

INVESTOR PRESENTATION

Q1 FY 27

Prestige Estates Projects Ltd.

www.prestigeconstructions.com



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- ✔ Company Overview
- ✔ Operational Highlights
- ✔ Financial Highlights
- ✔ Business Segments
- ✔ Land Bank
- ✔ ESG
- ✔ Board of Directors and Management Team

EVERGREEN @ PRESTIGE RAINTREE PARK
ARTIST'S IMPRESSION

COMPANY OVERVIEW



40 Years of Legacy



13 Cities Presence



CRISIL DA 1+ “Excellent” Developer Grading



ICRA A+ “Stable” Rating



NSE ESG Score: 68 (Aspiring)



Great Place to Work certified

This is to certify that Prestige Estates Projects Limited has successfully completed the assessment conducted by Great Place To Work®, India, and is certified as a great workplace.



PRESTIGE GARDEN TRAILS, MUMBAI
SHOT AT LOCATION

DIVERSIFIED BUSINESS SEGMENTS

RESIDENTIAL

- Apartments
- Villas
- Integrated Townships
- Plotted Developments
- The Prestige City Format
- Prestige Golfshire Format



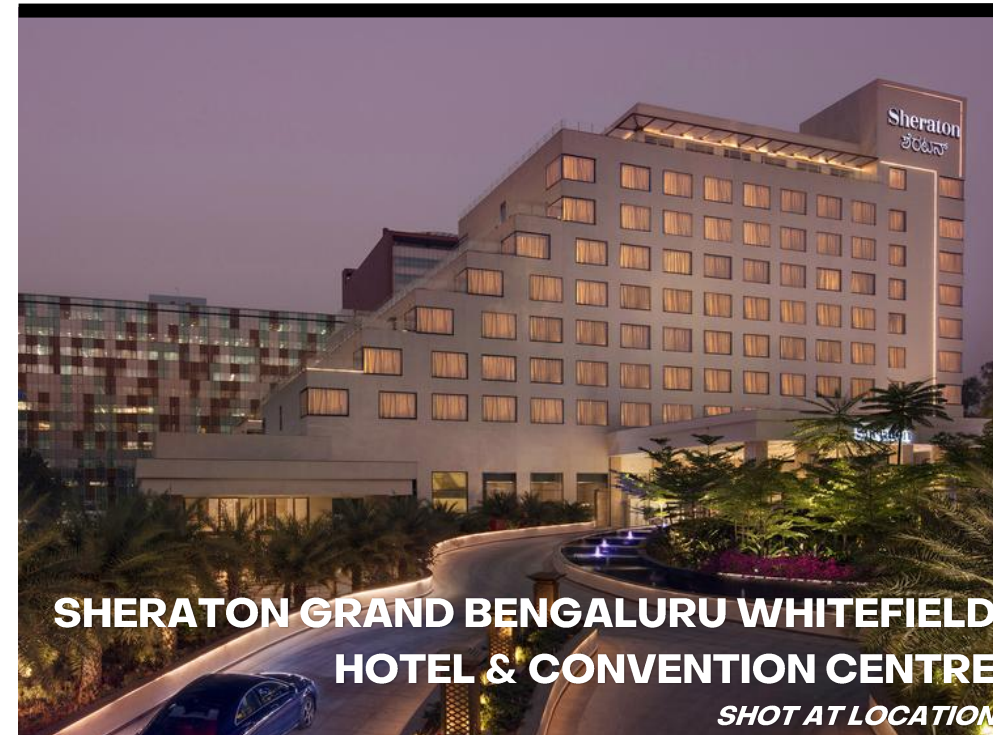
COMMERCIAL

- Office Spaces
- Built-to-suit Campuses
- Corporate Offices
- IT Parks
- Warehouses
- Industrial Parks



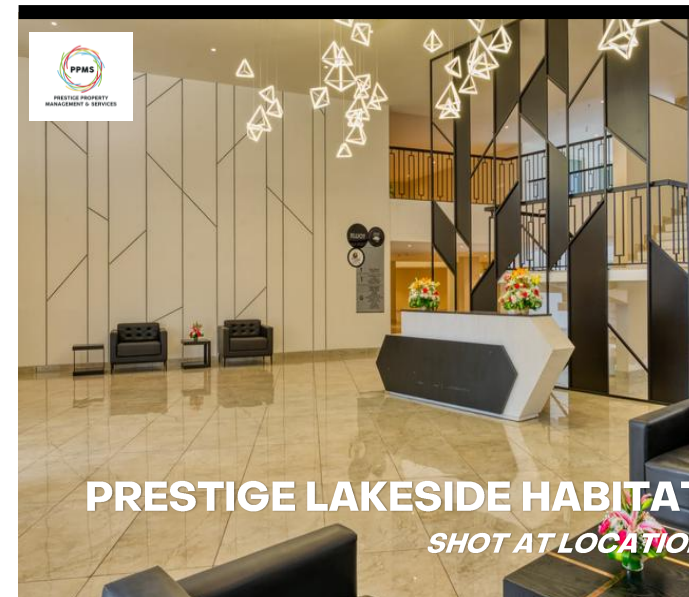
RETAIL

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



HOSPITALITY

- Hotels
- Convention Centres
- Service Apartments
- Resorts
- Golf Resorts



PROPERTY MANAGEMENT & OTHER SERVICES

- Property Management
- Interiors
- Construction Contracting
- Facades, Doors, Customised Furniture

SCALE OF OPERATIONS



COMPLETED

319 Projects, 216 mn sft

■	Residential	165 Projects 145 mn sft
■	Commercial	129 Projects 57 mn sft
■	Retail	13 Projects 10 mn sft



ONGOING

67 Projects, 144 mn sft

■	Residential	48 Projects 117 mn sft
■	Commercial	10 Projects 18 mn sft
■	Retail	5 Projects 5 mn sft



UPCOMING

70 Projects, 85 mn sft

■	Residential	35 Projects 53 mn sft
■	Commercial	12 Projects 17 mn sft
■	Retail	8 Projects 8 mn sft

OPERATIONAL HIGHLIGHTS

Q1 FY27

SALES

₹ **65,793** mn (-46% YoY)

PG Share: ₹ 61,266 mn (-43% YoY)

COLLECTIONS

₹ **48,022** mn (+6% YoY)

PG Share: ₹ 43,914 mn (+4% YoY)

PRESTIGE GARDEN TRAILS, MUMBAI
ARTIST'S IMPRESSION



AREA SOLD

6.04 mn sft (-37% YoY)

PG Share: 5.56 mn sft (-31% YoY)

UNITS SOLD

3,337 Units

AVG REALISATION

₹ **11,193** /sft (-16% YoY) ₹ **8,043**/sft (+10% YoY)

Apartments, Villas

Plots





LAUNCHES & COMPLETIONS

Q1 FY27



PRESTIGE CENTURY LANDMARK
ARTIST'S IMPRESSION

LAUNCHES

S.No	Projects Launched	Location	Segment	Developable Area (mn stf)
1	Prestige Golden Grove	Hyderabad	Residential	14.30
2	Prestige Gardenia Estates Ph II	Bengaluru	Plotted	0.48
3	Prestige Forest Hills @ TPC Mulund - Ph2	Mumbai	Residential	2.45
4	Prestige Century Landmark	Bengaluru	Commercial	2.93
				20.16

