



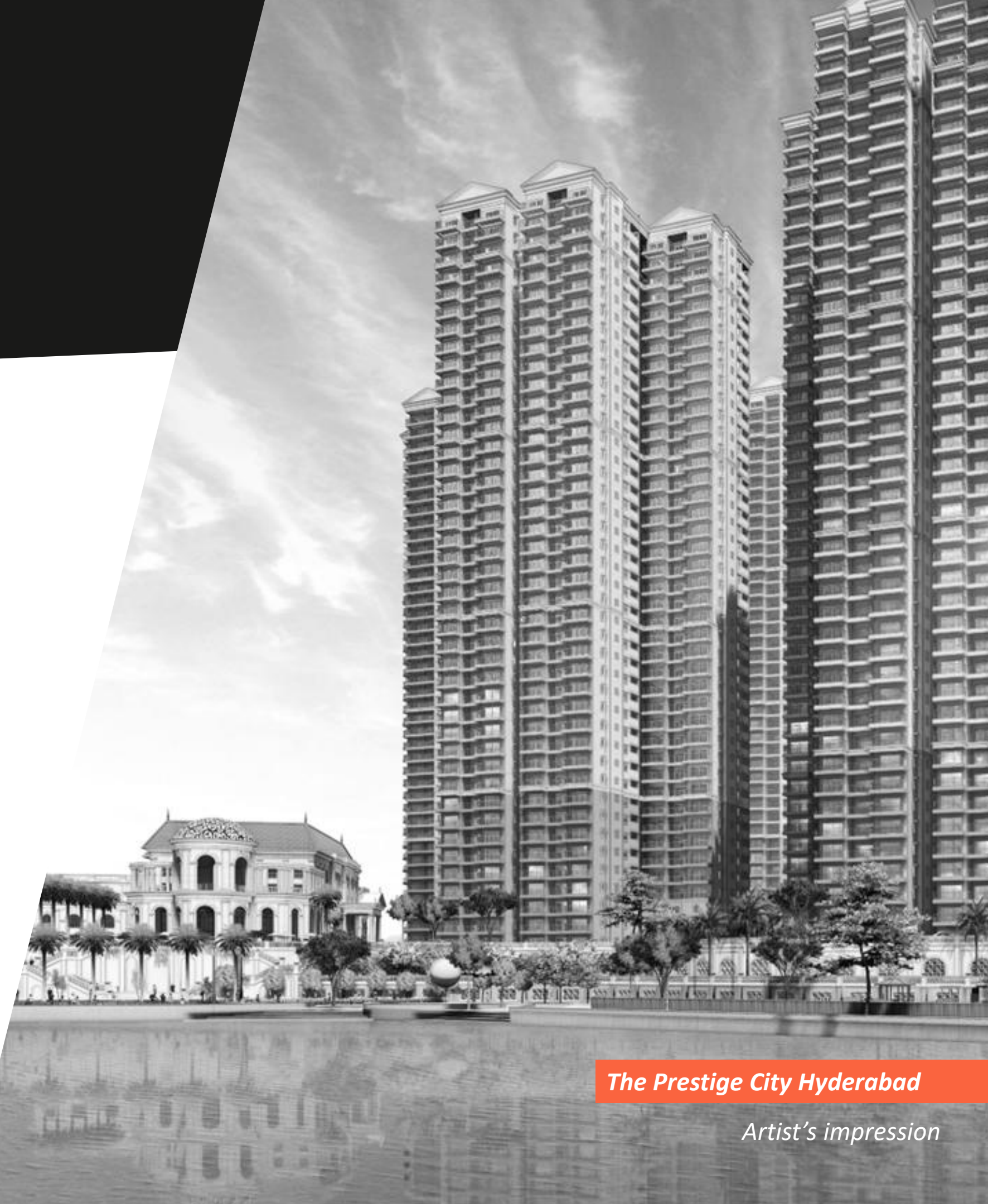
INVESTOR PRESENTATION

PRESTIGE ESTATES PROJECTS LIMITED

Q3 & 9M FY25

CONTENTS

1. Company Overview
2. Operational Highlights
3. Financial Highlights
4. Business Segments
5. Land Bank
6. ESG
7. Board of Directors and Management Team
8. Annexures



The Prestige City Hyderabad

Artist's impression

Company Overview

- **38 years of Legacy**

- **13 cities presence**

- **CRISIL DA 1 + “Excellent” Developer Grading**

- **ICRA A+ “Stable” Rating**

Prestige Ocean Towers, Customer Experience Centre, Mumbai

Shot at Location

Diversified Business Segments



Commercial

- Office space
- Built-to-suit campuses
- Corporate offices
- IT parks
- Warehouse & industrial park



Retail

- Malls
- Multiplexes
- F&B
- Luxury Retail
- Performing Arts

Hospitality

- Hotels
- Convention Centres
- Service Apartments
- Resorts
- Prestige Golfshire Format



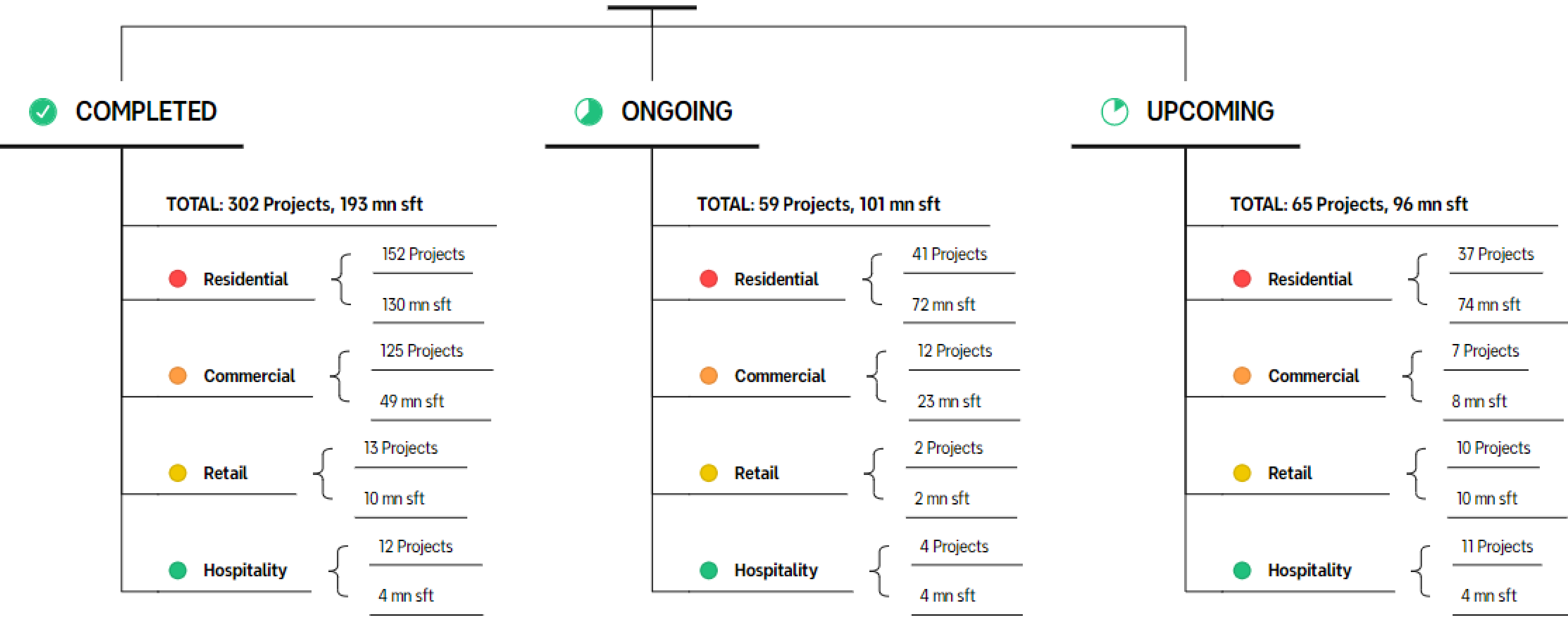
Property Management & Services



Residential

- Apartments
- Villas
- Integrated townships
- Plotted developments
- The Prestige City Format
- Prestige Golfshire Format

Scale of Operations



Operational Highlights

Q3 FY25



SALES

₹ 30,135 mn (-43% yoy)

PG share: ₹ 29,470 mn
(-43% yoy)

COLLECTIONS

₹ 32,575 mn (+5% yoy)

PG share: ₹ 30,580 mn
(+6% yoy)

AREA SOLD

2.23 mn sft (-59% yoy)

PG share: 2.15 mn sft
(-59% yoy)

UNITS SOLD

888

AVG REALISATION

₹13,684 /sft (+40% yoy)

Apt, Villas, Commercial

Operational Highlights

9M FY25



SALES

₹ 1,00,657 mn (-38% yoy)

PG share: ₹ 96,003 mn

-37% yoy

COLLECTIONS

₹ 89,109 mn (+5% yoy)

PG share: ₹ 83,095 mn

+7% yoy

AREA SOLD

8.09 mn sft (-50% yoy)

PG share: 7.61 mn sft

-49% yoy

UNITS SOLD

3,618

AVG REALISATION

₹13,128 /sft (+30% yoy)

Apt, Villas, Commercial

Launches & Completions

9M FY25



Prestige Primrose Hills, Bengaluru

Shot at Location

| Qtr | Project Launched | Location | Segment | Developable Area (Mn sft) |
|-----|--------------------------------|-----------|-------------|---------------------------|
| Q1 | Prestige Camden Gardens | Bengaluru | Residential | 0.34 |
| Q1 | Prestige Kings County | Bengaluru | Residential | 1.52 |
| Q2 | Prestige Raintree Park | Bengaluru | Residential | 4.67 |
| Q2 | Prestige Forest Hills Mulund | Mumbai | Residential | 2.36 |
| Q2 | Prestige Pine Forest | Bengaluru | Residential | 1.16 |
| | Residential Total | | | 10.05 |
| Q3 | Forum TPC Bengaluru | Bengaluru | Retail | 1.27 |
| Q3 | Prestige Signature Tower (JRC) | Bengaluru | Commercial | 0.28 |
| Q3 | Edition - Mumbai | Mumbai | Hospitality | 0.65 |
| | Grand Total | | | 12.25 |

| Qtr | Project Completed | Location | Segment | Developable Area (Mn sft) |
|-----|-------------------------------|-----------|-------------|---------------------------|
| Q2 | Prestige Primrose Hills - Ph1 | Bengaluru | Residential | 1.28 |
| Q2 | Prestige Waterford | Bengaluru | Residential | 1.75 |
| | Total | | | 3.03 |

