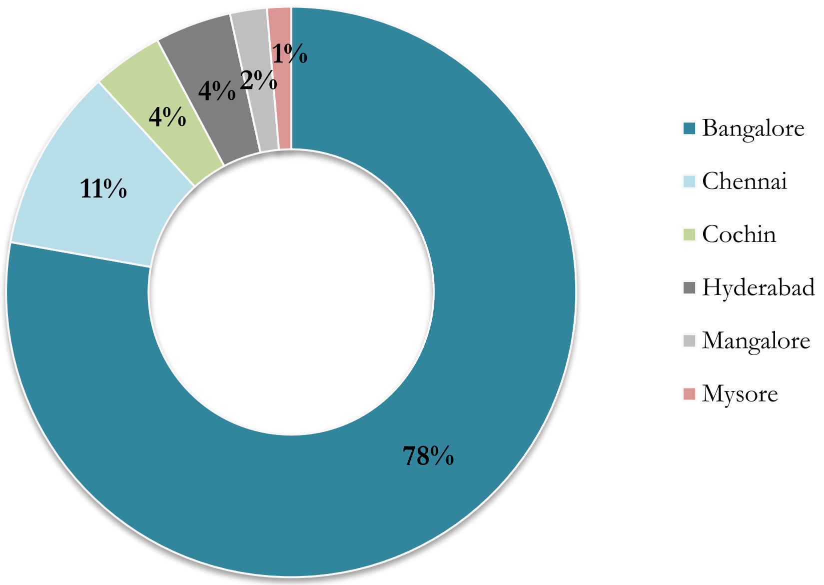


Segment	No. of Projects	Developable Area (Mnsf)
Residential	24	31.59
Commercial	4	5.91
Retail	2	1.42
Total	**30**	**38.91**

Product Mix – Geography Wise

Ongoing Projects

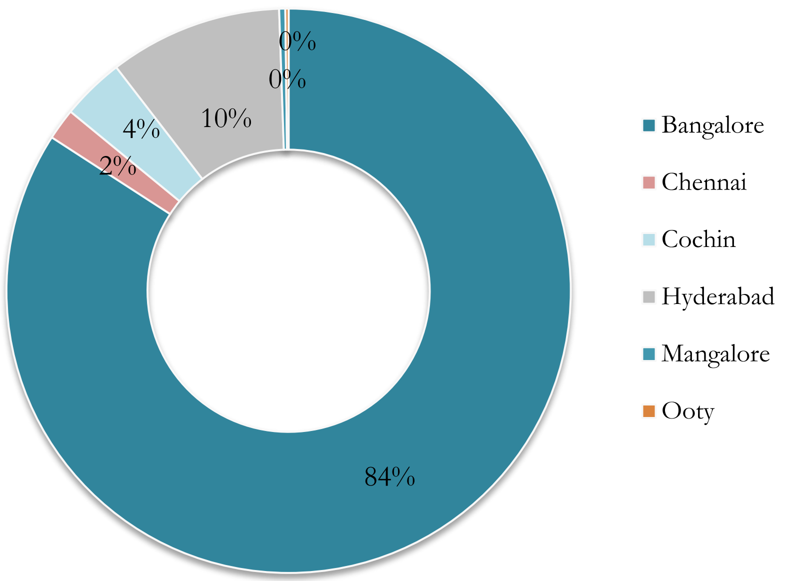
Total Area – 48.47 Mnsf



City	No. of Projects	Developable Area (Mnsf)
Bangalore	47	37.71
Chennai	1	5.04
Cochin	5	1.95
Hyderabad	2	2.10
Mangalore	2	1.01
Mysore	2	0.66
Total	**59**	**48.47**

Upcoming Projects

Total Area – 38.19 Mnsf



City	No. of Projects	Developable Area (Mnsf)
Bangalore	21	32.74
Chennai	2	0.70
Cochin	3	1.40
Hyderabad	2	3.86
Mangalore	1	0.14
Ooty	1	0.07
Total	**30**	**38.91**