COMPLETIONS

S.No	Projects Completed	Location	Segment	Developable Area (mn sft)
1	Prestige Tech Forest	Bengaluru	Commercial	3.64
2	Prestige Sanctuary	Bengaluru	Residential	0.43
3	Prestige Cityscape	Kochi	Residential	0.30
				4.37

TOTAL LAUNCHES

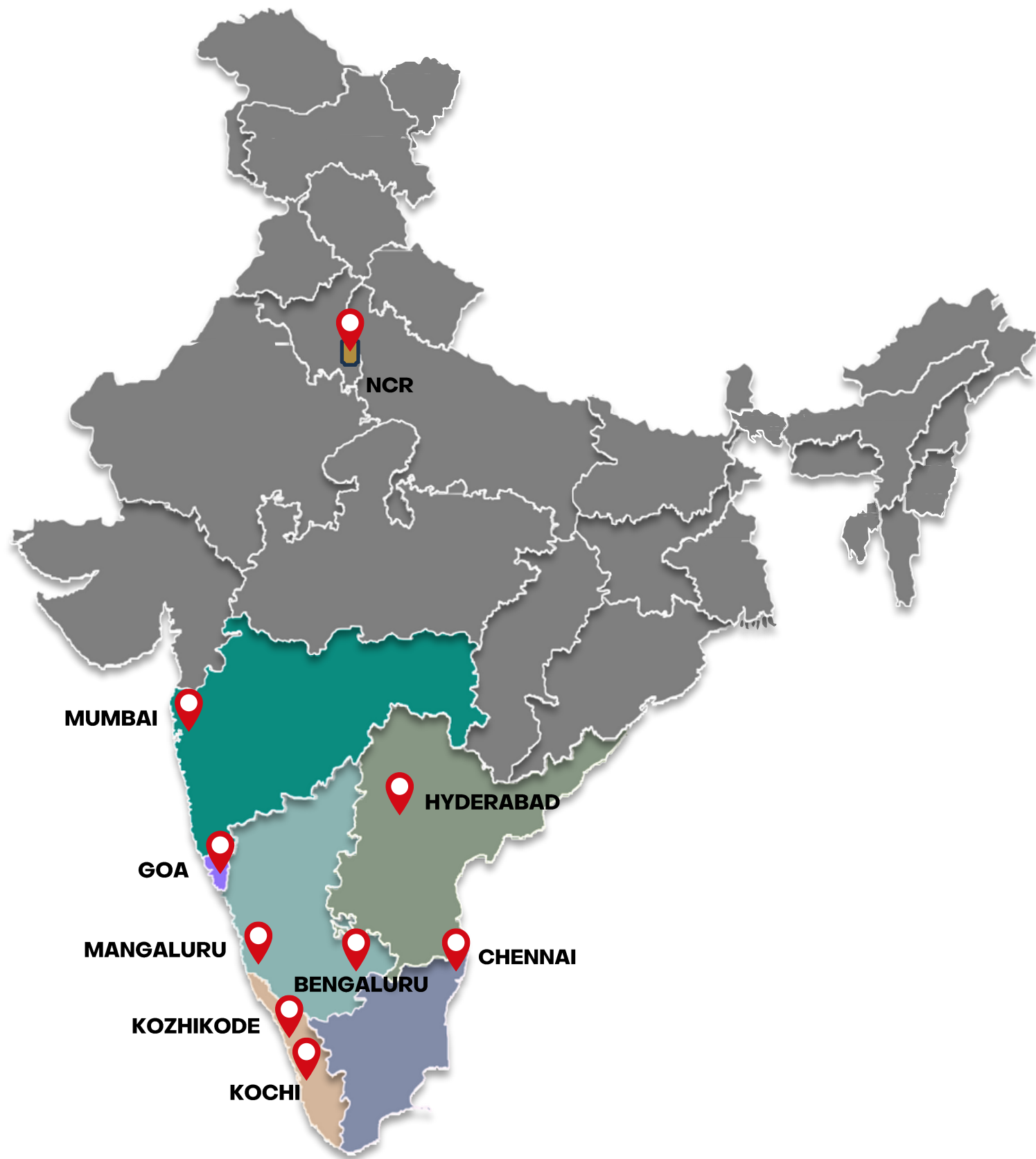
20.16 mn sft

TOTAL COMPLETIONS