Geographical sales distribution



Q3 FY25

Bengaluru

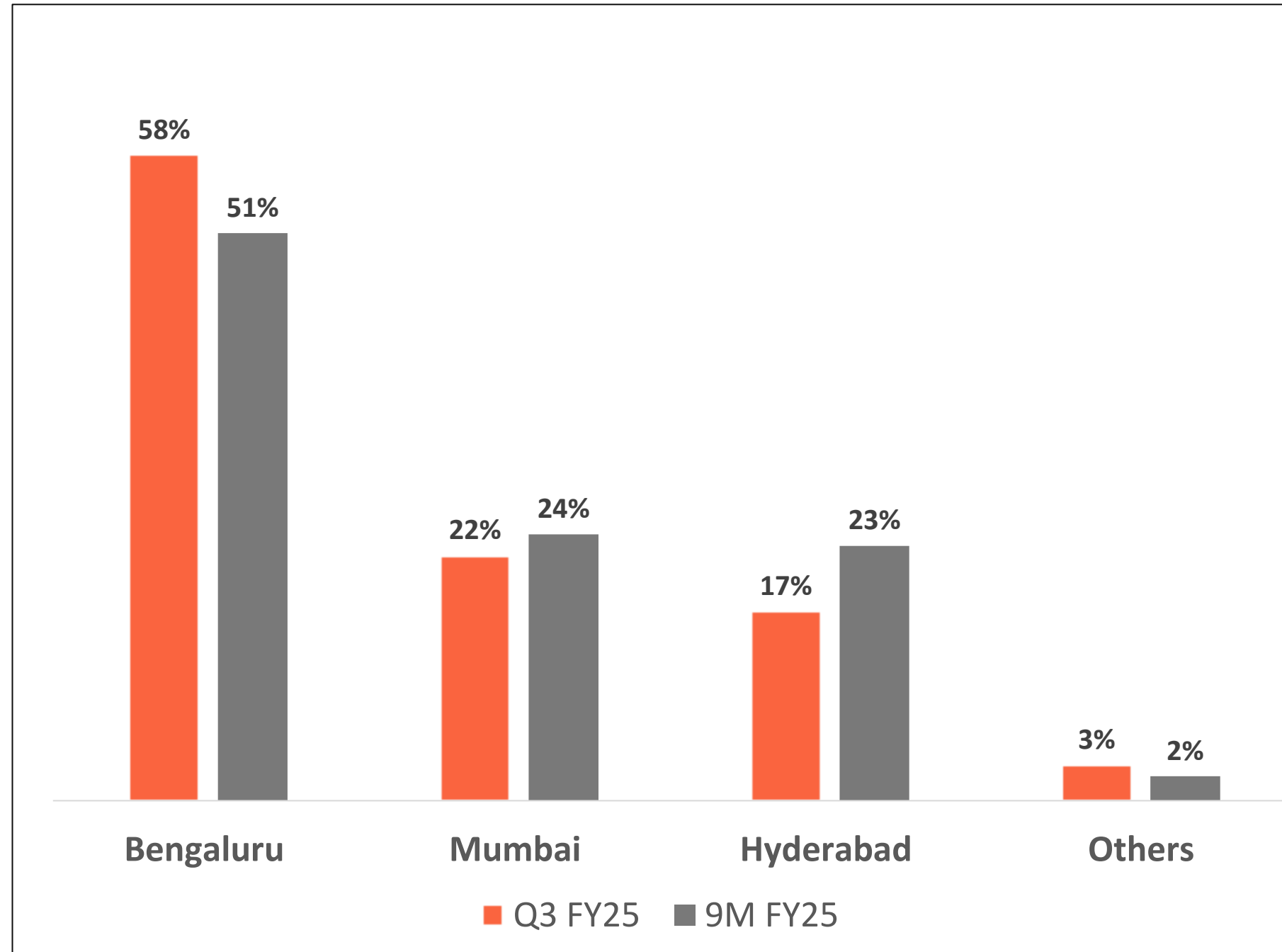
₹17,519 mn

Mumbai

₹6,735 mn

Hyderabad

₹4,918 mn

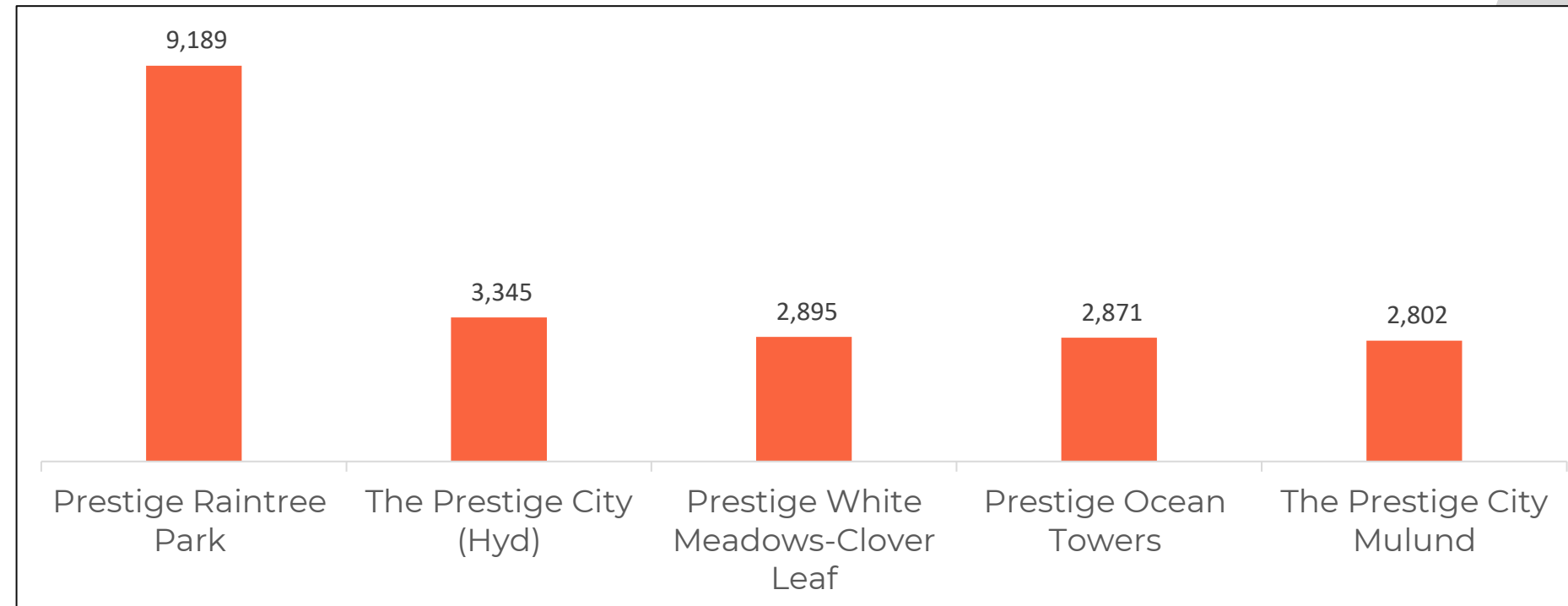


Prestige Pine Forest, Bengaluru

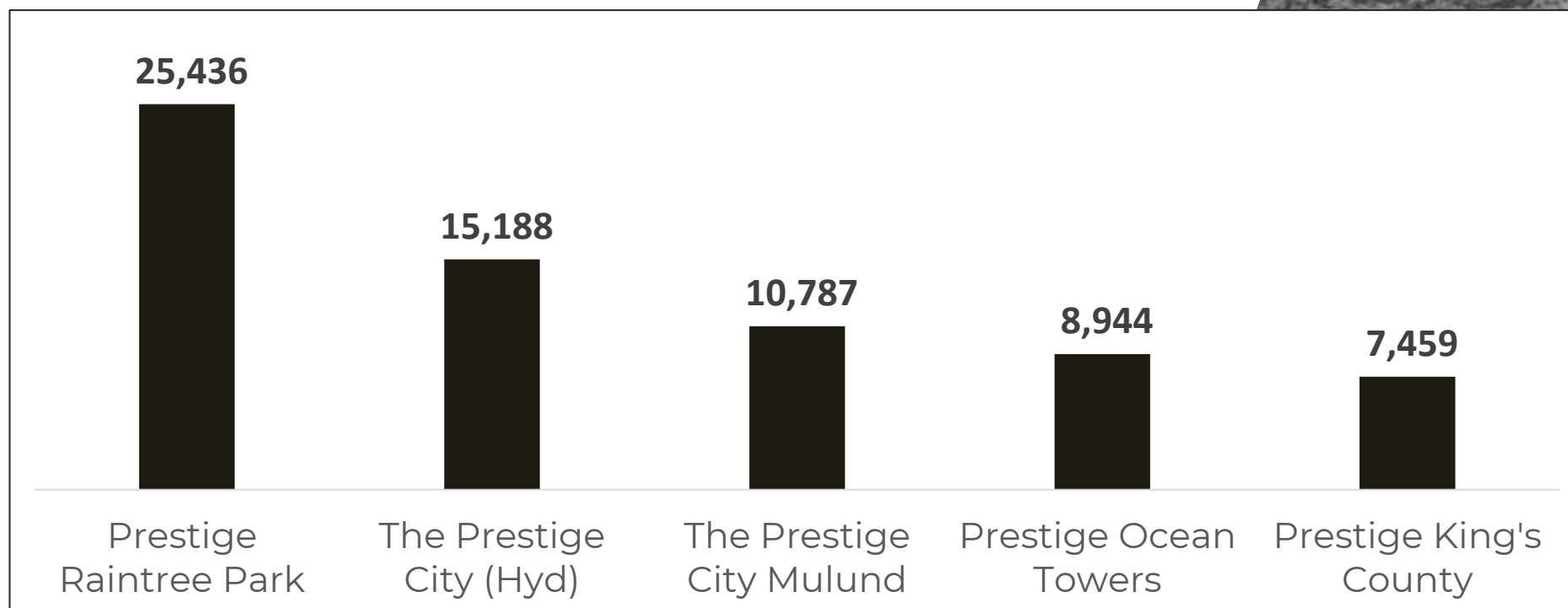
Artist's impression

Top Sales Contributors

Q3 FY25



9M FY25



Sales (in ₹ mn)



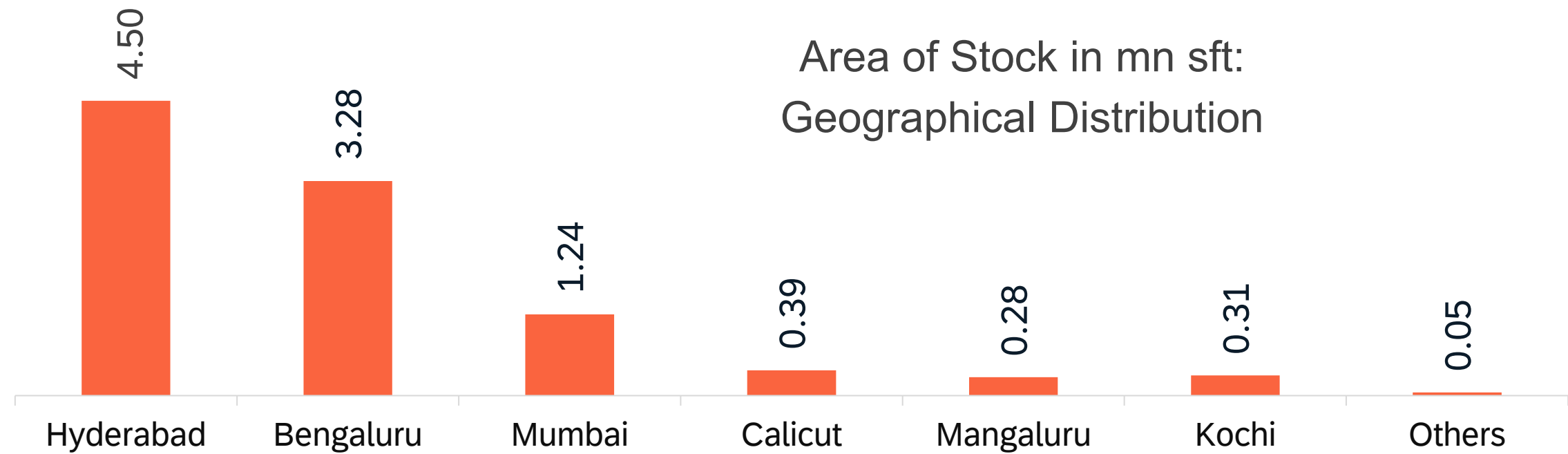
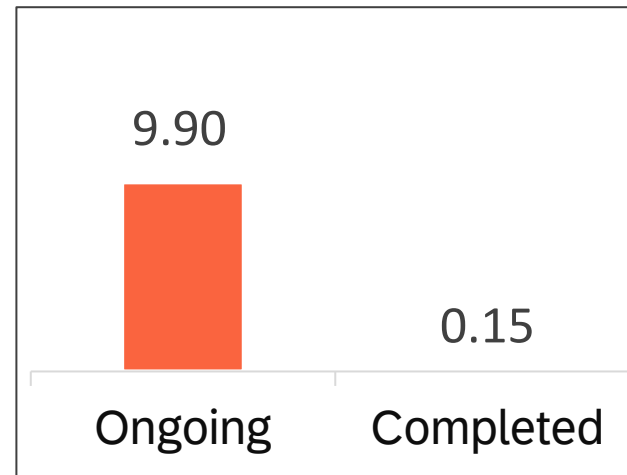
Prestige Forest Hills, TPCM, Mumbai

Artist's impression

Inventory break-up

Area of Stock

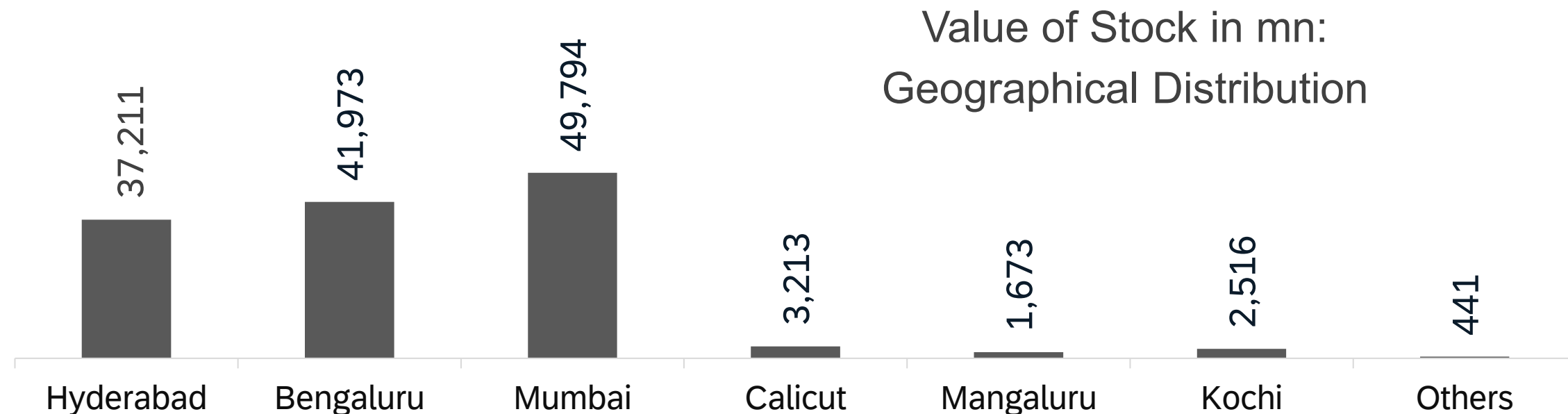
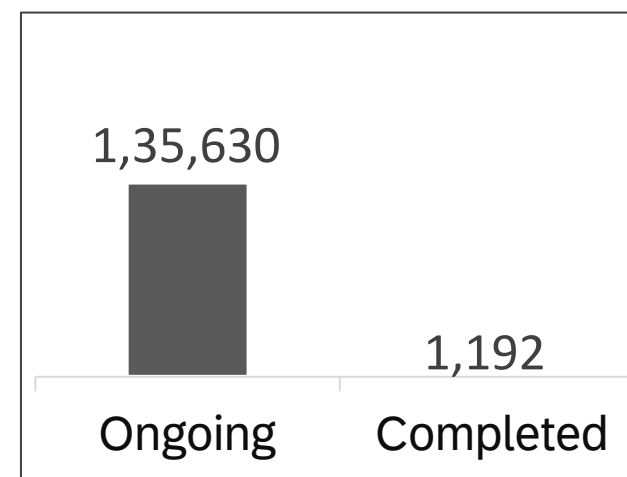
10.05
mn sft



of Units(Total) **4,276** ongoing **4,211** completed **65**

Value of Stock

1,36,822
₹ Mn



*Bangalore 4.50 mnsft stock includes 0.38 mnsft of Commercial

Financial Performance

— Q3 FY25



REVENUE

₹16,979 mn

(-13.83 % yoy)



EBITDA

₹6,335 mn

(-12.77 % yoy)



PAT

₹322 mn

(-80.45 % yoy)*



RATIOS

EBITDA %: 37.31 %

PAT %: 1.90 %

**Mark-to-market loss of ₹584 million recognised on holdings in REIT units during the quarter (as against a gain of ₹ 801 million recognised during Q3 FY24).*

Financial Performance

— 9M FY25



REVENUE

₹61,462 mn

(-14.55% yoy)



EBITDA

₹23,429 mn

(-25.63% yoy)



PAT

₹5,738 mn

(-58.80 % yoy)*



RATIOS

EBITDA %: 38.12 %

PAT %: 9.34 %

*Mark-to-market gain of ₹623 million recognised on holdings in REIT units during the 9M FY25 (as against a gain of ₹ 4,368 million recognised during 9M FY24)

* 9M FY24 included ₹8,512 mn recognised on acquisition of Prestige (BKC) Realtors Pvt Ltd and Turf Esatte Joint Venture LLP..