Ongoing Projects

Residential

Sl.No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)	No of Units	Prestige Share of Units
1	Prestige Golfshire- Villas	Bangalore	1.75	100.00%	1.75	228	228
2	Prestige White Meadows -1	Bangalore	1.07	100.00%	1.07	163	163
3	Prestige White Meadows -2	Bangalore	1.16	62.50%	0.73	191	119
4	Kingfisher Towers	Bangalore	1.09	45.51%	0.50	83	42
5	Prestige Royal Woods	Hyderabad	0.63	50.00%	0.32	152	76
6	Prestige Oasis - Phase 2	Bangalore	0.09	100.00%	0.09	16	16
7	Prestige Edwardian	Bangalore	0.07	100.00%	0.07	12	12
8	Prestige Hermitage	Bangalore	0.23	50.00%	0.12	26	13
9	Prestige Tranquility	Bangalore	4.57	100.00%	4.57	2,368	2,368
10	Prestige Park View	Bangalore	0.93	71.00%	0.66	376	269
11	Prestige Silver Oak	Bangalore	0.66	33.46%	0.22	178	60
12	Prestige Bella Vista	Chennai	5.04	60.00%	3.02	2,613	1,568
13	Prestige Sunny Side	Bangalore	0.98	100.00%	0.98	395	395
14	Prestige Garden Bay	Bangalore	0.64	72.00%	0.46	184	133
15	Prestige Glen Wood	Bangalore	0.32	65.00%	0.21	116	75
16	Prestige Mayberry-1	Bangalore	0.12	66.61%	0.08	40	27
17	Prestige Mayberry-2	Bangalore	0.39	60.39%	0.24	126	76

Ongoing Projects

Residential

Sl.No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)	No of Units	Prestige Share of Units
18	Prestige Silver Crest	Bangalore	0.25	100.00%	0.25	122	122
19	Prestige Summer Fields	Bangalore	0.31	50.85%	0.16	83	42
20	Prestige Silver Sun	Bangalore	0.21	33.60%	0.07	102	34
21	Prestige Hillside Retreat	Bangalore	0.11	75.00%	0.08	58	44
22	Prestige Philadelphia	Bangalore	0.03	45.00%	0.01	8	4
23	Prestige Ferns Residency	Bangalore	3.29	62.00%	2.04	1,324	821
24	Prestige Misty Waters	Bangalore	1.02	51.00%	0.52	558	285
25	Prestige West Holmes	Mangalore	0.06	65.00%	0.04	20	13
26	Prestige Tech Vista	Bangalore	0.12	60.00%	0.07	30	18
27	Prestige Brooklyn Heights	Bangalore	0.27	62.00%	0.16	94	59
28	Prestige Spencer Heights	Bangalore	0.11	100.00%	0.11	34	34
29	Prestige Royale Garden - Phase I	Bangalore	0.43	68.50%	0.29	384	263
30	Prestige Sunrise Park - Phase I	Bangalore	1.69	100.00%	1.69	1,046	1,046
31	Prestige West Woods	Bangalore	1.02	60.00%	0.61	574	341
32	Prestige Augusta Golf Village	Bangalore	1.38	67.00%	0.92	460	308
33	Prestige Casabella	Bangalore	0.48	75.00%	0.36	210	158
	Total - A		**30.51**		**22.47**	**12,374**	**9,231**

Ongoing Projects

Commercial

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Cessna Business Park B8 - B11	Bangalore	3.56	85.00%	3.03
2	Prestige Khoday Towers	Bangalore	0.26	48.53%	0.13
3	Exora Business Park - Block 2	Bangalore	1.02	32.46%	0.33
4	Prestige Technopolis	Bangalore	0.47	56.80%	0.27
5	Prestige TechPark III	Bangalore	1.55	100.00%	1.55
6	Excelsior	Bangalore	0.22	21.75%	0.05
7	Prestige Trade Towers	Bangalore	0.61	45.00%	0.27
8	Prestige Tech Platina	Bangalore	1.43	66.66%	0.95
9	Prestige Star	Bangalore	0.04	64.00%	0.03
10	Prestige TMS Square	Cochin	0.17	58.00%	0.10
11	Forum Thomsun	Cochin	0.20	25.00%	0.05
12	Prestige Trinity Centre	Bangalore	0.45	26.84%	0.12
13	Prestige Falcon Towers	Bangalore	0.49	45.00%	0.22
14	Prestige Star II	Bangalore	0.08	64.00%	0.05
	Total - B		**10.55**		**7.15**