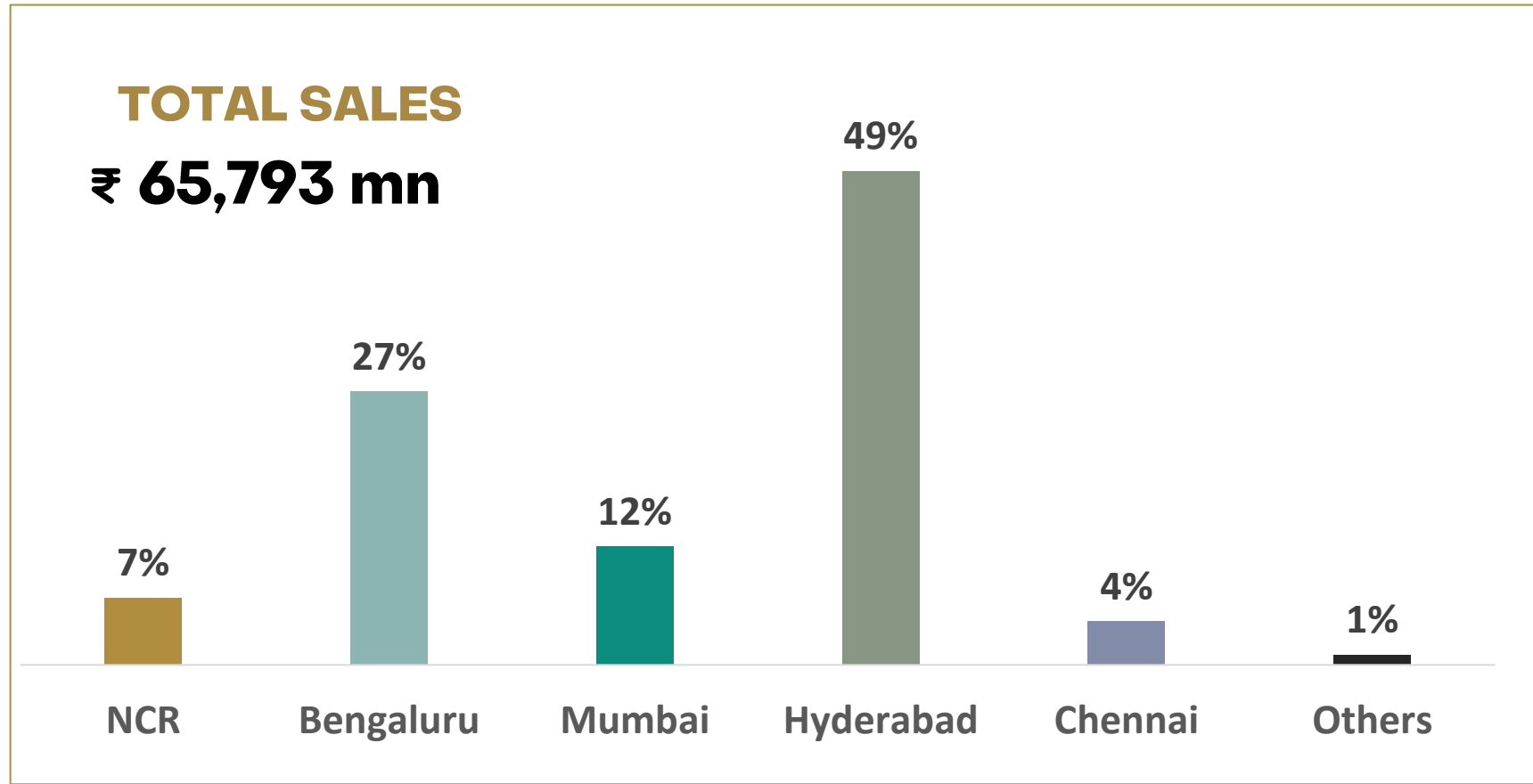
4.37 mn sft

GEOGRAPHICAL SALES BREAKDOWN

Q1 FY27

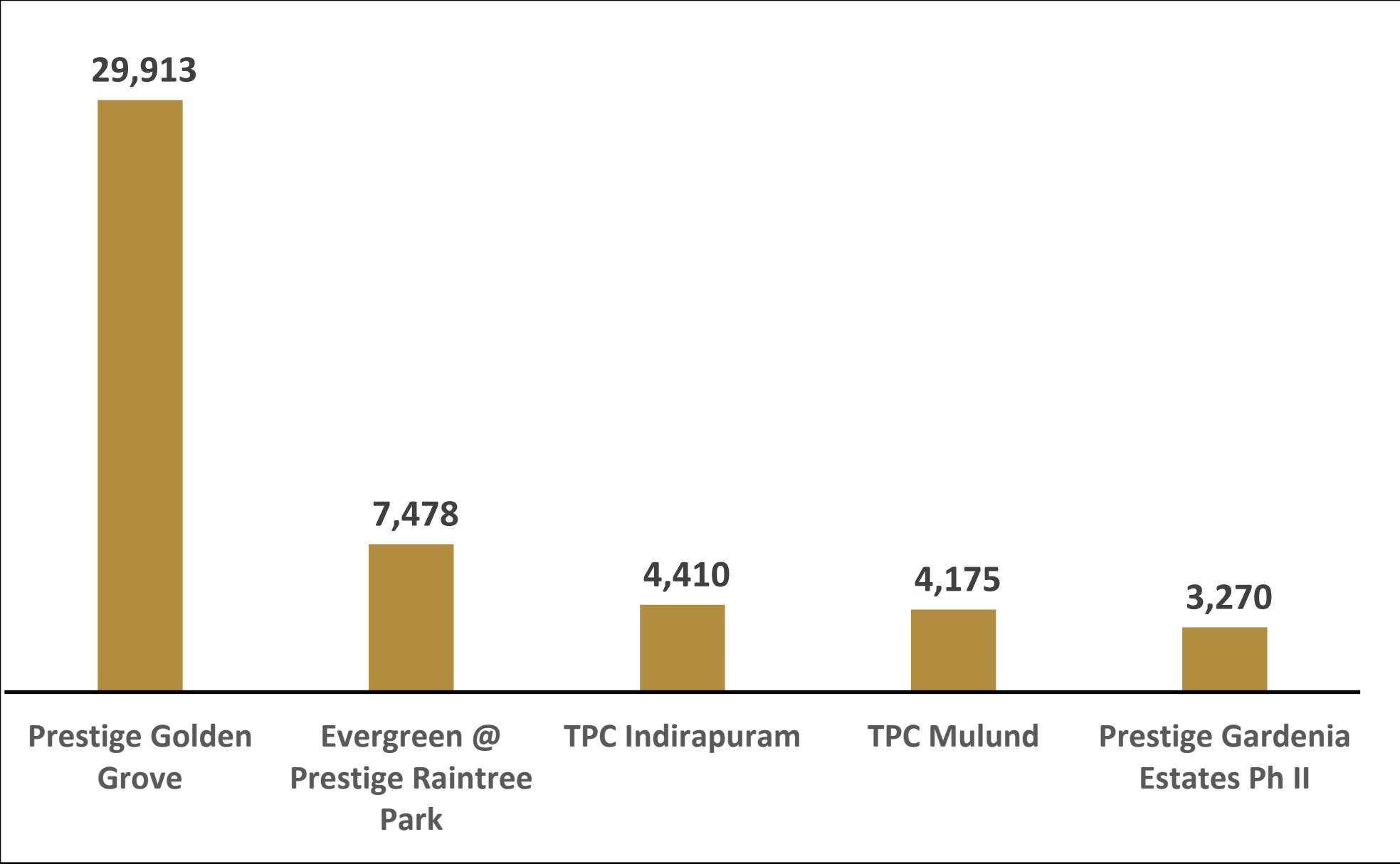


NCR	BENGALURU	MUMBAI
₹ 4,410 mn	₹ 17,953 mn	₹ 7,763 mn
HYDERABAD	CHENNAI	OTHERS
₹ 32,431 mn	₹ 2,850 mn	₹ 386 mn



TOP SALES CONTRIBUTORS

Q1 FY27

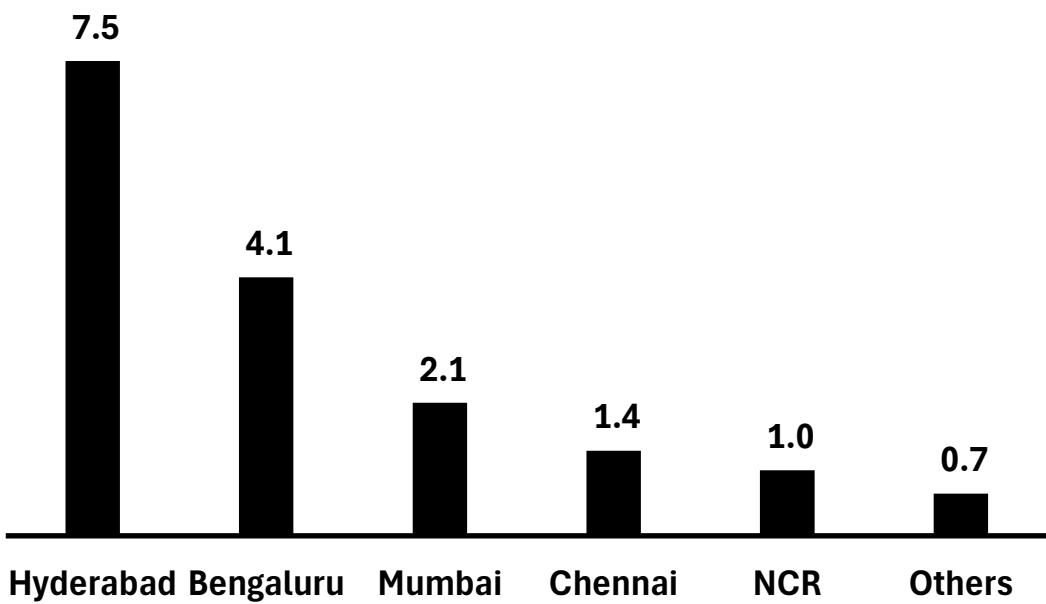


Sales (in ₹ mn)