Segment wise results

(in ₹ Million)

| 9 Months FY 2024-25 | Office | Retail | Hospitality | Services | Residential | Others (Note 1) | Total |
|--|--------|--------|-------------|----------|-------------|-----------------|---------|
| Revenue | 2,407 | 2,080 | 6,616 | 3,553 | 39,501 | 4,053 | 58,210 |
| EBITDA (excluding other income) | 1,824 | 1,093 | 2,385 | 414 | 10,408 | 4,053 | 20,177 |
| EBITDA % | 76% | 53% | 36% | 12% | 26% | 100% | 35% |
| Depreciation | 940 | 429 | 1,213 | 131 | 307 | 2,936 | 5,956 |
| EBIT (excluding other income) | 884 | 664 | 1,172 | 283 | 10,101 | 1,117 | 14,221 |
| EBIT % | 37% | 32% | 18% | 8% | 26% | 28% | 24% |
| Interest Expenses (net of interest income) | 774 | 359 | 615 | (18) | 4,512 | 2,039 | 8,281 |
| Other Income | (19) | (233) | (8) | (13) | (139) | (644) | (1,056) |
| PBT before JV Share of loss / (profit) | 128 | 538 | 565 | 314 | 5,728 | (277) | 6,996 |
| PBT % | 5% | 26% | 9% | 9% | 15% | -7% | 12% |
| Joint Venture share of loss | - | - | - | - | - | - | 309 |
| PBT after Joint Venture share of loss / (profit) | 128 | 538 | 565 | 314 | 5,728 | (277) | 6,687 |
| Exceptional Items | - | - | - | - | - | - | - |
| PBT after Exceptional Items | 128 | 538 | 565 | 314 | 5,728 | (277) | 6,687 |
| Tax | 37 | 135 | 142 | 110 | 1,936 | (1,411) | 949 |
| PAT | 91 | 403 | 423 | 204 | 3,792 | 1,134 | 5,738 |

Note 1 : Others includes

- Impact of IND AS 116
- Fair value gain/loss recognized on Retail REIT units

Segment wise capital employed

(in ₹ Million)

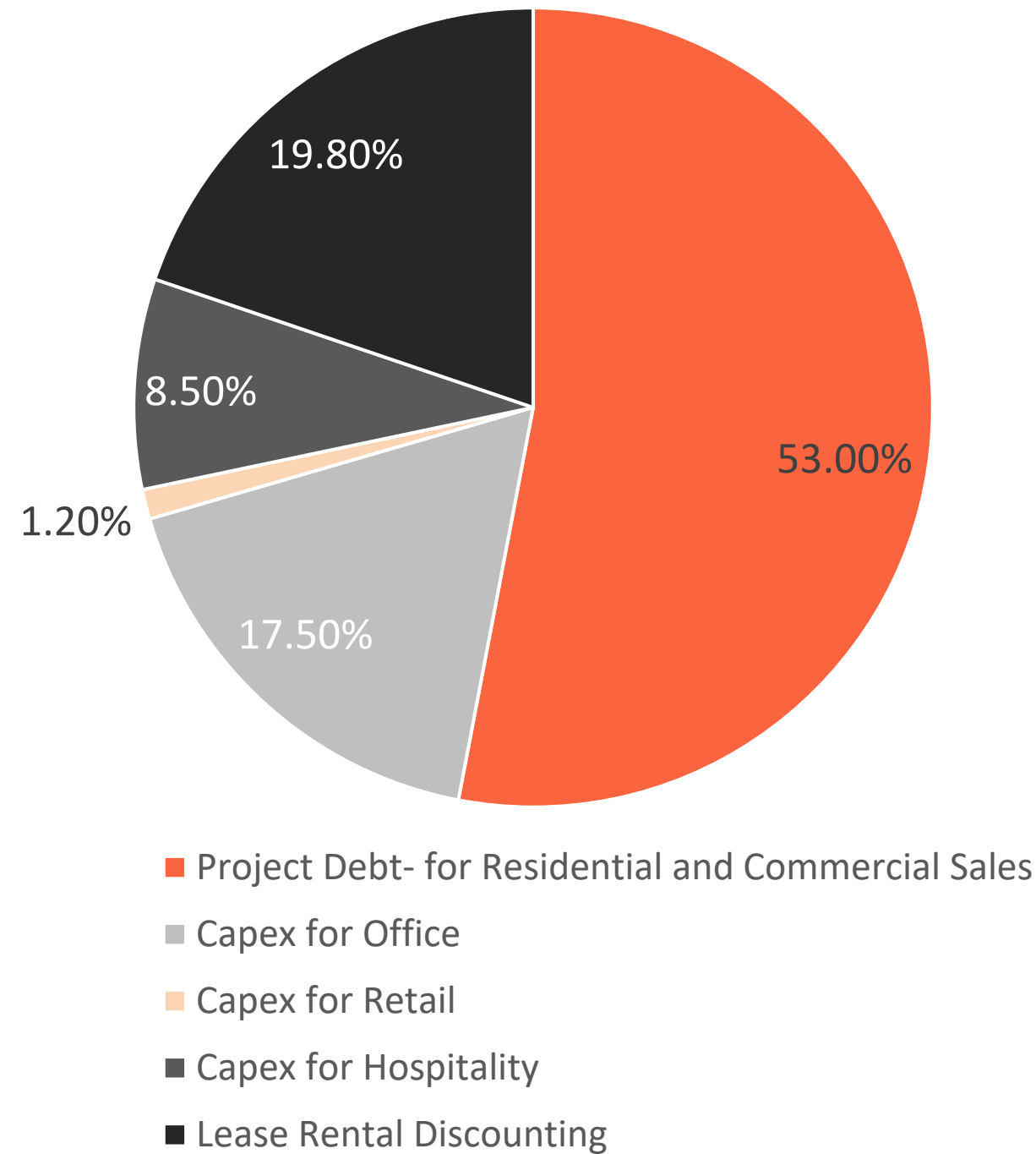
| 9 Months FY 2024-25 | | Office | Retail | Hospitality | Services | Residential | Total |
|--|----------------|---------------|---------------|---------------|--------------|---------------|-----------------|
| Capital Employed | | | | | | | |
| Equity | A | 64,673 | 15,407 | 28,463 | 1,275 | 46,837 | 1,56,655 |
| Debt (including ongoing capex) | B | 29,456 | 7,919 | 8,371 | 21 | 51,326 | 97,093 |
| Debt taken for ongoing capex project | C | 15,599 | 1,198 | - | - | - | 16,797 |
| Debt (excluding ongoing capex) | D=(B-C) | 13,857 | 6,721 | 8,371 | 21 | 51,326 | 80,296 |
| Capital Employed | E=(A+B) | 94,129 | 23,326 | 36,834 | 1,296 | 98,163 | 2,53,748 |
| Capital employed on Ongoing capex projects and investments | F | 72,245 | 13,266 | 13,048 | - | - | 98,558 |
| Capital Employed (excluding ongoing capex projects) | G=E-F | 21,884 | 10,060 | 23,786 | 1,296 | 98,163 | 1,55,190 |
| Debt (excluding ongoing capex) | D | 13,857 | 6,721 | 8,371 | 21 | 51,326 | 80,296 |
| Equity | H=G-D | 8,026 | 3,339 | 15,415 | 1,275 | 46,837 | 74,893 |
| ROCE (ANNUALISED) | | 11.11% | 14.49% | 13.37% | 42.59% | 14.14% | 17.34% |
| ROE (ANNUALISED) | | 17.75% | 38.61% | 15.38% | 46.54% | 17.18% | 23.06% |

1. ROCE - EBIDTA/ CAPITAL EMPLOYED (G)

2. ROE - PBT +DEPRECIATION/ EQUITY (H)

Debt Profile

As on 31st Dec, 2024



₹59,603 mn

Net Debt

0.37

Debt Equity Ratio

10.65%

Average Borrowing Cost

Cash Flows

₹ mn

| | Q3 FY25 | 9M FY 25 |
|--|----------------|----------------|
| <u>OPERATIONAL ACTIVITIES</u> | | |
| <u>Inflow</u> | | |
| Residential Collection/ Commercial & Retail Rentals / Property Maintenance / Mall Operations/ Others | 38,632 | 1,05,765 |
| <u>Outflow</u> | | |
| Construction Cost- Development Business | 21,412 | 48,164 |
| LO Payments /Sales/ Marketing / Admin Overheads & Taxes | 8,535 | 25,766 |
| Sub Total | 29,947 | 73,930 |
| Net Cashflow from Operating Activities | 8,685 | 31,835 |
| <u>INVESTMENTS</u> | | |
| <u>Inflow</u> | | |
| Net Proceeds from QIP | -303 | 49,050 |
| <u>Outflow</u> | | |
| Construction Cost (Retail/Commercial/Hospitality) | 6,529 | 21,873 |
| Investment in Land/TDR/Refundable Deposit/buyback of stakes | 23,522 | 46,481 |
| Subtotal | 30,051 | 68,354 |
| Net Cashflow from Investing Activities | -30,354 | -19,304 |
| <u>FINANCING ACTIVITY</u> | | |
| <u>Inflow</u> | | |
| Debt Drawn Net | 3,353 | 360 |
| Subtotal | 3,353 | 360 |
| <u>Outflow</u> | | |
| Finance Cost | 3,775 | 10,804 |
| Others Net | 996 | 2,010 |
| Dividend Payout | 780 | 780 |
| Subtotal | 5,551 | 13,594 |
| Net Cashflow from Financing Activities | -2,198 | -13,234 |