Ongoing Projects

Retail

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Forum Sujana	Hyderabad	1.47	24.50%	0.36
2	Forum Shantiniketan	Bangalore	1.06	65.00%	0.69
3	Forum Mysore	Mysore	0.55	50.99%	0.28
4	Forum Mangalore	Mangalore	0.95	34.00%	0.32
5	Prestige TMS Square	Cochin	0.12	58.00%	0.07
6	Forum Thomsun	Cochin	0.91	25.00%	0.23
7	Prestige Mysore Central	Mysore	0.11	65.00%	0.07
	Total - C		**5.17**		**2.02**

Hospitality

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)	No. of Keys
1	Aloft	Bangalore	0.29	85.00%	0.25	202
2	Hilton	Bangalore	0.45	100.00%	0.45	285
3	Forum Value Mall - Service Apts	Bangalore	0.37	35.00%	0.13	142
4	Marriott Hotel + Convention Centre	Bangalore	0.58	100.00%	0.58	307
5	Forum Thomsun	Cochin	0.55	25.00%	0.14	200
	Total - D		**2.24**		**1.55**	**1,136**
	GRAND TOTAL - A+B+C+D		**48.47**		**33.19**	

Upcoming Projects

Residential

Sl.No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Prestige Leela Residences	Bangalore	0.36	60.00%	0.22
2	Prestige Silver Spring	Chennai	0.49	27.54%	0.14
3	Kakanad Property	Cochin	0.80	70.00%	0.56
4	Prestige Jade Pavilion	Bangalore	0.68	46.91%	0.32
5	Prestige Greenmoor	Bangalore	0.39	25.00%	0.10
6	Prestige Down Town	Chennai	0.21	100.00%	0.21
7	Prestige South Woods	Bangalore	1.28	67.00%	0.86
8	Prestige Hillcrest	Ooty	0.07	50.00%	0.04
9	Prestige Royale Gardens - Phase II	Bangalore	2.46	68.50%	1.69
10	Prestige Lakeside Habitat	Bangalore	8.40	70.00%	5.88
11	Prestige Primerose Hills	Bangalore	2.04	62.00%	1.26
12	New Airport Road Property, Bellary Road	Bangalore	2.72	100.00%	2.72
13	Prestige Park Square	Bangalore	0.65	35.70%	0.23
14	Prestige Ivy Terraces	Bangalore	0.57	62.00%	0.35
15	Prestige Bougainvillea - II	Bangalore	0.12	60.00%	0.07
16	Prestige Sunrise Park - Phase II	Bangalore	1.58	100.00%	1.58
17	Hyderabad Property	Hyderabad	0.86	60.00%	0.52
18	Roshanara Property	Bangalore	0.22	100.00%	0.22
19	Temple Bell - Bangalore South Property	Bangalore	1.55	70.00%	1.09
20	Mangalore Villas	Mangalore	0.14	68.00%	0.09
21	Prestige Gulmohar	Bangalore	0.87	100.00%	0.87
22	Prestige Northpoint, Kammanahalli	Bangalore	0.13	100.00%	0.13
23	Yamalur Property	Bangalore	2.00	60.00%	1.20
24	Financial District, Hyderabad	Hyderabad	3.00	68.34%	2.05
	Total - A		**31.59**		**22.40**