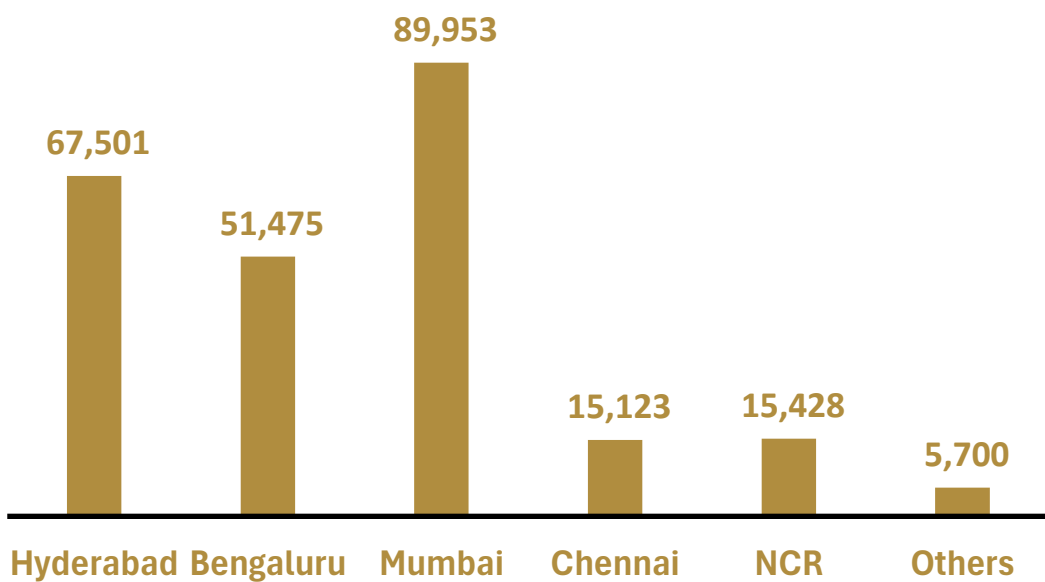


INVENTORY BREAK UP

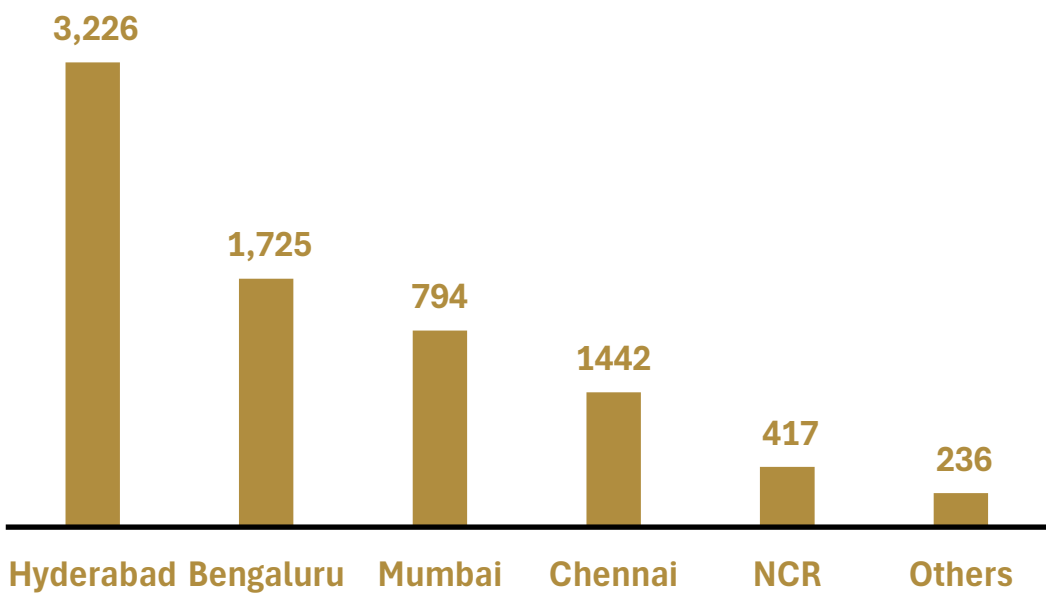
Area of Stock (in mn sft)
Geographical Distribution



Area of Stock (in ₹ mn)
Geographical Distribution

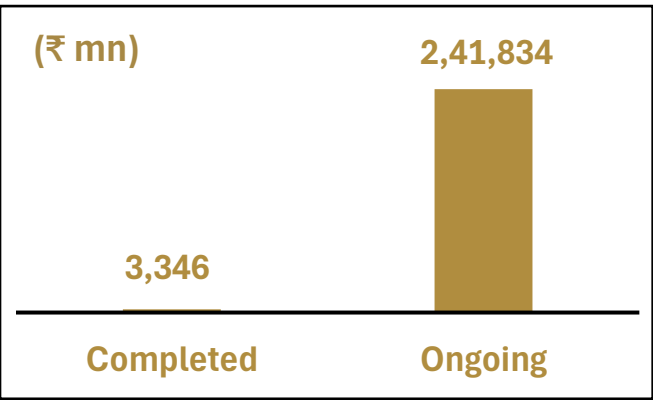
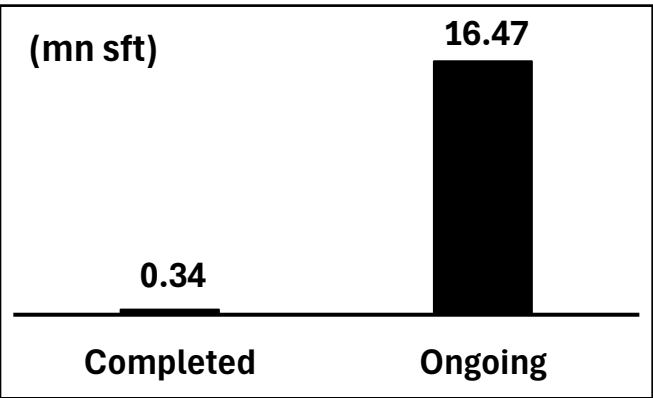


No. of Units
Geographical Distribution



AREA OF STOCK
16.81 mn sft

VALUE OF STOCK
₹ 2,45,180 mn



COMPLETED & ONGOING BREAK UP

OF UNITS (TOTAL)
7,905 Units

ONGOING
7,835 Units

COMPLETED
70 Units

FINANCIAL PERFORMANCE

Q1 FY27



REVENUE

₹ **28,356** mn

(+14.86% YoY)



EBITDA

₹ **10,201** mn

(-3.33% YoY)

EBITDA% **36.97%**

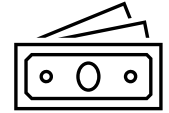


PBT

₹ **3,657** mn

(-16.62% YoY)

PBT% **12.90%**



PAT

₹ **2,714** mn

(-13.01% YoY)

PAT% **9.57%**



SEGMENT WISE RESULTS

(in ₹ mn)

Q1 FY27	Residential	Commercial	Retail	Services
Revenue	16,789	1,604	797	2,849
EBITDA (excluding other income)	3,618	1,282	452	326
EBITDA %	22%	80%	57%	11%
Depreciation	100	432	115	67
EBIT (excluding other income)	3,518	850	337	259
EBIT %	21%	53%	42%	9%
Interest Expenses (net of interest income)	1,981	417	90	(28)
Other Income	(12)	(16)	(86)	(2)
PBT before JV Share of profit / loss	1,549	449	333	289
PBT %	9%	28%	42%	10%
Tax Expenses	399	131	84	84
PAT	1,150	318	249	205

SEGMENT WISE CAPITAL EMPLOYED

(in ₹ mn)