Business Segments



Residential



152 Projects

130 mn sft

Completed

41 Projects

72 mn sft

Ongoing

37 Projects

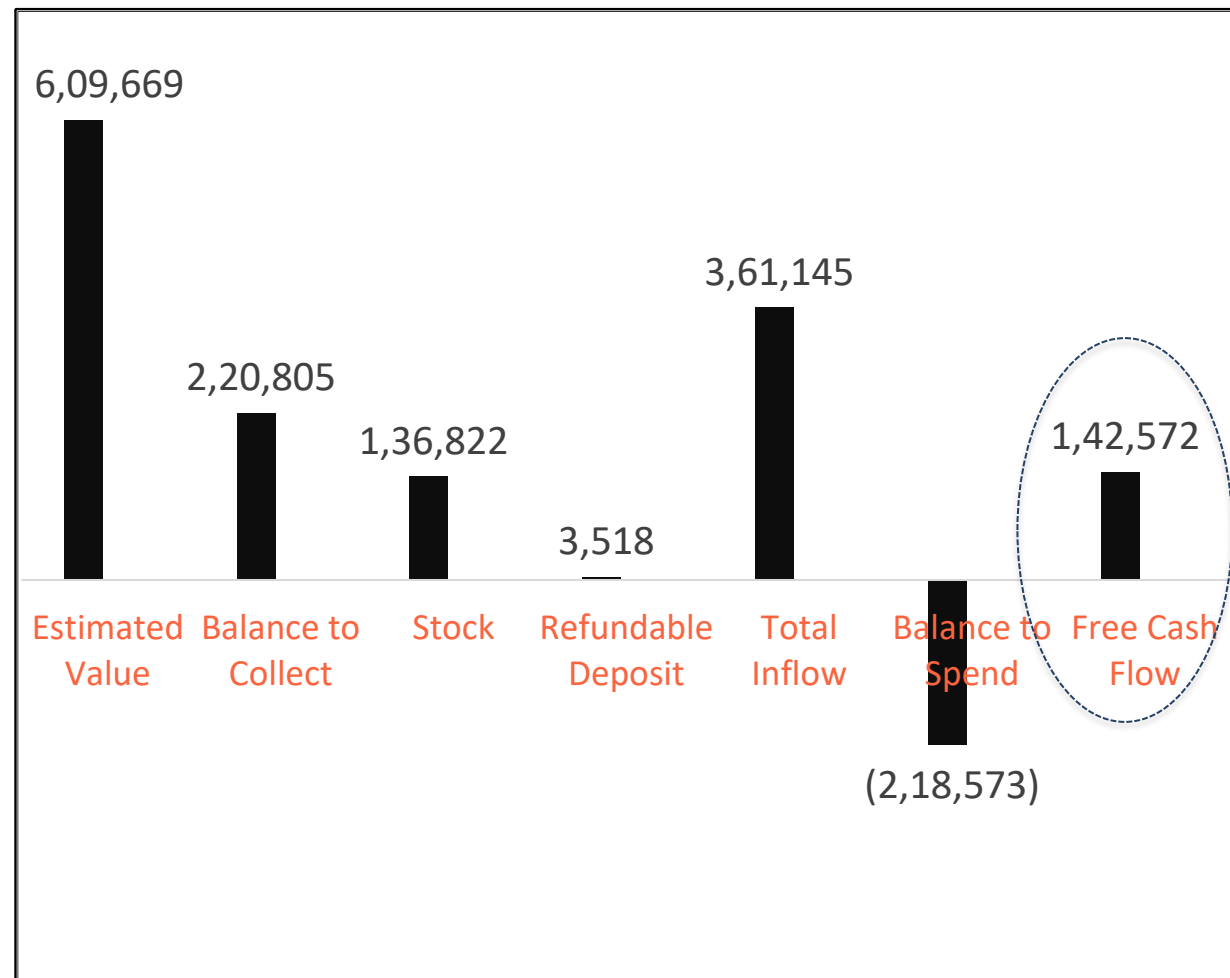
74 mn sft

Upcoming

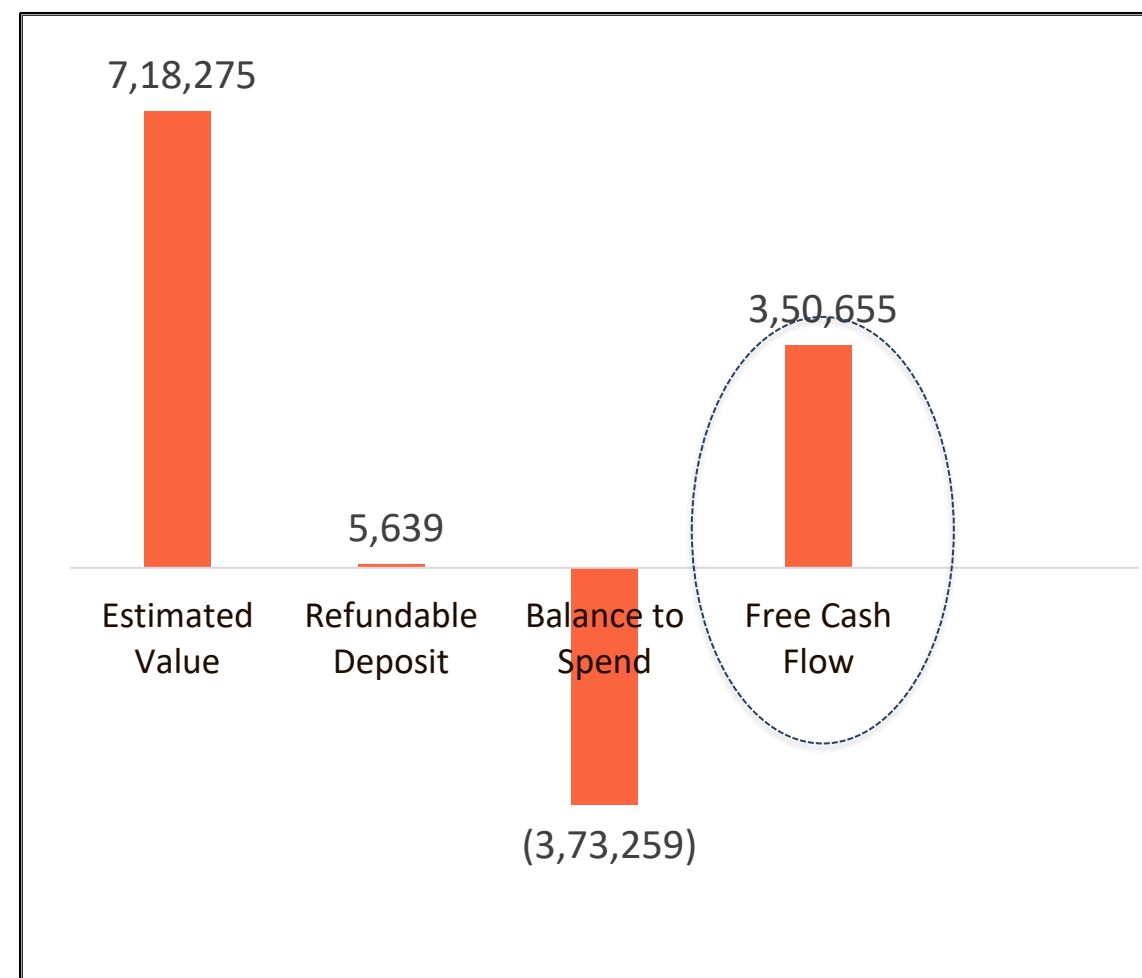
RESIDENTIAL PORTFOLIO

FREE CASH FLOWS FROM SALES : ₹ 4,93,227 mn

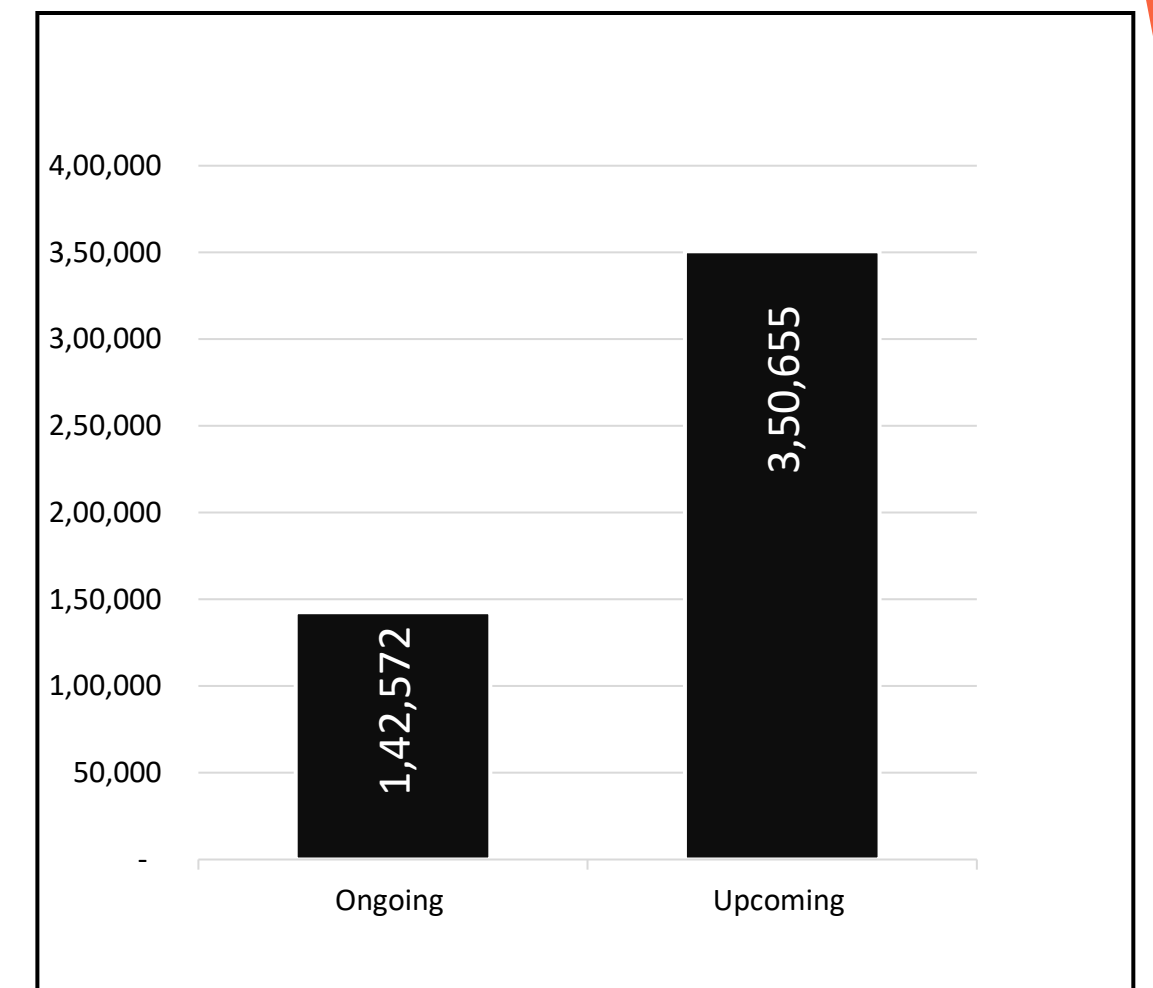
CASH FLOW (₹ mn) : ONGOING + COMPLETED PROJECTS



CASH FLOW (₹ mn) : UPCOMING PROJECTS

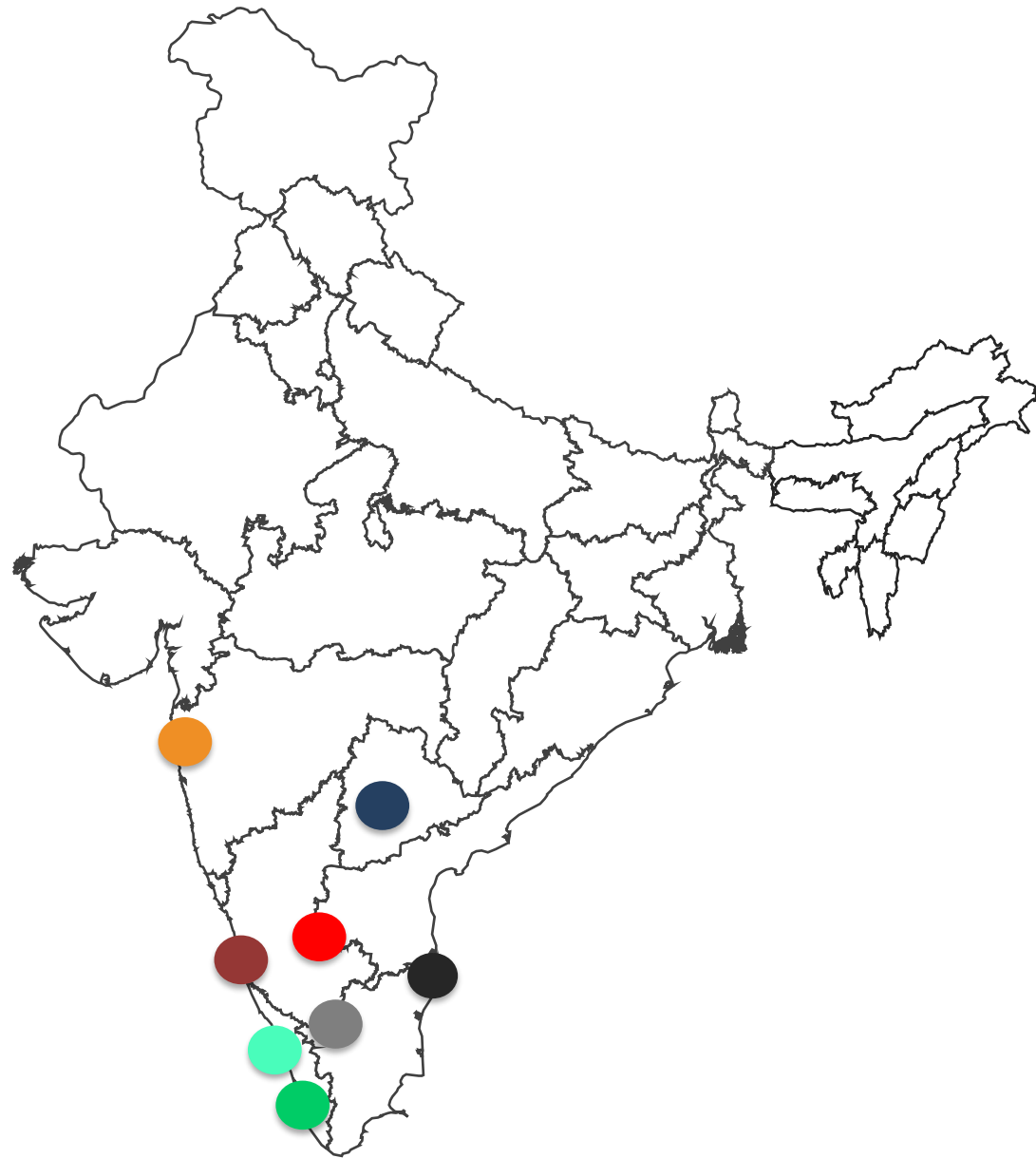


FREE CASH FLOWS (₹ mn)



RESIDENTIAL – ONGOING PROJECTS

41 Projects **72** mn sft



● Bengaluru

| | | | | | |
|--------------|--------------------------------------|--------------|------|--------------|-------|
| 1 | Prestige White Meadows - Clover Leaf | 0.50 | 100% | 0.50 | FY 25 |
| 2 | Prestige Primrose Hills - Ph2 | 0.72 | 67% | 0.48 | FY 25 |
| 3 | Aspen Greens @ TPC | 0.50 | 76% | 0.38 | FY 25 |
| 4 | Avalon Park @ TPC | 2.03 | 76% | 1.55 | FY 25 |
| 5 | Eden Park @ TPC | 2.69 | 76% | 2.04 | FY 26 |
| 6 | Meridian Park Phase I @ TPC | 1.82 | 76% | 1.39 | FY 26 |
| 7 | Meridian Park Phase II @ TPC | 2.34 | 76% | 1.78 | FY 26 |
| 8 | Meridian Park Phase III @ TPC | 1.81 | 76% | 1.38 | FY 26 |
| 9 | Prestige Green Gables | 0.71 | 62% | 0.44 | FY 26 |
| 10 | Prestige Sanctuary | 0.43 | 100% | 0.43 | FY 26 |
| 11 | Prestige King's County | 1.52 | 82% | 1.26 | FY 26 |
| 12 | Aston Park @ TPC | 1.35 | 76% | 1.03 | FY 27 |
| 13 | Prestige Elm Park | 0.57 | 65% | 0.37 | FY 27 |
| 14 | Prestige Dew Drops | 0.12 | 100% | 0.12 | FY 27 |
| 15 | Prestige Lavender Fields | 3.11 | 90% | 2.81 | FY 28 |
| 16 | Prestige Park Grove - Apartments | 9.28 | 62% | 5.76 | FY 28 |
| 17 | Prestige Park Grove-Villas | 0.34 | 68% | 0.23 | FY 28 |
| 18 | Prestige Serenity Shores | 1.57 | 80% | 1.25 | FY 28 |
| 19 | Prestige Glenbrook | 0.66 | 100% | 0.66 | FY 28 |
| 20 | Prestige Somerville | 0.83 | 64% | 0.53 | FY 28 |
| 21 | Prestige Camden Gardens | 0.34 | 66% | 0.22 | FY 28 |
| 22 | Prestige Raintree Park | 4.67 | 100% | 4.67 | FY 29 |
| 23 | Prestige Pine Forest | 1.16 | 60% | 0.70 | FY 29 |
| Total | | 39.08 | | 29.96 | |

● Mumbai

| | | | | | |
|--------------|----------------------------------|-------------|------|-------------|-------|
| 1 | Prestige Jasdan Classic | 0.78 | 100% | 0.78 | FY 25 |
| 2 | Siesta @ TPC Mulund | 1.37 | 100% | 1.37 | FY 25 |
| 3 | Bellanza PH I @ TPC Mulund | 1.70 | 100% | 1.70 | FY 27 |
| 4 | Prestige Daffodils | 0.26 | 64% | 0.16 | FY 27 |
| 5 | Bellanza Ph II @ TPC Mulund | 1.69 | 100% | 1.69 | FY 28 |
| 6 | Prestige Ocean Towers | 1.35 | 76% | 1.03 | FY 31 |
| 7 | Prestige Forest Hills Mulund Ph1 | 2.36 | 100% | 2.36 | FY 31 |
| Total | | 9.50 | | 9.09 | |

● Hyderabad

| | | | | | |
|--------------|-----------------------------------|--------------|------|--------------|-------|
| 1 | Prestige Beverly Hills | 2.30 | 100% | 2.30 | FY 25 |
| 2 | Prestige Clairemont | 3.29 | 100% | 3.29 | FY 27 |
| 3 | Prestige Vaishnaoi Rainbow Waters | 1.11 | 37% | 0.40 | FY 27 |
| 4 | The Prestige City @ Hyd - Villa | 0.81 | 38% | 0.31 | FY 27 |
| 5 | The Prestige City @ Hyd - Apt | 12.61 | 38% | 4.80 | FY 28 |
| Total | | 20.12 | | 11.10 | |

● Kochi

| | | | | | |
|--------------|----------------------|-------------|------|-------------|-------|
| 1 | Prestige Eden Garden | 0.30 | 100% | 0.30 | FY 26 |
| 2 | Prestige Cityscape | 0.30 | 50% | 0.15 | FY 27 |
| 3 | Prestige Panorama | 0.29 | 50% | 0.15 | FY 27 |
| Total | | 0.89 | | 0.60 | |