Upcoming Projects

Commercial

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Kakanad Property	Cochin	0.20	70.00%	0.14
2	Prestige Technostar	Bangalore	1.65	51.00%	0.84
3	Jacobs Land - IT Park	Bangalore	2.81	73.93%	2.08
4	Prestige Tech Park IV	Bangalore	1.25	90.00%	1.13
	Total - B		**5.91**		**4.19**

Retail

Sl. No	Project	City	Developable Area (Mnsf)	Economic Interest	Prestige Share (Mnsf)
1	Kakanad Property	Cochin	0.40	76.50%	0.31
2	Forum Mall - ORR	Bangalore	1.02	62.95%	0.64
	Total - C		**1.42**		**0.95**
	GRAND TOTAL - A+B+C		**38.91**		**27.54**

Land Bank & Projects Under Planning

Sl. No	Entity Name	Location	Land Area (Acres)	Economic Interest	PEPL Share (Acres)
1	Prestige Bidadi Holdings Pvt Ltd	Bidadi	142.74	100.00%	142.74
2	Prestige Projects Pvt Ltd	Bangalore	168.00	32.68%	54.90
3	Prestige Garden Resorts Pvt Ltd	Bangalore	7.00	100.00%	7.00
4	Eden Investments	Goa	74.13	40.00%	29.65
5	Prestige Estates Projects Ltd	Bangalore	112.91	69.41%	78.37
6	KRPL Techpark	Mysore	15.61	31.00%	4.84
7	Village D Nandi Pvt Ltd	Bangalore	22.95	100.00%	22.95
8	Prestige Nottinghill Investments	Bangalore	67.66	32.46%	21.96
	Total		**611.00**		**362.42**

Prestige
GROUP
Add Prestige to your life

ABOUT PRESTIGE

Advantage Prestige

Iconic developments like
Forum Mall, Prestige Shantiniketan,
UB City, Prestige Golfshire, etc

Spearheaded by Real Estate Icon,
Mr. Irfan Razack & his brothers
Mr. Rezwan and Noaman Razack

Legacy Spanning over 26 years

One of South India's Leading Developers

168 completed projects

Over 51 Mnsf of Developed Area

59 Ongoing Projects spanning

over 48 Mnsf of Area

Only
CRISIL DA1*
rated Developer
in India

Excellence across all
Real Estate Classes,
i.e. Residential,
Commercial, Retail
& Hospitality

Stable Cash Flows by way of
Annuity Income & Diversified Cash
Flows from Various Segments

Strong Joint Venture partners like
CapitaLand, RedFort , etc & Strong
Associations with Various Banks & FIs

One of the Most Trusted Developers by Land Owners and Customers

** rating indicates the Company's excellent ability to execute real estate projects as per specified quality levels within stipulated time schedules and to transfer clean title*