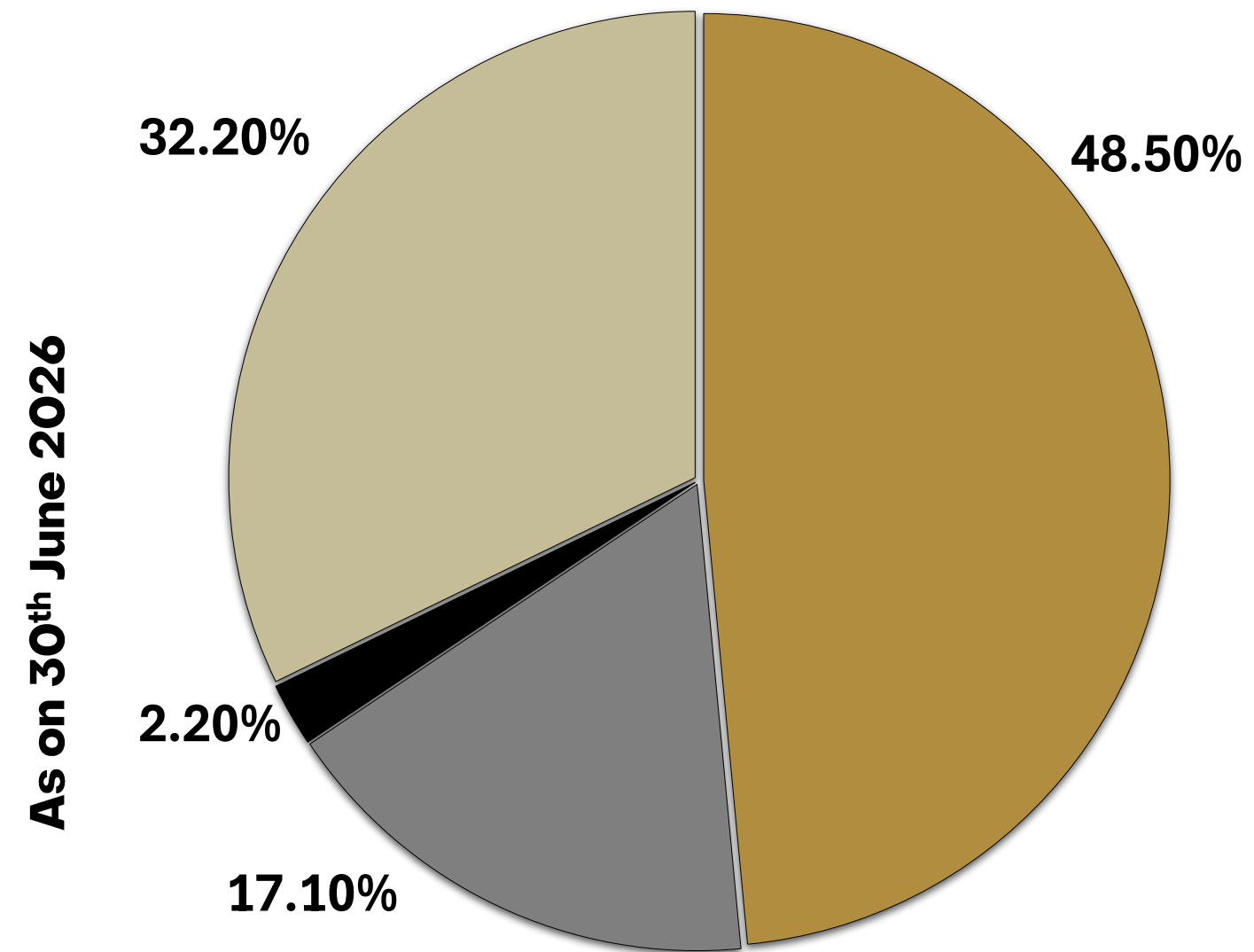
Q1 FY27		Residential	Commercial	Retail	Services
Capital Employed					
Equity	A	23,349	91,082	17,689	2,289
Debt (including ongoing capex)	B	73,735	52,477	10,803	12
Debt taken for ongoing capex project	C	-	19,152	2,098	-
Debt (excluding ongoing capex)	D=(B-C)	73,735	33,325	8,705	12
Capital Employed	E=(A+B)	97,084	1,43,559	28,492	2,301
Capital employed on Ongoing capex projects and investments	F	-	1,02,461	16,579	-
Capital Employed (excluding ongoing capex projects)	G=E-F	97,084	41,098	11,913	2,301
Debt (excluding ongoing capex)	D	73,735	33,325	8,705	12
Equity	H=G-D	23,349	7,773	3,208	2,289
ROCE (ANNUALISED)		14.91%	12.48%	15.18%	56.67%
ROE (ANNUALISED)		28.25%	45.35%	55.87%	62.21%

1. ROCE = EBIDTA/ CAPITAL EMPLOYED (G)

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

DEBT PROFILE

PRESTIGE LAKESHORE DRIVE , BENGALURU
SHOT AT LOCATION



- Project Debt - Residential & Commercial for sales
- Project Debt- Commercial
- Project Debt- Retail and Hospitality
- Rental Securitisation/Operating Hospitality Loans



**AVG COST OF
DEBT**

9.31%

**DEBT EQUITY
RATIO**

0.69

NET DEBT

₹ 1,19,150 mn

CASH FLOWS

Q1 FY27

(in ₹ mn)

<u>OPERATING ACTIVITIES</u>	
<u>Inflow</u>	
Residential Collection/ Rent - Commercial & Retail/ Operation Receipts Mall & Property Maintenance / Security Deposits and Other Receipts	55,622
<u>Outflow</u>	
Construction Cost- Development Business	26,598
LO Payments & Refunds, Sales/ Marketing / Administrative Overheads, Income Tax and Other Indirect Taxes	14,136
Sub Total	40,735
Net Cashflow from Operating Activities	14,888
<u>INVESTING ACTIVITIES</u>	
<u>Outflow</u>	
Construction Cost (Retail/Commercial/Hospitality)	10,319
Investment in Land/TDR/Refundable Deposit/buyback of stakes	11,873
Sub Total	22,192
Net Cashflow from Investing Activities	-22,192
<u>FINANCING ACTIVITIES</u>	
<u>Inflow</u>	
Debt Drawn Net	7,805
Sub Total	7,805
<u>Outflow</u>	
Finance Cost	4,827
Others Net	2,717
Sub Total	7,544
Net Cashflow from Financing Activities	260