● Calicut

| | | | | | |
|--------------|----------------------|-------------|-----|-------------|-------|
| 1 | Prestige Ocean Pearl | 1.50 | 72% | 1.08 | FY 27 |
| Total | | 1.50 | | 1.08 | |

● Mangaluru

| | | | | | |
|--------------|--------------------------|-------------|-----|-------------|-------|
| 1 | Prestige Palm Residences | 0.35 | 75% | 0.26 | FY 25 |
| Total | | 0.35 | | 0.26 | |

● Ooty

| | | | | | |
|--------------|--------------------|-------------|-----|-------------|-------|
| 1 | Prestige Hillcrest | 0.11 | 50% | 0.05 | FY 25 |
| Total | | 0.11 | | 0.05 | |

Table Header

Developable Area (Mn sft)

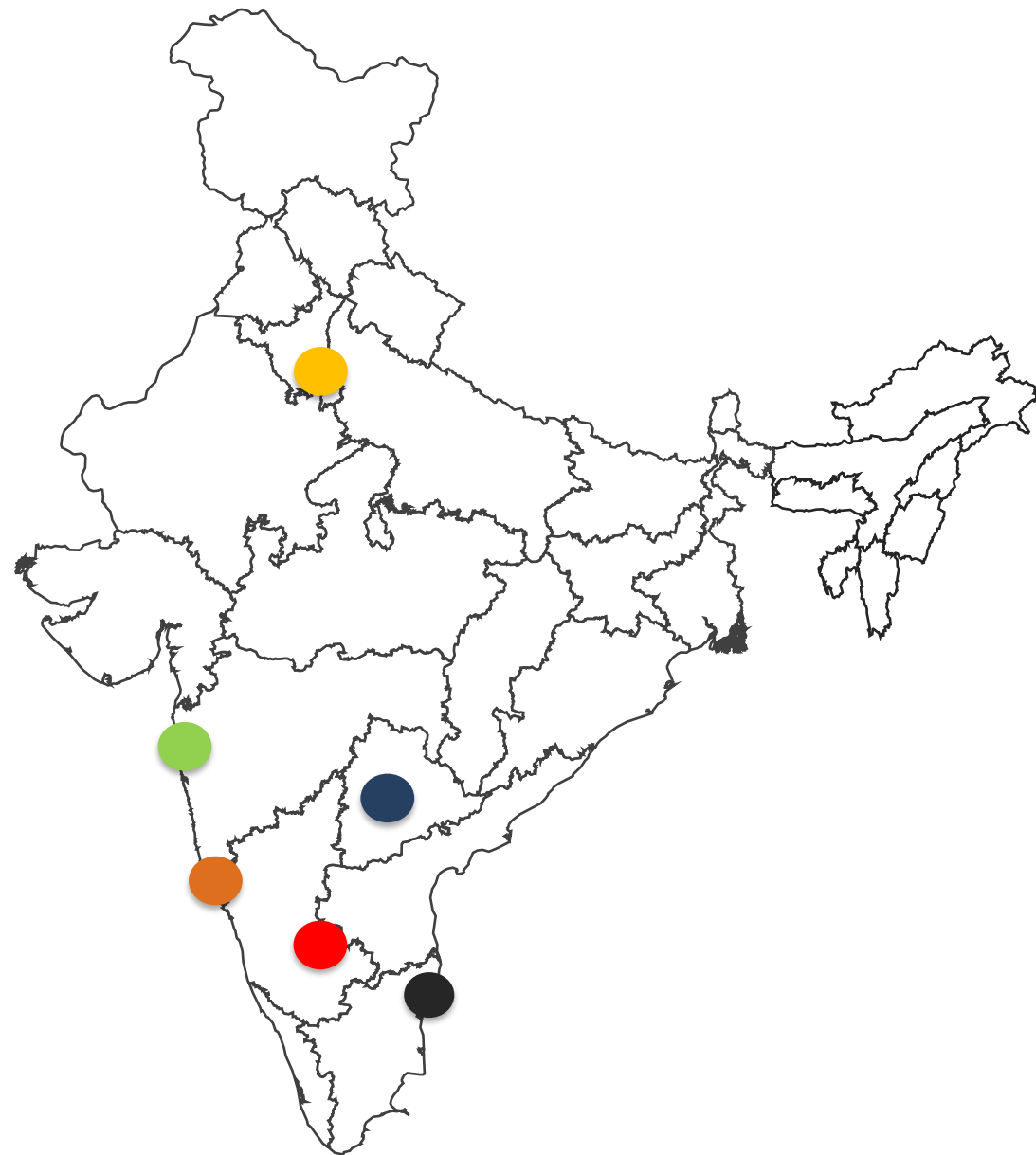
Economic Interest (%)

Prestige Share (Mn sft)

Completion (Yr)

RESIDENTIAL – UPCOMING PROJECTS

37 Projects **74** mn sft



● Bengaluru

| | | | | | |
|--------------|------------------------------------|--------------|------|--------------|-------|
| 1 | Prestige Southern Star Ph I | 5.21 | 94% | 4.90 | FY 25 |
| 2 | Prestige Falcon City Luxe | 4.38 | 76% | 3.33 | FY 26 |
| 3 | Prestige Greenmoor | 0.80 | 26% | 0.20 | FY 26 |
| 4 | Eaton Park @ TPC | 1.07 | 76% | 0.82 | FY 25 |
| 5 | Prestige Suncrest | 0.86 | 70% | 0.60 | FY 25 |
| 6 | Evergreen @ Prestige Raintree Park | 4.31 | 100% | 4.31 | FY 26 |
| 7 | Prestige Sunset Park | 0.76 | 40% | 0.31 | FY 25 |
| 8 | Prestige Gardenia Estates | 1.03 | 40% | 0.41 | FY 25 |
| 9 | Prestige Countydale | 0.24 | 100% | 0.24 | FY 26 |
| 10 | Prestige Southern Star Ph II | 1.28 | 94% | 1.20 | FY 26 |
| 11 | Prestige Park Ridge | 2.81 | 69% | 1.92 | FY 26 |
| 12 | Fernvale @ TPC | 0.75 | 51% | 0.38 | FY 26 |
| 13 | Prestige Avon | 0.61 | 69% | 0.42 | FY 26 |
| 14 | Villas @ Nandi | 0.59 | 60% | 0.35 | FY 26 |
| 15 | Prestige Marigold Ph II | 1.34 | 100% | 1.34 | FY 26 |
| 16 | Prestige Autumn Leaves | 0.70 | 40% | 0.28 | FY 26 |
| Total | | 26.73 | | 21.01 | |

● Mumbai

| | | | | | |
|--------------|------------------------------------|--------------|------|-------------|-------|
| 1 | Prestige Nautilus | 2.92 | 36% | 1.06 | FY 25 |
| 2 | Prestige Forest Hills Mulund - Ph2 | 2.36 | 100% | 2.36 | FY 25 |
| 3 | Residential @ Jijamata Nagar | 5.02 | 50% | 2.51 | FY 26 |
| 4 | Prestige Horizon Heights | 2.16 | 100% | 2.16 | FY 26 |
| Total | | 12.46 | | 8.09 | |

● Hyderabad

| | | | | | |
|--------------|-----------------------------|-------------|-----|-------------|-------|
| 1 | Prestige Rock Cliff | 0.81 | 55% | 0.45 | FY 26 |
| 2 | Prestige Spring Heights | 5.05 | 76% | 3.83 | FY 25 |
| 3 | Prestige Imperial Park | 3.25 | 76% | 2.47 | FY 26 |
| 4 | Residential @ Banjara Hills | 0.61 | 50% | 0.31 | FY 26 |
| Total | | 9.72 | | 7.06 | |

● Chennai

| | | | | | |
|--------------|--------------------------|-------------|-----|-------------|-------|
| 1 | Prestige Pallava Gardens | 4.24 | 78% | 3.32 | FY 25 |
| 2 | Prestige Palm Court | 1.47 | 69% | 1.02 | FY 26 |
| Total | | 5.72 | | 4.34 | |

● NCR

| | | | | | |
|--------------|--------------------------------|--------------|-----|--------------|-------|
| 1 | Prestige Bougainvillea Gardens | 3.10 | 72% | 2.23 | FY 26 |
| 2 | Prestige Imperium | 0.18 | 76% | 0.13 | FY 26 |
| 3 | Mulberry at The Prestige City | 4.60 | 67% | 3.08 | FY 25 |
| 4 | Oakwood at The Prestige City | 5.04 | 67% | 3.38 | FY 25 |
| 5 | Mayflower at The Prestige City | 1.93 | 67% | 1.30 | FY 25 |
| Total | | 14.85 | | 10.12 | |

● Goa

| | | | | | |
|--------------|---|-------------|------|-------------|-------|
| 1 | Prestige Bayfront | 0.69 | 78% | 0.53 | FY 25 |
| 2 | Veranda Bay @ Prestige Sea Scapes | 0.45 | 100% | 0.45 | FY 25 |
| 3 | Shimmering Shores @ Prestige Sea Scapes | 0.46 | 100% | 0.46 | FY 25 |
| 4 | Palm Coast @ Prestige Sea Scapes | 0.49 | 100% | 0.49 | FY 25 |
| 5 | Beach Gardens @ Prestige Sea Scapes | 1.55 | 100% | 1.55 | FY 25 |
| 6 | Villas - Prestige Golf Shire | 1.19 | 100% | 1.19 | FY 26 |
| Total | | 4.84 | | 4.68 | |

Table Header

| Developable Area (Mn sft) | Economic Interest (%) | Prestige Share (Mn sft) | Launch (Yr) |
|---------------------------|-----------------------|-------------------------|-------------|
|---------------------------|-----------------------|-------------------------|-------------|

Projects added in Q3

**Since these projects are under planning stage, the areas may vary slightly based on design. The same will be frozen once the approval has been received.

GDV OF UPCOMING LAUNCHES

| Sl No | Project Name | Location | TDA (Mnsf) | GDV Mn |
|-------|---|-----------|--------------|-----------------|
| 1 | Prestige Southern Star Ph I | Bengaluru | 5.21 | 35,707 |
| 2 | Prestige Falcon City Luxe | Bengaluru | 4.38 | 50,686 |
| 3 | Prestige Greenmoor | Bengaluru | 0.80 | 10,753 |
| 4 | Eaton Park @ TPC | Bengaluru | 1.07 | 9,095 |
| 5 | Prestige Suncrest | Bengaluru | 0.86 | 6,976 |
| 6 | Evergreen @ Prestige Raintree Park | Bengaluru | 4.31 | 49,746 |
| 7 | Prestige Marigold Ph II | Bengaluru | 1.34 | 4,940 |
| 8 | Prestige Sunset Park | Bengaluru | 0.76 | 3,823 |
| 9 | Prestige Gardenia Estates | Bengaluru | 1.03 | 5,135 |
| 10 | Prestige Pallava Gardens | Chennai | 4.24 | 30,742 |
| 11 | Prestige Bayfront | Goa | 0.69 | 13,771 |
| 12 | Veranda Bay @ Prestige Sea Scapes | Goa | 0.45 | 2,788 |
| 13 | Shimmering Shores @ Prestige Sea Scapes | Goa | 0.46 | 2,790 |
| 14 | Beach Gardens @ Prestige Sea Scapes | Goa | 1.55 | 7,763 |
| 15 | Prestige Nautilus | Mumbai | 2.92 | 86,651 |
| 16 | Prestige Forest Hills Mulund - Ph2 | Mumbai | 2.36 | 28,693 |
| 17 | Prestige Horizon Heights | Mumbai | 2.16 | 20,400 |
| 18 | Prestige Bougainvillea Gardens | NCR | 3.10 | 28,211 |
| 19 | Prestige Imperium | NCR | 0.18 | 14,008 |
| 20 | TPC Indirapuram | NCR | 11.57 | 1,14,887 |
| 21 | Prestige Rock Cliff | Hyderabad | 0.81 | 9,093 |
| 22 | Prestige Spring Heights | Hyderabad | 5.05 | 32,004 |
| | Total | | 55.30 | 5,68,664 |

* TDA includes car parking

Commercial



125 Projects

49 mn sft

Completed

12 Projects

23 mn sft

Ongoing

7 Projects

8 mn sft

Upcoming

Operational Highlights

— 9M FY25

3.02 mn sft

Total Leasing *(excluding renewals)*

2.85 mn sft

Fresh Leasing

~90%

Occupancy

Prestige Technostar, Bengaluru

Shot at Location

COMMERCIAL PORTFOLIO

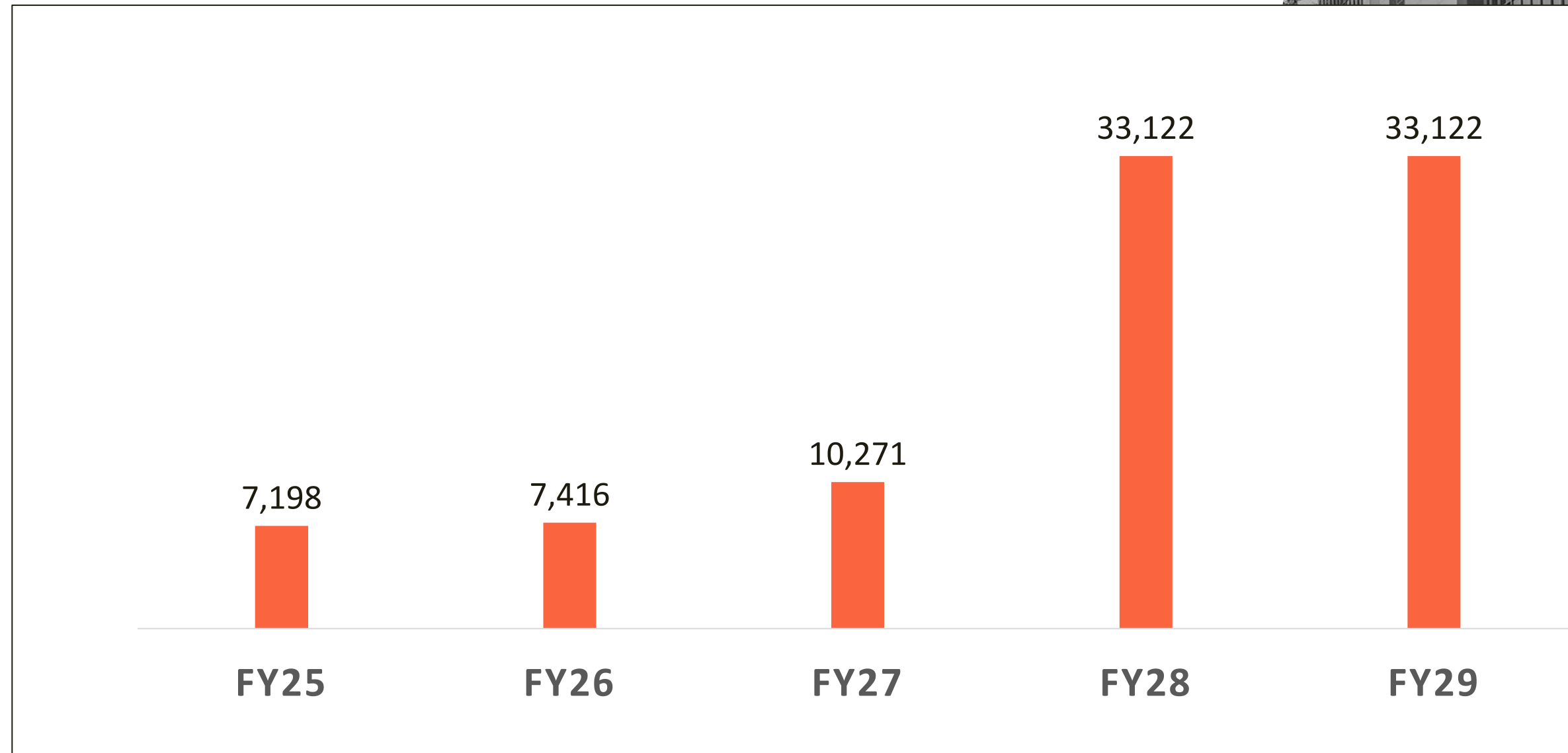
*PROJECTED ANNUITY INCOME STEP UP (₹ mn)
PG Share*