Strong Presence Across All South Indian States

Karnataka
- Bangalore
- Mysore
- Mangalore

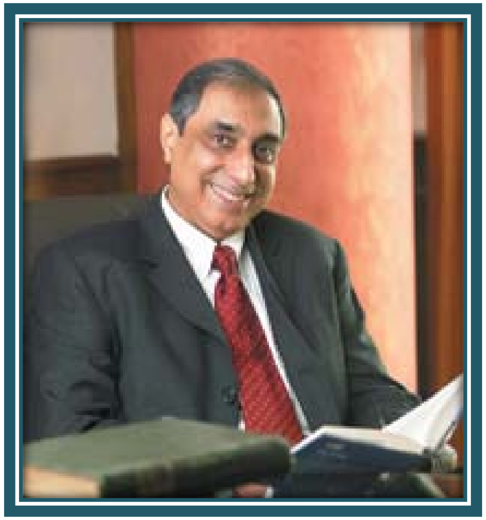
Tamil Nadu
- Chennai
- Ooty

Kerala
- Kochi

Andhra Pradesh
- Hyderabad

Goa

Board of Directors

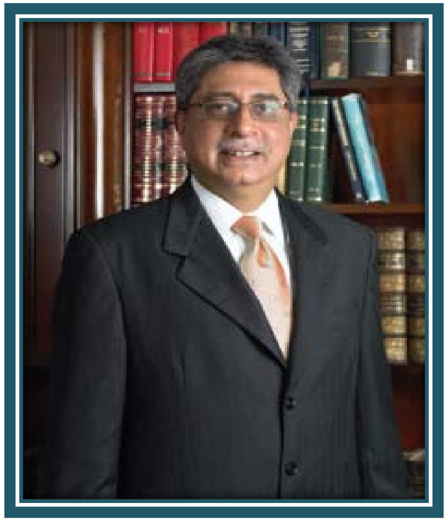


Irfan Razack

Chairman & Managing Director

Rezwan Razack

Joint Managing Director



Noaman Razack

Whole-time Director

Jagdeesh K. Reddy

Independent Director

B.G. Koshy

Independent Director

Noor Ahmed Jaffer

Independent Director

Dr. Pangal Ranganath Nayak

Independent Director

Executive Management

1 **Faiz Rezwan**
Executive Director
Contracts & Projects

2 **Uzma Irfan**
Executive Director
Corporate Communication

3 **Sana Rezwan**
Executive Director
Retail

4 **Zackria Hashim**
Executive Director
Land Acquisition

5 **Zaid Sadiq**
Executive Director
Liasioning & Hospitality

6 **Venkat K Narayana**
Executive Director
Finance & CFO

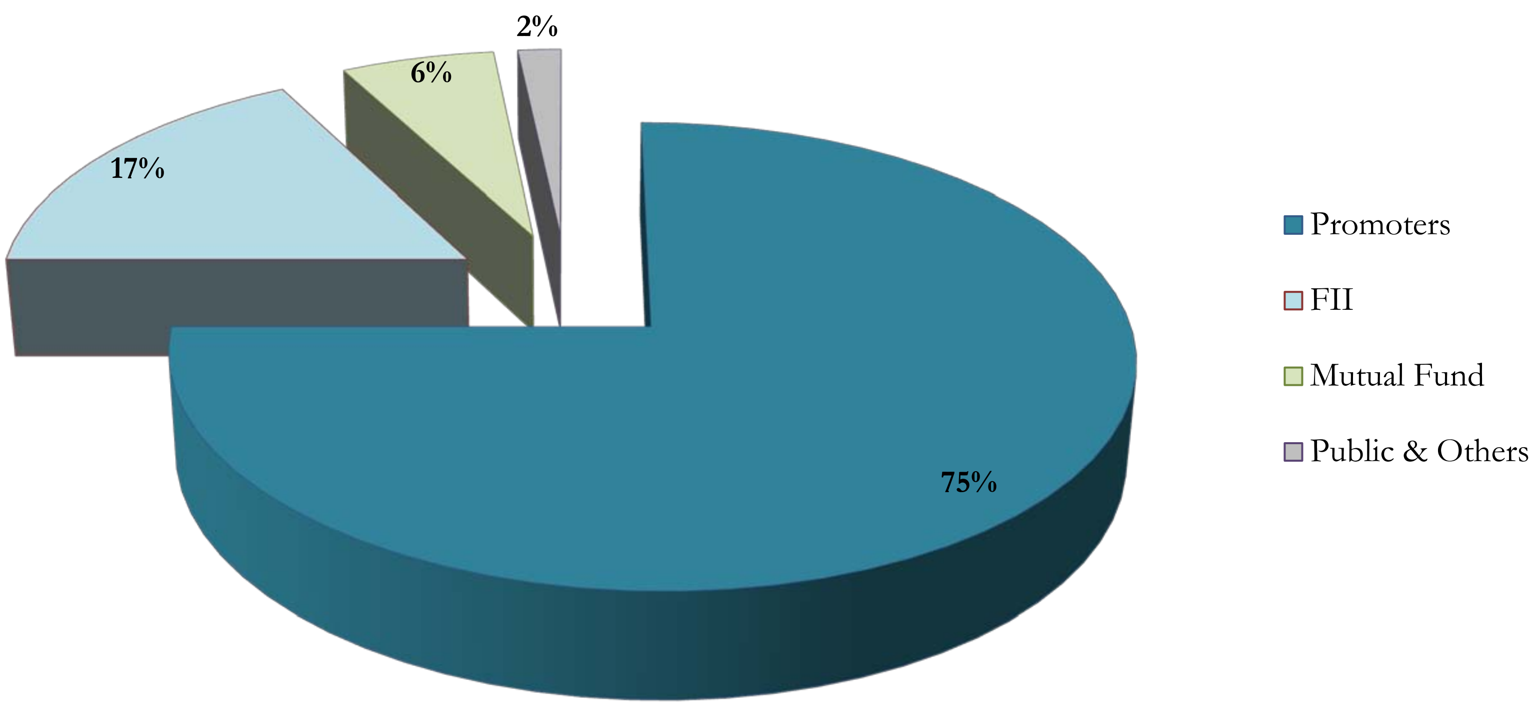
7 **Arvind Pai**
Executive Director
Legal