BUSINESS SEGMENTS

RESIDENTIAL



RETAIL



COMMERCIAL



HOSPITALITY



RESIDENTIAL

COMPLETED

165 PROJECTS

145 mn sft

ONGOING

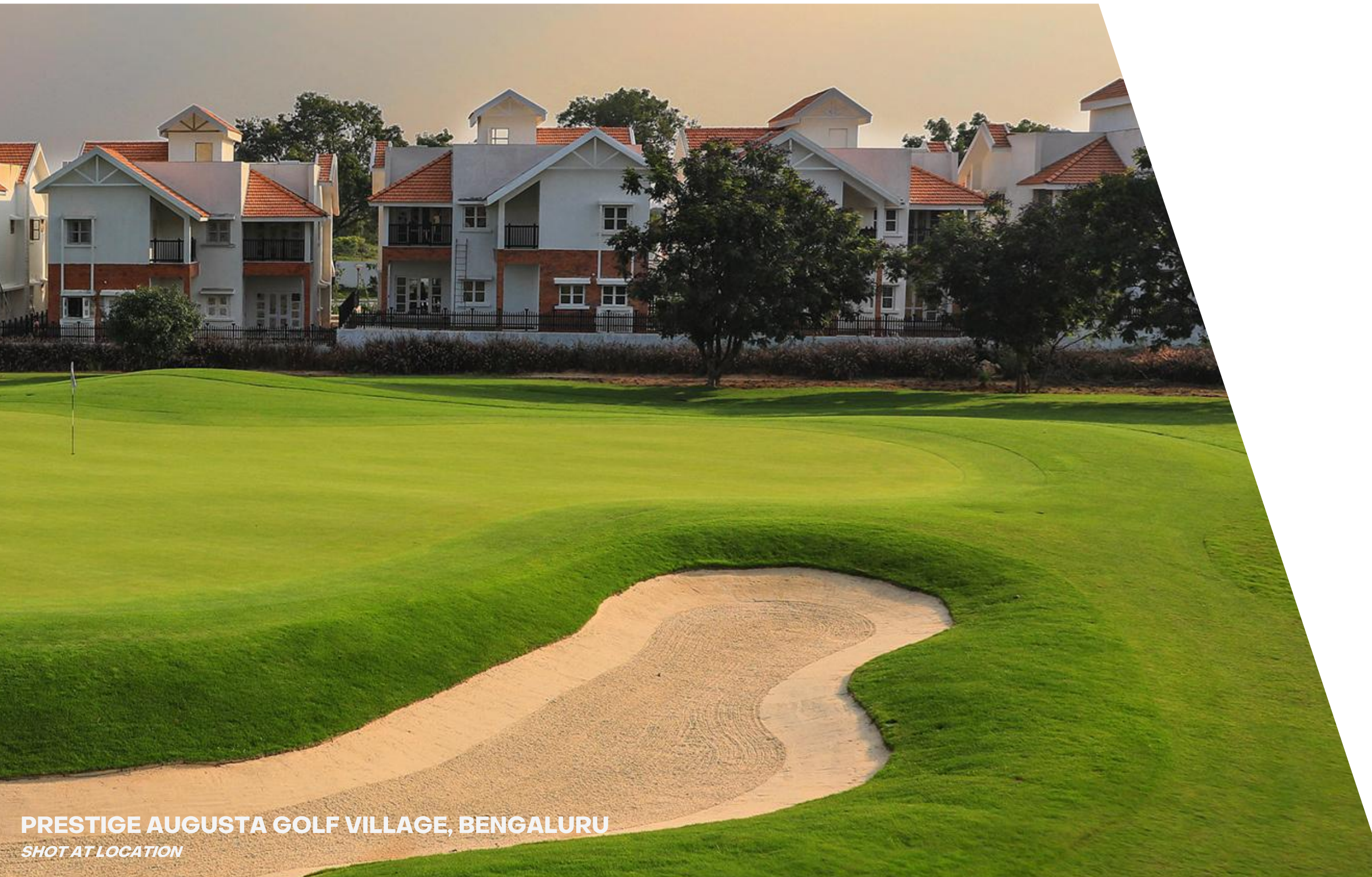
48 PROJECTS

117 mn sft

UPCOMING

35 PROJECTS

53 mn sft

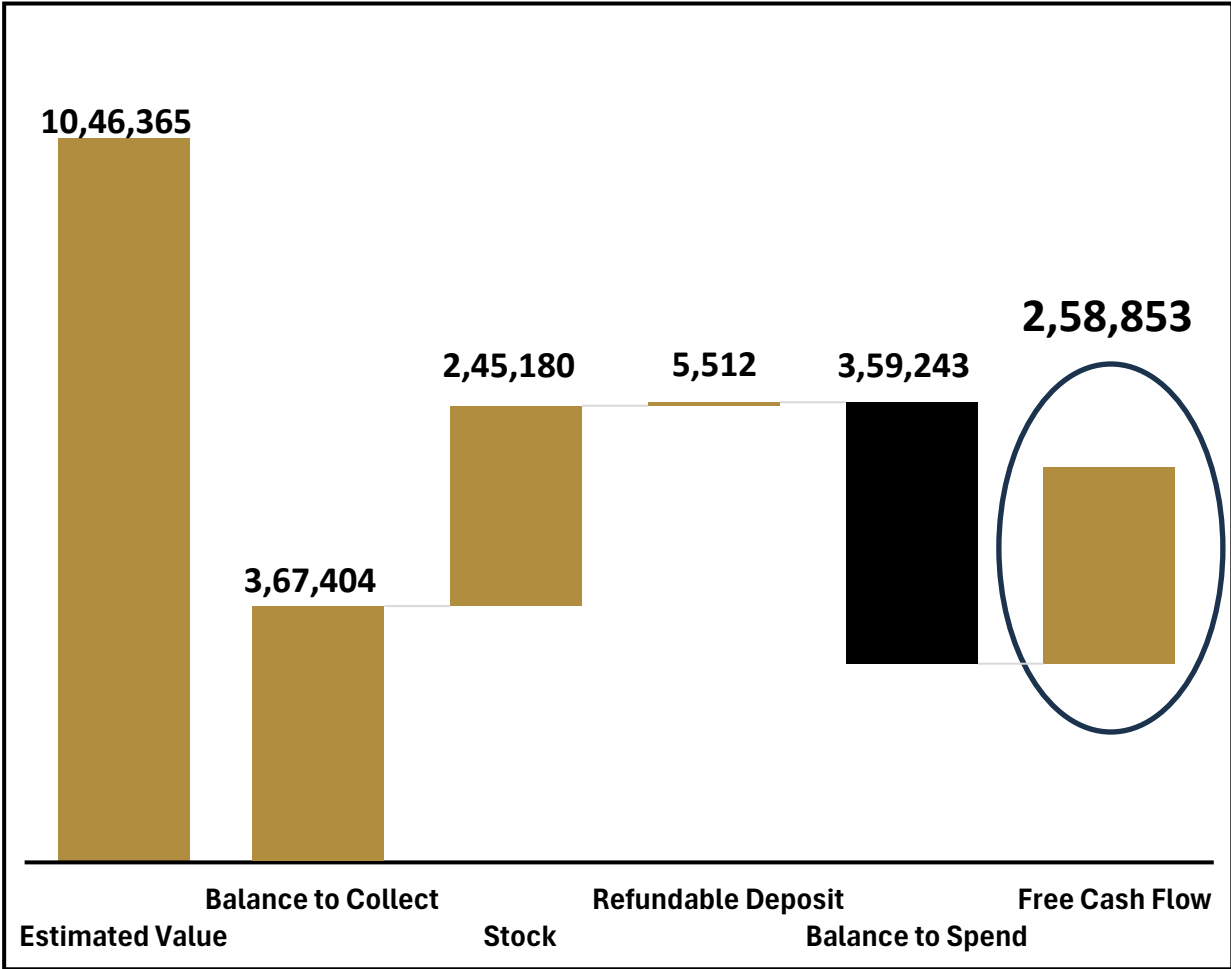


RESIDENTIAL PORTFOLIO

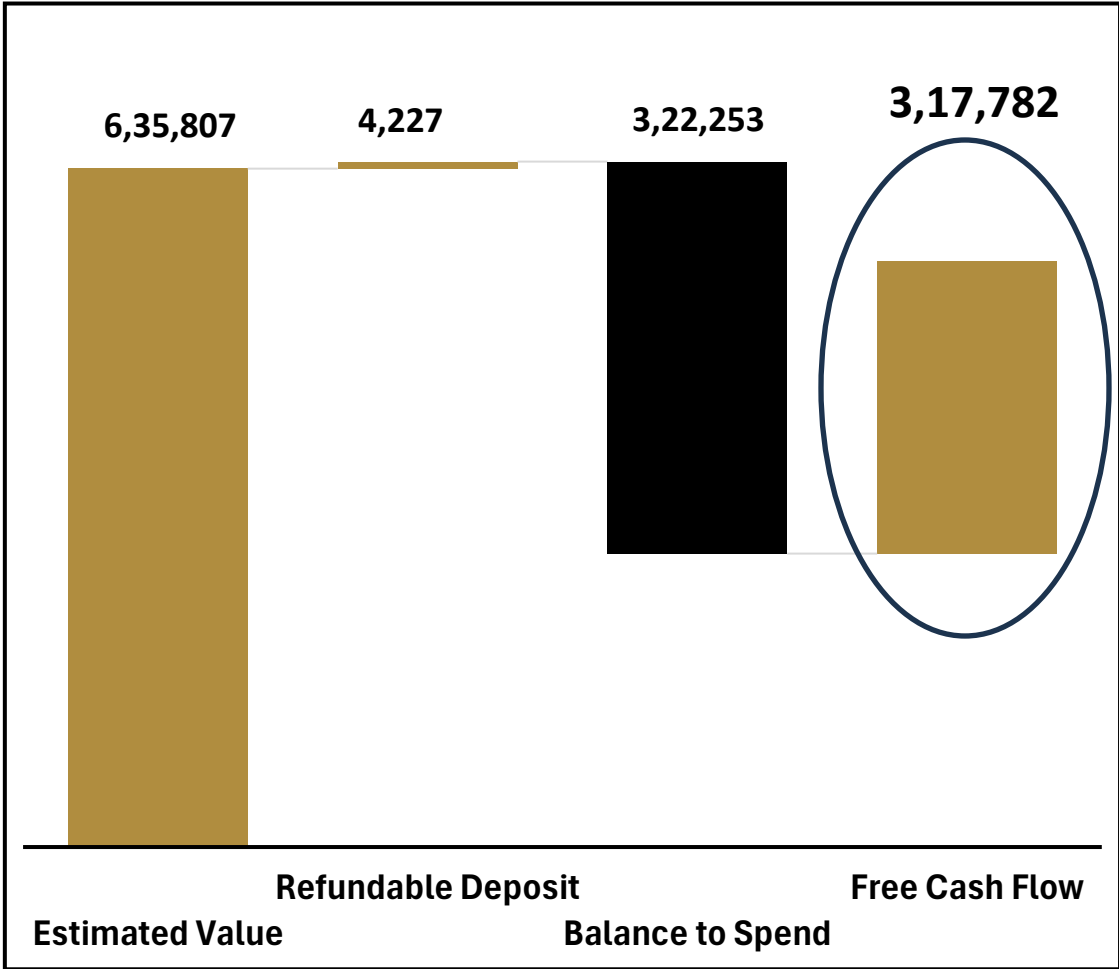
CASH FLOWS (₹ mn)