**EXIT RENTALS
Q3 FY25**

₹5,227 mn

**ANNUITY INCOME
FY28**

₹ 33,122 mn

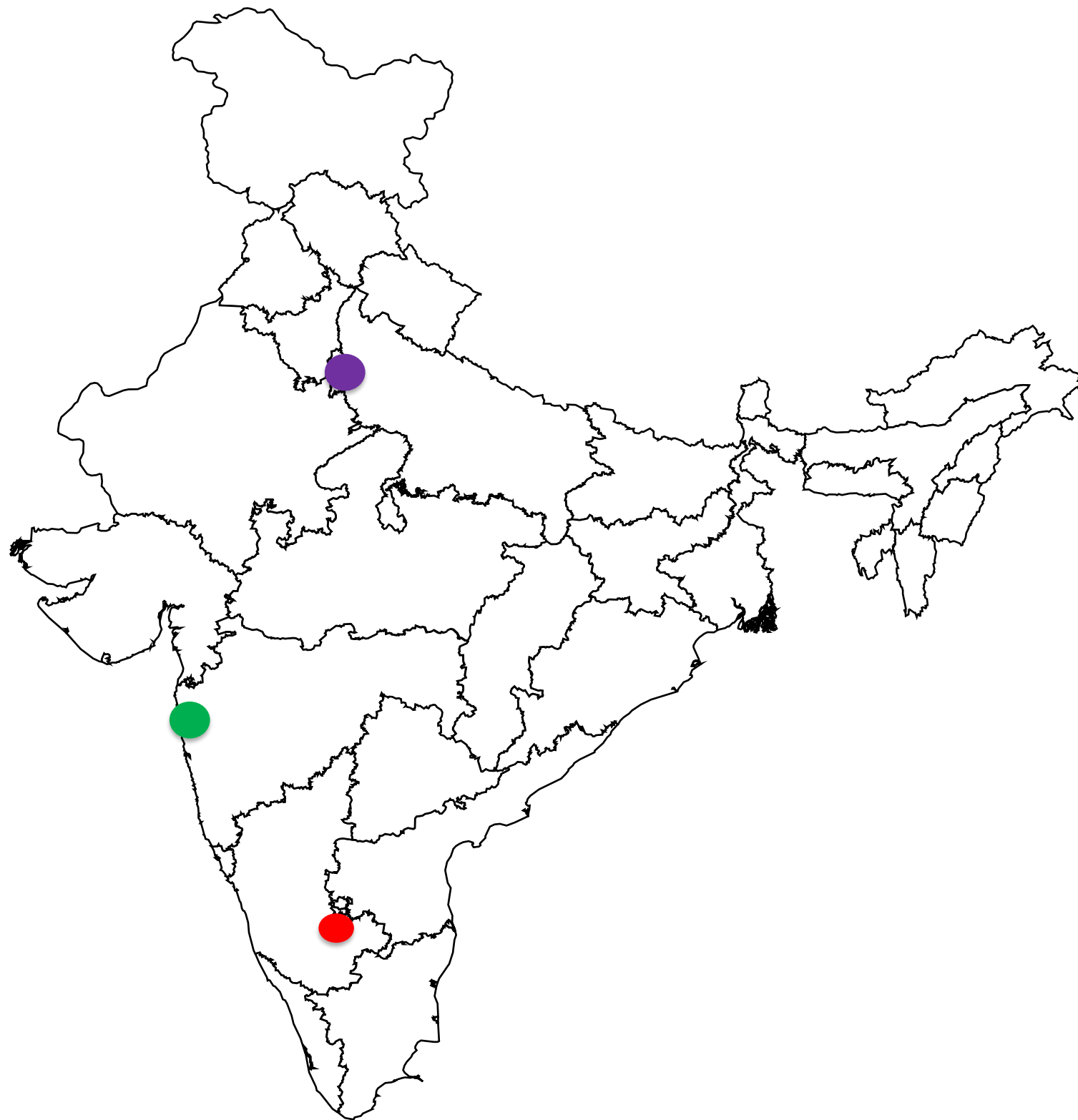


Prestige Tech Pacific, Bengaluru

Shot at Location

COMMERCIAL- ONGOING PROJECTS

12 Projects **23** mn sft



● Bengaluru

| | | | | | |
|--------------|--------------------------------|--------------|------|-------------|-------|
| 1 | Prestige Lake Shore Drive Ph I | 4.02 | 40% | 1.61 | FY 25 |
| 2 | Prestige Tech Hub | 1.33 | 60% | 0.80 | FY 26 |
| 3 | Prestige Waterfront | 0.54 | 60% | 0.32 | FY 26 |
| 4 | Prestige Tech Habitat | 1.04 | 74% | 0.77 | FY 27 |
| 5 | Prestige Tech Forest | 3.73 | 68% | 2.54 | FY 27 |
| 6 | Prestige Techzone | 2.53 | 67% | 1.70 | FY 27 |
| 7 | Prestige Capital Square | 0.18 | 100% | 0.18 | FY 27 |
| 8 | Prestige Signature Tower (JRC) | 0.28 | 100% | 0.28 | FY 28 |
| Total | | 13.65 | | 8.19 | |

● Mumbai

| | | | | | |
|--------------|-----------------------|-------------|------|-------------|-------|
| 1 | The Prestige, Mumbai | 4.28 | 90% | 3.86 | FY 28 |
| 2 | Prestige 1O1, BKC (X) | 2.94 | 100% | 2.94 | FY 28 |
| 3 | Prestige 1O1, BKC (Y) | 1.83 | 50% | 0.91 | FY 28 |
| Total | | 9.05 | | 7.71 | |

● Delhi

| | | | | | |
|--------------|------------------------------|-------------|-----|-------------|-------|
| 1 | Trade Center DIAL (Aerocity) | 0.80 | 50% | 0.40 | FY 26 |
| Total | | 0.80 | | 0.40 | |

Table Header

Developable Area (Mn sft)

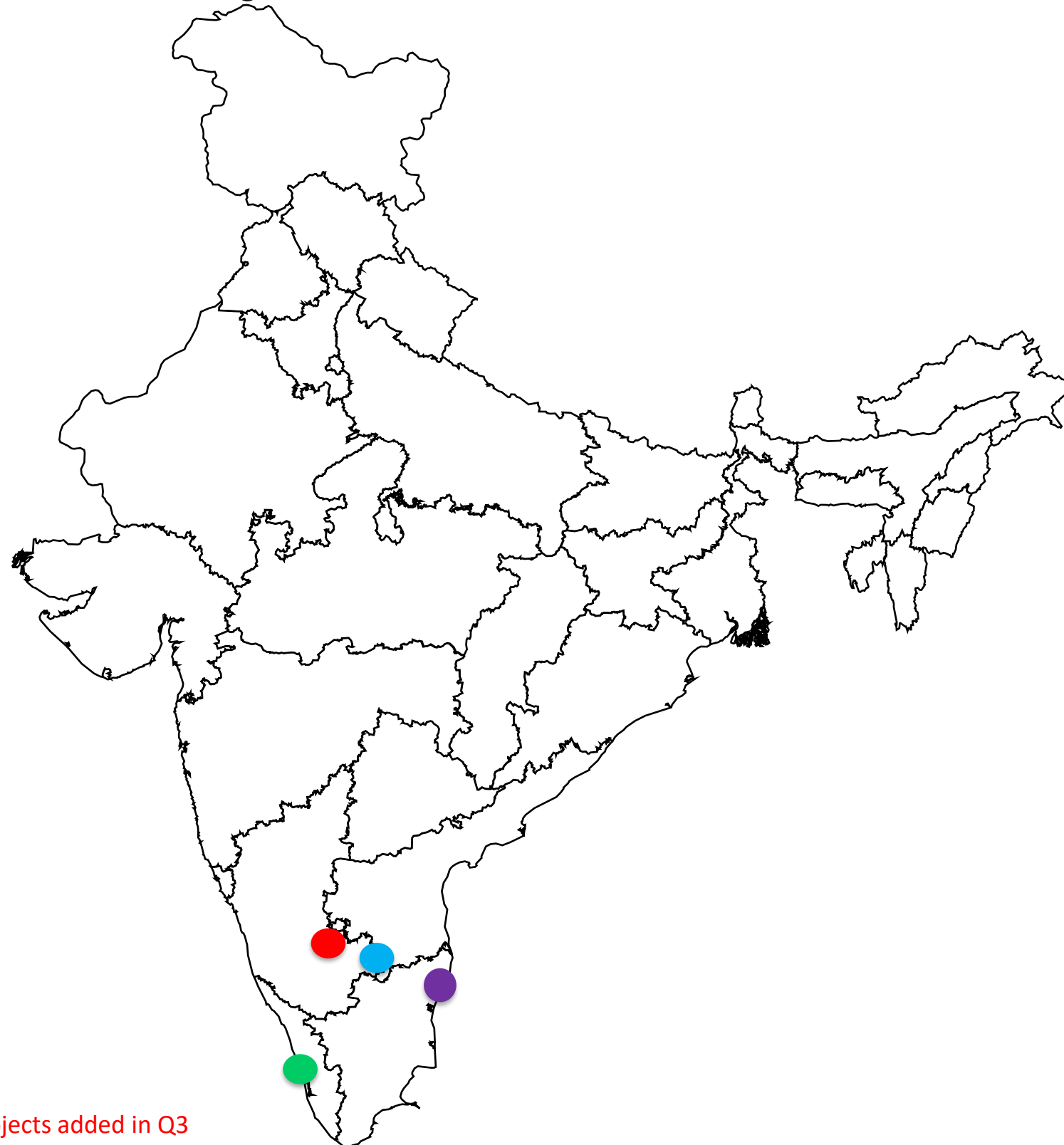
Economic Interest (%)

Prestige Share (Mn sft)

Completion (Yr)

COMMERCIAL- UPCOMING PROJECTS

7 Projects **8** mn sft



Projects added in Q3

● Bengaluru

| | | | | | |
|--------------|------------------------------|-------------|------|-------------|-------|
| 1 | Prestige Landmark | 2.92 | 50% | 1.46 | FY 26 |
| 2 | Prestige Tech park 5 | 0.14 | 100% | 0.14 | FY 26 |
| 3 | Commercial - Kensington Road | 0.08 | 100% | 0.08 | FY 26 |
| Total | | 3.12 | | 1.68 | |

● Kolar

| | | | | | |
|--------------|----------------------|-------------|-----|-------------|-------|
| 1 | Shipco (Warehousing) | 2.05 | 70% | 1.44 | FY 25 |
| Total | | 2.05 | | 1.44 | |

● Kochi

| | | | | | |
|--------------|--------------------------------|-------------|------|-------------|-------|
| 1 | Prestige Vantage Point | 0.45 | 60% | 0.27 | FY 25 |
| 2 | Prestige Cyber Green- Phase II | 0.62 | 100% | 0.62 | FY 26 |
| Total | | 1.07 | | 0.89 | |

● Chennai

| | | | | | |
|--------------|---------------|-------------|-----|-------------|-------|
| 1 | WS Industries | 1.64 | 64% | 1.05 | FY 25 |
| Total | | 1.64 | | 1.05 | |

Table Header

| Developable Area (Mn sft) | Economic Interest (%) | Prestige Share (Mn sft) | Launch(Yr) |
|---------------------------|-----------------------|-------------------------|------------|
|---------------------------|-----------------------|-------------------------|------------|

**Since these projects are under planning stage, the areas may vary slightly based on design. The same will be frozen once the approval has been received.