8 **V. Gopal**
Executive Director
Projects & Planning

9 **Nayeem Noor**
Executive Director
Public Relations

10 **Asha Vasan**
Executive Director
Business Development

Shareholding Pattern



As on 30 June, 2013

AWARDS & RECOGNITION

Prestige GROUP
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Awards & Recognition

Realty Plus Excellence Award 2013

Mr. Irfan Razack – CMD, Ms. Uzma Irfan – Executive Director (Corporate Communications)and Mr. Nandakumar - Head Leasing receiving the Realty Plus Excellence Award 2013 - Developer of the Year – Commercial (South)

Awards & Recognition

Realty Plus Excellence Award 2013

Realty Plus Excellence Award 2013
Developer Of The Year
Residential (South)

Realty Plus Excellence Award 2013
Developer Of The Year
Commercial (South)

Realty Plus Excellence Award 2013
Developer Of The Year
Retail (South)

Awards & Recognition

NDTV Property Awards – Top Commercial Space Developer

NDTV Property Awards
Top Commercial Space Developer

Awards & Recognition

Cessna B5 block has been awarded LEED platinum rating by USGBC for Commercial Interiors

The CISCO B5 Office space in Bangalore has been awarded Platinum certification under USGBC's LEED ID+C rating system. This is highest rated Platinum LEED ID+C projects in Asia and the second highest in the world having been awarded a total of 97 points by the U.S. Green Building Council.

The CISCO interior project space comprises of Office, Lobby, Landmark spaces and Cafeteria. 100% of the total building's energy consumption is being offset by green power investments amounting to over 70,00,000 Kwh of green power per annum. CISCO is an environmentally responsible organization and is always striving to protect the environment and has taken enormous efforts along with En3 to implement various sustainability and green measures within its interior space.

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PROJECT SNAPSHOT

A Virtual Tour

Project Snapshots - New Launches during the quarter

Prestige Augusta Golf Village

Perspective

Project Snapshots - New Launches during the quarter

Prestige Sunrise Park

Perspective

Project Snapshots - New Launches during the quarter

Prestige West Woods

Perspectives

Project Snapshots – Completions during the quarter

Cessna Business Park – B7

Project Snapshots – Completions during the quarter

Forum Vijaya

Project Snapshots – Key Projects

Prestige White Meadows

Perspective

Current Construction Progress

Project Snapshots – Key Projects

Prestige Bella Vista

Perspective

Current Construction Progress

Project Snapshots – Key Projects

Prestige Tranquility

Perspective

Current Construction Progress

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Project Snapshots – Key Projects