FREE CASH FLOWS FROM SALES : ₹ 5,76,635 mn

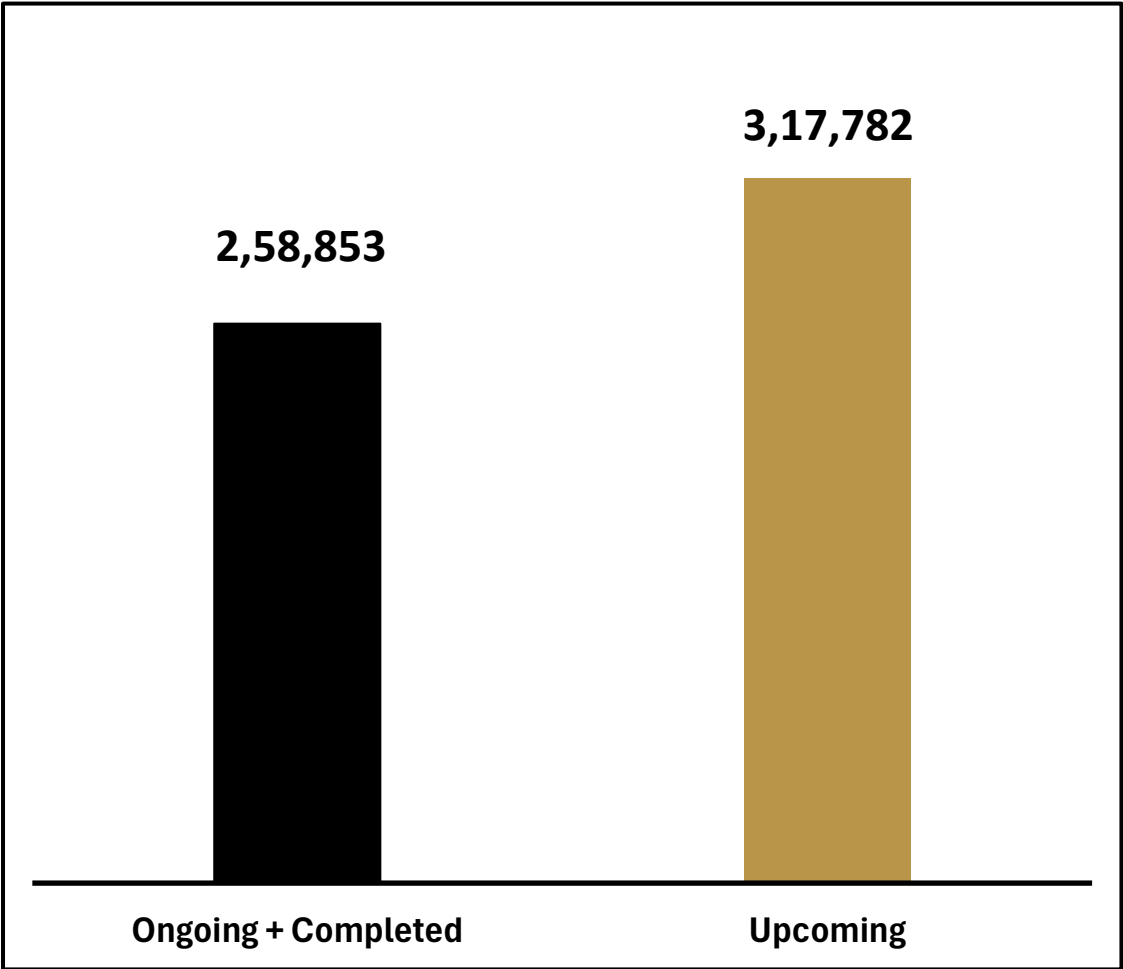
Ongoing + Completed Projects



Upcoming Projects

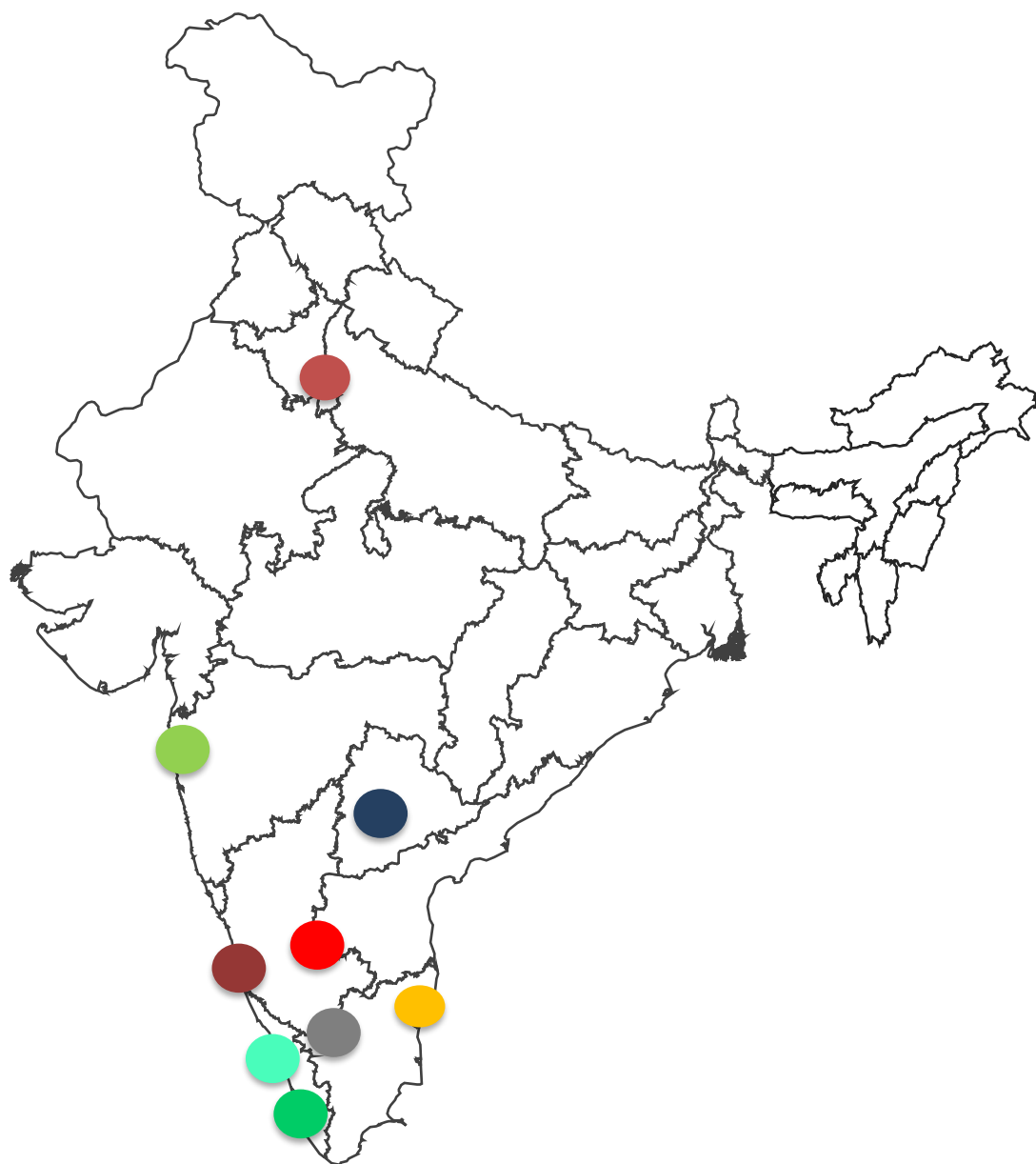


Free Cash Flows (₹ mn)



RESIDENTIAL - ONGOING PROJECTS

48 Projects **117** mn sft



● Bengaluru

1	Meridian Park Phase II @ TPC	2.34	76%	1.78	FY 27
2	Meridian Park Phase III @ TPC	1.81	76%	1.38	FY 27
3	Prestige King's County	1.52	82%	1.26	FY 27
4	Aston Park @ TPC	1.35	76%	1.03	FY 27
5	Prestige Elm Park	0.57	65%	0.37	FY 27
6	Prestige Dew Drops	0.12	100%	0.12	FY 27
7	Prestige Autumn Leaves	0.63	40%	0.25	FY 27
8	Prestige Greenbrook	0.74	40%	0.30	FY 27
9	Prestige Crystal Lawns	0.56	40%	0.23	FY 27
10	Prestige Serenity Shores	1.57	80%	1.25	FY 27
11	Prestige Gardenia Estates	1.06	40%	0.42	FY 27
12	Prestige Lavender Fields	3.11	90%	2.81	FY 27
13	Prestige Park Grove - Apartments	9.12	62%	5.66	FY 28
14	Prestige Park Grove-Villas	0.34	68%	0.23	FY 28
15	Prestige Glenbrook	0.62	100%	0.62	FY 28
16	Prestige Somerville	0.84	64%	0.54	FY 28
17	Prestige Camden Gardens	0.33	66%	0.22	FY 28
18	Prestige Marigold Ph II	1.26	100%	1.26	FY 28
19	Prestige Gardenia Estates Ph II	0.48	40%	0.19	FY 28
20	Prestige Raintree Park	4.67	100%	4.67	FY 29
21	Prestige Pine Forest	1.16	60%	0.70	FY 29
22	Prestige Suncrest	0.86	70%	0.60	FY 29
23	Prestige Southern Star Ph I	5.21	98%	5.10	FY 30
24	Fernvale @ TPC	0.79	51%	0.40	FY 30
25	Eaton Park @ TPC	1.18	69%	0.81	FY 31