COMMERCIAL- CAPEX AND BALANCE TO SPEND

Value in ₹ mn

BALANCE TO SPEND (PG SHARE)

ONGOING COMMERCIAL
₹74,929 mn

UPCOMING COMMERCIAL
₹19,467 mn

TOTAL
₹94,396 mn

| PARTICULARS | Total COC | COC (PG) | Balance COC | Balance COC (PG) |
|---|-----------------|-----------------|---------------|------------------|
| Ongoing Commercial Capex | 1,20,520 | 1,11,055 | 78,279 | 74,929 |
| Upcoming Commercial Capex | 21,135 | 19,905 | 20,672 | 19,467 |
| Total Capex (Ongoing & Upcoming) | 1,41,655 | 1,30,960 | 98,951 | 94,396 |

Prestige Lakeshore Drive, Bengaluru

Artist's impression

Retail



13 Malls

10 mn sft

Completed

2 Malls

2 mn sft

Ongoing

10 Malls

10 mn sft

Upcoming

Operational Highlights

9M FY25

99.20%

Portfolio level Occupancy (31st Dec, 2024)

₹17,300 +mn
GTO

~14 mn

Mall Footfalls

RETAIL PORTFOLIO



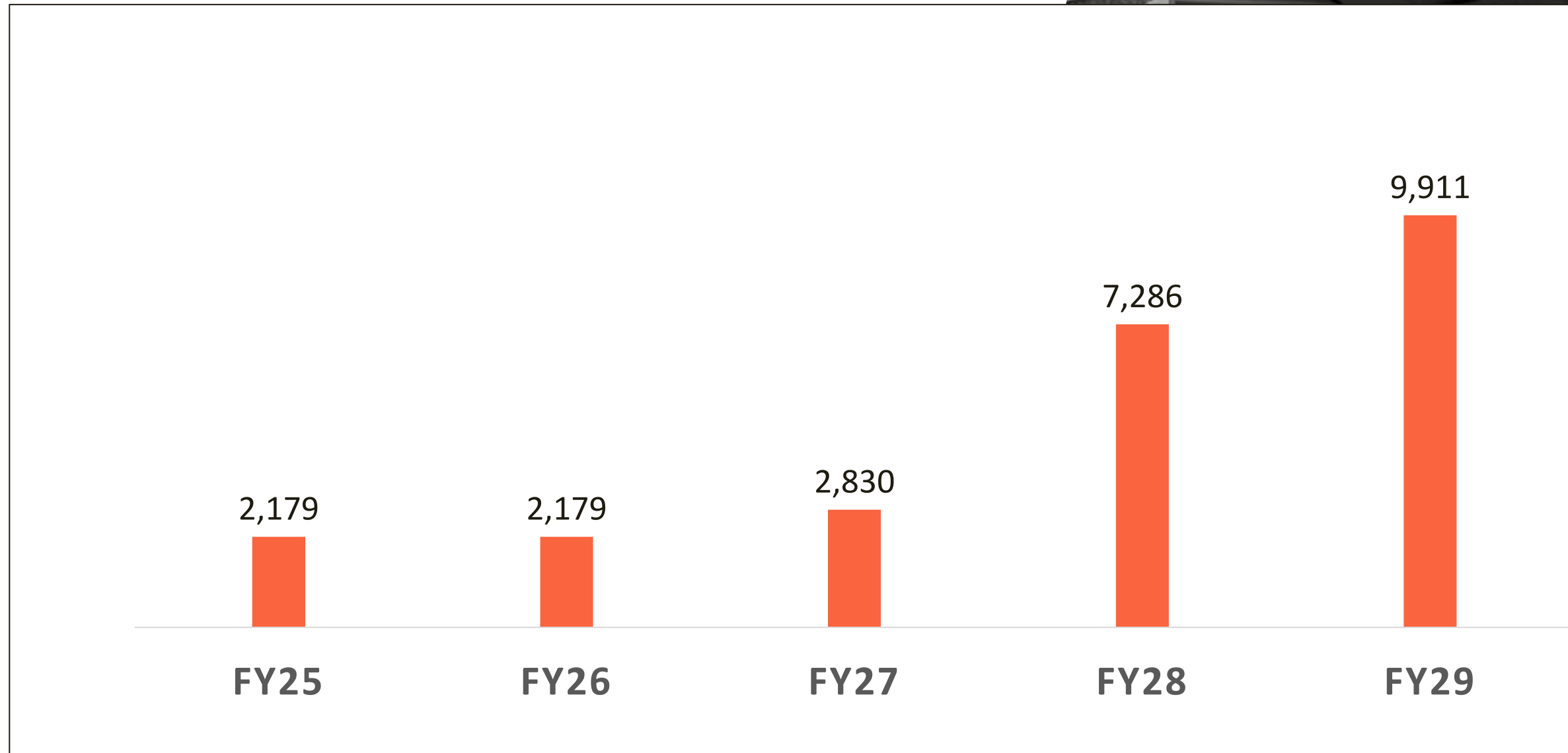
PROJECTED ANNUITY INCOME STEP UP (₹ mn)
PG Share

EXIT RENTALS
Q3 FY25

₹ 2,179 mn

ANNUITY INCOME
FY28

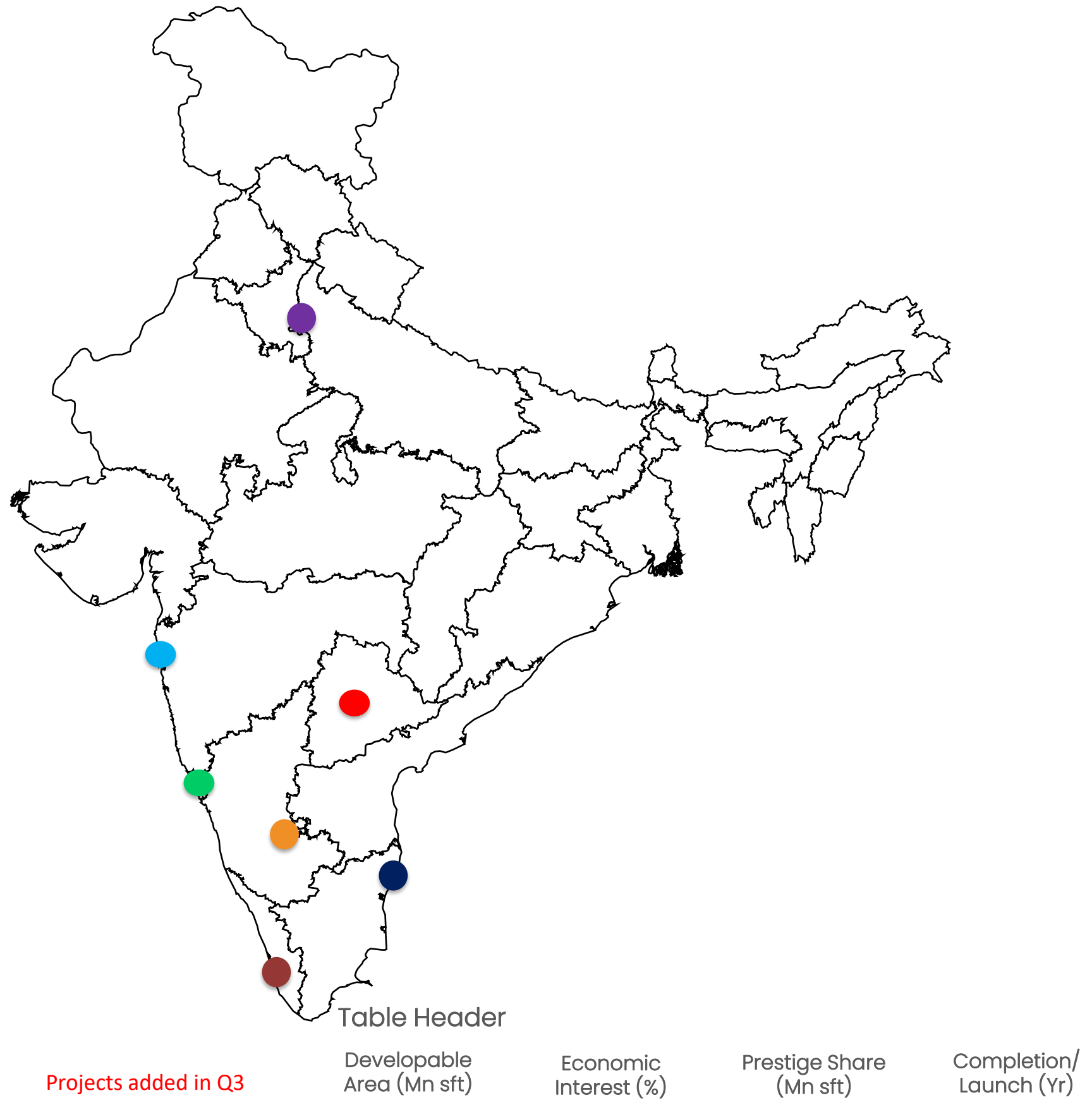
₹ 9,911 mn



Forum Rex Walk, Bengaluru

Shot at Location

RETAIL- ONGOING & UPCOMING PROJECTS



ONGOING

2 Projects **2** mn sft

BENGALURU

| | | | | | |
|--------------|---------------------|-------------|------|-------------|-------|
| 1 | Forum 13o North | 1.13 | 100% | 1.13 | FY 27 |
| 2 | Forum TPC Bengaluru | 1.27 | 76% | 0.96 | FY 28 |
| Total | | 2.40 | | 2.10 | |

UPCOMING

10 Projects **10** mn sft

BENGALURU

| | | | | | |
|------------------|---|--------------|------|-------------|-------|
| 1 | Forum Park Grove | 0.83 | 76% | 0.63 | FY 25 |
| 2 | Forum Mall @ Prestige Falcon City Phase 2 | 0.46 | 76% | 0.35 | FY 26 |
| CHENNAI | | | | | |
| 1 | Forum One OMR | 1.80 | 85% | 1.52 | FY 25 |
| HYDERABAD | | | | | |
| 1 | Forum @ The Prestige City | 1.56 | 38% | 0.59 | FY 25 |
| 2 | Forum @ Budvel | 0.57 | 76% | 0.43 | FY 26 |
| 3 | Forum @ Banjara Hills | 0.59 | 100% | 0.59 | FY 26 |
| MUMBAI | | | | | |
| 1 | Forum @ Jijamatanagar | 2.10 | 50% | 1.05 | FY 26 |
| GOA | | | | | |
| 1 | Forum @ South Goa | 1.05 | 100% | 1.05 | FY 26 |
| 2 | Galeria Centro @ Prestige Sea Scapes | 0.15 | 100% | 0.15 | FY 26 |
| NCR | | | | | |
| 1 | Forum @ TPC Indirapuram | 1.18 | 68% | 0.80 | FY 26 |
| Total | | 10.29 | | 7.16 | |

***Since the upcoming projects are under planning stage, the areas may vary slightly based on design. The same will be frozen once the approval has been received.*

RETAIL- CAPEX AND BALANCE TO SPEND

BALANCE TO SPEND
(PG SHARE)

ONGOING RETAIL
₹5,043_{mn}

UPCOMING RETAIL
₹28,257_{mn}

TOTAL
₹33,300_{mn}

| PARTICULARS | Total COC | COC (PG) | Balance COC | Balance COC (PG) |
|---|---------------|---------------|---------------|------------------|
| Ongoing Retail Capex | 7,812 | 6,805 | 6,019 | 5,043 |
| Upcoming Retail Capex | 40,044 | 28,356 | 39,909 | 28,257 |
| Total Capex (Ongoing & Upcoming) | 47,856 | 35,161 | 45,928 | 33,300 |

Value in ₹ mn

Prestige Srihari Khoday Centre for Performing Arts

Shot at Location

Hospitality



8 Hotels
1,477 keys

Operating

4 Hotels
1,137 keys

Ongoing

11 Hotels
2,146 keys

Upcoming

**Operating Hotels Include one hotel under refurbishment*

Operational Highlights

9M FY25

₹ 14,139

ARR

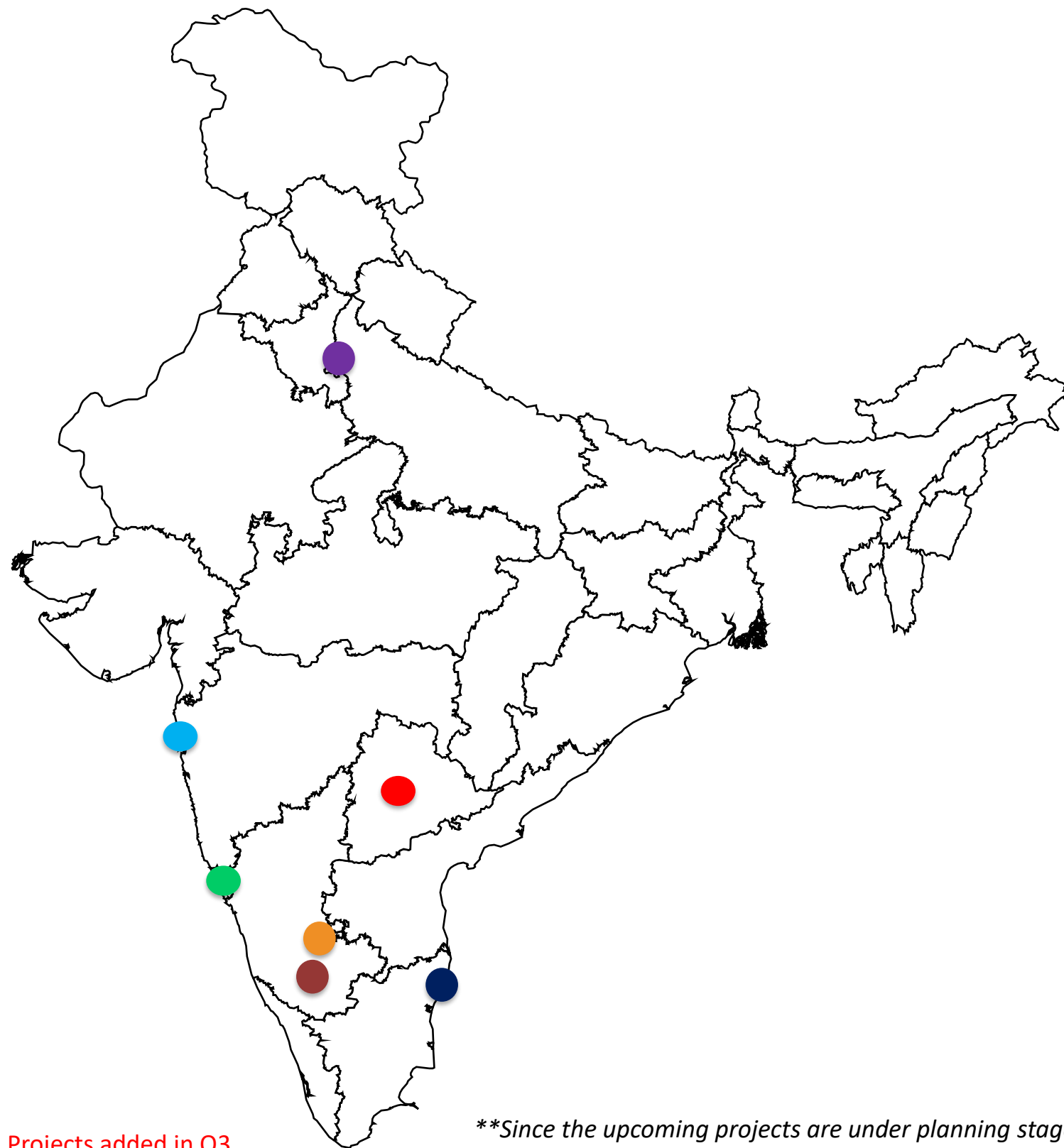
₹ 8,522

REVPAR

₹ 2,385 mn

NOI

HOSPITALITY- ONGOING & UPCOMING PROJECTS



Projects added in Q3

**Since the upcoming projects are under planning stage, the number of keys may vary based on design.

Table Header

| Project | Total No of Keys | Prestige Share (%) | Prestige Share Keys |
|---------|------------------|--------------------|---------------------|
|---------|------------------|--------------------|---------------------|