Prestige Park View

Perspective

Current Construction Progress

Project Snapshots – Residential Projects

Current Construction Progress

Prestige Ferns Residency

Prestige West Holme

Prestige Hermitage

Prestige Casabella

Project Snapshots – Residential Projects

Current Construction Progress

Prestige Edwardian

Prestige Royal Woods

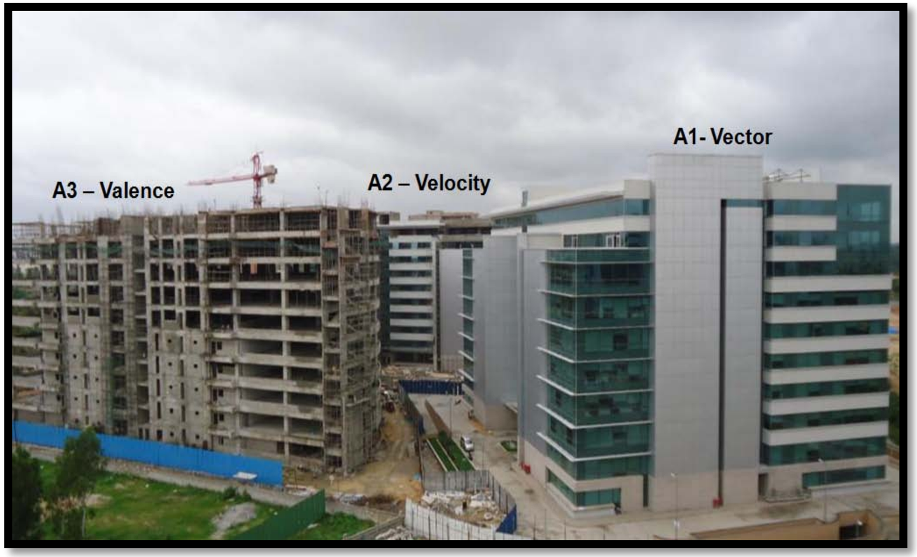
Prestige Silver Oak

Prestige Garden Bay

Project Snapshots – Commercial Projects

Current Construction Progress

Prestige Tech Park III



Exora Business Park – B2

Cessna Business Park – B8

Prestige Khoday Tower

Project Snapshots – Retail Projects

Current Construction Progress

Forum Sujana Mall

Forum Mangalore Mall

Mysore Central Mall

Forum Mysore Mall

Project Snapshots – Hospitality Projects

Current Construction Progress

Aloft

Hilton

FVM – Serviced Apartment

Marriott

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GUIDANCE VS ACHIEVED

Guidance Vs Achieved

	FY 13-14			FY 12-13			FY 11-12		
Particulars	Guidance for Full Year	Achieved in QI FY 13-14	% Achieved	Guidance	Achieved	% Achieved	Guidance	Achieved	% Achieved
Sales (Rs. Mn) *	43,000	11,442	27%	25,000	31,221	125%	15,000	21,127	141%
Turnover (Rs Mn)	20,000	5,293	26%	15,000	16,064	107%	7,500	7,992	107%
Collections (Rs. Mn)	23,000	6,074	26%	15,000	19,695	131%	12,000	13,354	111%
Launches (Mnsf)	14.00	4.09	29%	8.00	10.39	130%	10.00	12.89	129%
Leasing (Mnsf)	2.00	0.44	22%	2.50	2.10	84%	3.00	3.12	104%
Exit Rental Income (Rs. Mn)	3,200	2,788	87%	2,250	2,289	102%	1,600	1,870	117%
Debt Equity Ratio									
Consolidated	0.70	0.67		0.75	0.60		0.75	0.68	
Standalone	0.45	0.39		0.50	0.37		0.50	0.48	

** The Sales guidance given for FY 13-14 is for Total Sales. Out of the total sales guidance of Rs. 43,000 million given for FY 13-14, PEPL Share would tentatively be around Rs. 37,000 million.*

** Sales achieved for FY 12-13 and FY 11-12 indicated above represents Prestige share of Total Sales. The corresponding total sales for these two years are Rs. 37,274 million and Rs. 23,900 million respectively.*

Disclaimer

This presentation has been prepared by Prestige Estates Projects Limited ("Company") solely for providing information about the Company. It contains certain forward looking statements concerning Prestige Estates Projects Ltd's future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

Add Prestige to your life

thank you

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