ONGOING 4 Projects 1,137 Keys

BENGALURU

| | | | | |
|---|------------------------------|-----|------|-----|
| 1 | W Hotel - Prestige 13° North | 176 | 100% | 176 |
|---|------------------------------|-----|------|-----|

DELHI

| | | | | |
|---|-------------------------|-----|-----|-----|
| 1 | DIAL - Marriott Marquis | 590 | 50% | 295 |
| 2 | DIAL - St Regis | 189 | 50% | 95 |

MUMBAI

| | | | | |
|---|------------------|-----|------|-----|
| 1 | Edition - Mumbai | 182 | 100% | 182 |
|---|------------------|-----|------|-----|

| | | | | |
|--------------|--|--------------|--|------------|
| Total | | 1,137 | | 748 |
|--------------|--|--------------|--|------------|

UPCOMING 11 Projects 2146 Keys

BENGALURU

| | | | | |
|---|--------------------------|-----|------|-----|
| 1 | Moxy @ ORR (24 Tech) | 108 | 100% | 108 |
| 2 | Marriott-Falcon City Ph2 | 120 | 76% | 91 |

CHENNAI

| | | | | |
|---|--------------------|-----|-----|-----|
| 1 | MOXY - Chennai OMR | 125 | 85% | 106 |
|---|--------------------|-----|-----|-----|

GOA

| | | | | |
|---|---|-----|------|-----|
| 1 | Autograph Collection | 124 | 78% | 96 |
| 2 | JW Marriott @ South Goa | 309 | 100% | 309 |
| 3 | Tribute Portfolio @ Prestige Sea Scapes | 60 | 100% | 60 |

HASSAN

| | | | | |
|---|-------------------------------------|-----|-----|-----|
| 1 | JW Marriott - The Plantation Estate | 200 | 50% | 100 |
|---|-------------------------------------|-----|-----|-----|

HYDERABAD

| | | | | |
|---|-------------------------------|-----|-----|-----|
| 1 | Hospitality @ Budvel | 200 | 76% | 152 |
| 2 | Aloft Hyderabad Prestige City | 200 | 38% | 76 |

MUMBAI

| | | | | |
|---|-------------------------------------|-----|-----|-----|
| 1 | Hospitality @ Jijamata Nagar | 500 | 50% | 250 |
| 2 | Service Apartments @ Jijamata Nagar | 200 | 50% | 100 |

| | | | | |
|--------------|--|--------------|--|--------------|
| Total | | 2,146 | | 1,448 |
|--------------|--|--------------|--|--------------|

Property Management



Prestige Augusta Golf Village, Bengaluru

Shot at Location



180 Projects

105 mn sft

**Projects under
maintenance**

₹ 2,001 mn

**Q3 FY25
Gross Revenue**

₹ 5,715 mn

**9M FY25
Gross Revenue**

Land Bank



| S.No. | Entity Name | Location | Land Area (Acres) | Economic Interest | Prestige Share (Acres) |
|--------------|--|------------------------------------|----------------------|----------------------|---------------------------|
| 1 | Prestige Bidadi Holdings Pvt Ltd | Bidadi, Bengaluru | 183 | 100% | 183 |
| 2 | The QS Company | Padil Mangaluru | 21 | 100% | 21 |
| 3 | Prestige Warehousing And Cold Storage Services Pvt Ltd | Dobaspet, Bengaluru | 50 | 100% | 50 |
| 4 | Prestige Sterling Infra Projects Pvt Ltd | ORR, Bengaluru | 37 | 90% | 33 |
| 5 | Northland Holdings | Sonnenahalli, Bengaluru | 35 | 100% | 35 |
| 6 | Prestige Whitefield Developers | Whitefield, Bengaluru | 20 | 47% | 9 |
| 7 | Prestige Estates Projects Ltd | Huyilalu, Mysuru | 4 | 100% | 4 |
| 8 | Prestige Estates Projects Ltd | Bannergatta Road, Bengaluru | 104 | 80% | 83 |
| 9 | Prestige Estates Projects Ltd | Meesaganahalli, Bengaluru | 60 | 100% | 60 |
| 10 | Apex Realty Management | Bagaluru, Bengaluru | 32 | 100% | 32 |
| 11 | Prestige Lonavala Estates Pvt Ltd | Tage Village, Lonavala | 24 | 100% | 24 |
| 12 | Prestige Estates Projects Ltd | Singrahalli, Bengaluru | 26 | 40% | 10 |
| 13 | Prestige Estates Projects Ltd | Kasavanahalli, Bangalore | 9 | 60% | 6 |
| 14 | Prestige Acres Pvt Ltd | Kodagurki – Devanahalli, Bengaluru | 55 | 45% | 25 |
| 15 | Prestige Estates Projects Ltd | Kodagurki – Devanahalli, Bengaluru | 61 | 66% | 40 |
| 16 | Prestige Southcity Holdings | Merces ,Goa | 34 | 37% | 12 |
| 17 | Prestige Estates Projects Ltd | Varthur , Bengaluru | 17 | 100% | 17 |
| Total | | | 772 | | 645 |

ESG : Achievements & Recognitions

9M FY25



Prestige Group is setting benchmarks in sustainability, innovation and employee engagement.

Our recent achievements in global ESG standards, digital certifications, and employee engagement reflect our commitment to excellence across Environmental, Social, and Governance (ESG) initiatives.

LEED and WELL Certifications

Four commercial properties have been certified with LEED (Platinum & Gold) and eighteen commercial properties are WELL pre-certified.

Demonstrates our focus on sustainable building design and operations It also showcases our commitment to creating spaces that prioritise health, well-being, and comfort for occupants.

GRESB Green Star Rating

Prestige Mumbai, Mahalakshmi and Prestige 101, BKC achieved Green Star, Five Star rating for Global Real Estate Sustainability Benchmark (GRESB).

WiredScore Platinum

Prestige Technostar, Brookefield, Bengaluru and Prestige 101, BKC, Mumbai are among the first WiredScore-certified buildings in India.

Green Champion Award

Indian Green Building Council's Green Champion Award for 'Developer Leading the Green Building Movement in India.'

World Healthy Workplaces

Certificate of appreciation from Arogya World Healthy Workplaces - 2024 for promoting employee health and well-being.

Employee Awards

Employees' Choice Award 2024 and the Best Company for Gen Y 2024 at the W.E.-Matter Global Employees' Choice Workplace 24.

Digital Excellence

Won the 'Best Digital Learning Initiative' at the 18th Edition Future of L&D Summit & Awards 2024.

National Safety Council of India Safety Awards - 2024

Suraksha Puraskar awards for The Prestige, Mumbai. (Construction Sector: Buildings [Residential, Institutional & Commercial])

&

Prestige Technostar, in Bengaluru. (Service Sector: [Hotel, Hospital, IT Park, Airport Operation, shopping malls, Ports, etc.])

BOARD OF DIRECTORS



Irfan Razack
Chairman and Managing Director



Dr. Rezwan Razack
Joint Managing Director



Noaman Razack
Whole-time Director



Uzma Irfan
Director



S.N. Nagendra
Independent Director



Neelam Chhiber
Independent Director



Dr. Ravindra M Mehta
Independent Director



T. Srikanth Bhagavat
Independent Director

LEADERSHIP TEAM



Nawabzada Omer Bin Jung
**Executive Director-
Hospitality**



Faiz Rezwan
**Executive Director-
Contracts and Projects**



Zayd Noaman
**Executive Director-
CMD's Office**



Mohmed Zaid Sadiq
**Executive Director- Liaison
and Hospitality**



Anjum Jung
**Executive Director-
Interior Designs**



Zackria Hashim
**Executive Director-
Land Acquisition**



Sana Rezwan
**Executive Director-
North India**



Nayeem Noor
**Executive Director-
Government Relations**



T. Arvind Pai
**Executive Director-
Legal**



V. Gopal
**Executive Director-
Projects and Planning**

LEADERSHIP TEAM



Swaroop Anish
**Executive Director & CEO
Residential Segment &
Business Development**



Juggy Marwaha
CEO- Office Business



Muhammed Ali
CEO- Retail



Suresh Singaravelu
**Executive Director & CEO
Hospitality Segment**



Tariq Ahmed
**Executive Director &
CEO West India**



Amit Mor
Chief Financial Officer



V.V.B.S Sarma
**Executive Director-
Accounts**



Shivaprasad Naik N
**Executive Director-
Accounts**



Lt Col. Milan Khurana (Retd.)
**Executive Director- HR, IT
and Admin**



Javed Shafiq Rao
**CEO- Property
Management**



Manoj Krishna J.V
**Company Secretary and
Compliance Officer**

Thank you!

For further information, please contact:-

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khizra.atique@prestigeconstructions.com

Phone Number

+91-91483 35123

+91-080 25591080

ANNEXURES

EXIT RENTALS - COMMERCIAL



| S.No. | Project Name | Total Leasable Area | Economic Interest (%) | Economic Interest (MnSf) | Rent P.A (Annualised) (Rs Mn) |
|--------------|-----------------------------------|---------------------|-----------------------|--------------------------|-------------------------------|
| 1 | Prestige Logistic Centre | 0.39 | 100 | 0.39 | 94 |
| 2 | Prestige Polygon | 0.33 | 100 | 0.33 | 352 |
| 3 | Prestige Tech Park (West Palm) | 0.32 | 61 | 0.20 | 256 |
| 4 | SKN Commercial | 0.13 | 100 | 0.13 | 89 |
| 5 | Prestige Estates Projects Limited | 0.86 | 100 | 0.86 | 279 |
| 6 | Prestige Cybertower | 0.30 | 100 | 0.30 | 142 |
| 7 | Prestige TMS Square | 0.22 | 58 | 0.13 | 88 |
| 8 | Prestige Central Street | 0.13 | 46 | 0.06 | 88 |
| 9 | Prestige Technopolis | 0.10 | 100 | 0.10 | 92 |
| 10 | Prestige Saleh Ahmed | 0.07 | 44 | 0.03 | 59 |
| 11 | Prestige Cube | 0.03 | 100 | 0.03 | 39 |
| 12 | Prestige Phoenix | 0.05 | 50 | 0.02 | 20 |
| 13 | Prestige Cosmopolitan | 0.08 | 100 | 0.08 | 77 |
| 14 | Prestige Metropolitan | 0.31 | 45 | 0.14 | 130 |
| 15 | Prestige D' Art | 0.01 | 50 | 0.00 | 4 |
| 16 | Prestige Tech Park IV | 0.77 | 50 | 0.38 | 413 |
| 17 | Prestige Summit | 0.13 | 16 | 0.02 | 36 |
| 18 | Prestige Cyber Green- Phase I | 0.55 | 100 | 0.55 | 296 |
| 19 | Prestige Sky Tech | 2.33 | 56 | 1.31 | 787 |
| 20 | Prestige Alpha Tech | 0.97 | 99 | 0.96 | 907 |
| 21 | Prestige Tech park IV Block 3 | 0.12 | 50 | 0.06 | 70 |
| 22 | Prestige Tech Pacific Park | 1.20 | 66 | 0.79 | 905 |
| 23 | Prestige Ocean Crest Commercial | 0.01 | 50 | 0.01 | 6 |
| Total | | 9.41 | | 6.88 | 5,227 |

EXIT RENTALS - RETAIL



| S.No. | Project Name | Total Leasable Area | Economic Interest (%) | Economic Interest (MnSf) | Rent P.A (Annualised) (₹ Mn) |
|--------------|-------------------------|---------------------|-----------------------|--------------------------|------------------------------|
| 1 | UB City Retail | 0.10 | 45 | 0.05 | 148 |
| 2 | Prestige Mysore Central | 0.08 | 65 | 0.05 | 23 |
| 3 | Forum Rex Walk | 0.16 | 34 | 0.05 | 128 |
| 4 | Forum Falcon City Mall | 0.95 | 66 | 0.62 | 974 |
| 5 | Forum Thomsun | 0.65 | 50 | 0.33 | 412 |
| 6 | REIT Assets | - | - | - | 493 |
| Total | | 1.94 | | 1.10 | 2,179 |

RESIDENTIAL PROJECTS FREE CASHFLOWS

Ongoing + Completed Projects

| Particulars | Area in Mn Sft | Value in ₹ Mn |
|-----------------------------|----------------|-----------------|
| Total Developable Area | 91.25 | |
| Common Area/ Car Park Area | 24.36 | |
| Net Saleable Area | 66.89 | |
| PG area share | 60.47 | |
| Estimated Sale Value | | 6,09,669 |
| Sold | 50.42 | 4,72,847 |
| Collections | | 2,52,042 |
| Balance to collect | | 2,20,805 |
| Stock | 10.05 | 1,36,822 |
| Recovery from Land Owner | | - |
| Refundable Deposit | | 3,518 |
| Projected Inflow-A | | 3,61,145 |
| Cost of Development | | 4,02,151 |
| Cost Incurred | | 1,83,578 |
| Balance to Spend-B | | 2,18,573 |
| Free Cash flow (A-B) | | 1,42,572 |

Upcoming Projects

| Particulars | Area in Mn Sft | Value in ₹ Mn |
|-------------------------------|----------------|-----------------|
| Total Developable Area | 74.32 | |
| Common Area/ Car Park Area | 18.18 | |
| Net Saleable Area | 56.14 | |
| PG area share | 49.16 | |
| Estimated Sale Value-A | | 7,18,275 |
| Cost of Development | | 4,42,399 |
| Cost Incurred (Incl RD) | | 69,140 |
| Balance to spend-B | | 3,73,259 |
| Refundable Deposit -C | | 5,639 |
| Free Cash flow (A-B+C) | | 3,50,655 |