26	Evergreen @ Prestige Raintree Park	4.76	100%	4.76	FY 31
Total		47.01		36.95	

● Chennai

27	Prestige Pallavaram Gardens	4.24	76%	3.24	FY 30
Total		4.24		3.24	

● Kochi

28	Prestige Panorama	0.29	50%	0.15	FY 27
Total		0.29		0.15	

● Hyderabad

29	Prestige Clairemont	3.29	100%	3.29	FY 27
30	Prestige Vaishnai Rainbow Waters	1.11	37%	0.41	FY 27
31	The Prestige City @ Hyd - Villa	0.81	38%	0.31	FY 27
32	The Prestige City @ Hyd - Apt	12.86	38%	4.89	FY 28
33	Prestige Spring Heights	5.06	76%	3.85	FY 30
34	Prestige Golden Grove	14.30	73%	10.44	FY 31
Total		37.43		23.17	

● Calicut

35	Prestige Ocean Pearl	1.50	72%	1.08	FY 28
Total		1.50		1.08	

● Mangaluru

36	Prestige Palm Residences	0.35	75%	0.26	FY 28
Total		0.35		0.26	

● Mumbai

37	Bellanza PH I @ TPC Mulund	1.70	100%	1.70	FY 27
38	Prestige Daffodils	0.26	64%	0.16	FY 28
39	Bellanza Ph II @ TPC Mulund	1.69	100%	1.69	FY 28
40	Prestige Ocean Towers	1.35	76%	1.03	FY 31
41	Prestige Forest Hills @ TPC Mulund Ph1	2.36	100%	2.36	FY 31
42	Prestige Garden Trails	2.10	100%	2.10	FY 31
43	Prestige Nautilus	2.92	64%	1.87	FY 33
44	Prestige Forest Hills @ TPC Mulund - Ph2	2.45	100%	2.45	FY 33
Total		14.83		13.37	

● Ooty

45	Prestige Hillcrest	0.11	50%	0.05	FY 27
Total		0.11		0.05	

● NCR

46	Mulberry @ TPC Indirapuram	4.60	67%	3.08	FY 30
47	Oakwood @ TPC Indirapuram	5.04	67%	3.38	FY 30
48	Mayflower @ TPC Indirapuram	1.94	67%	1.30	FY 30
Total		11.58		7.75	

Table Header

Developable
Area (Mn sft)

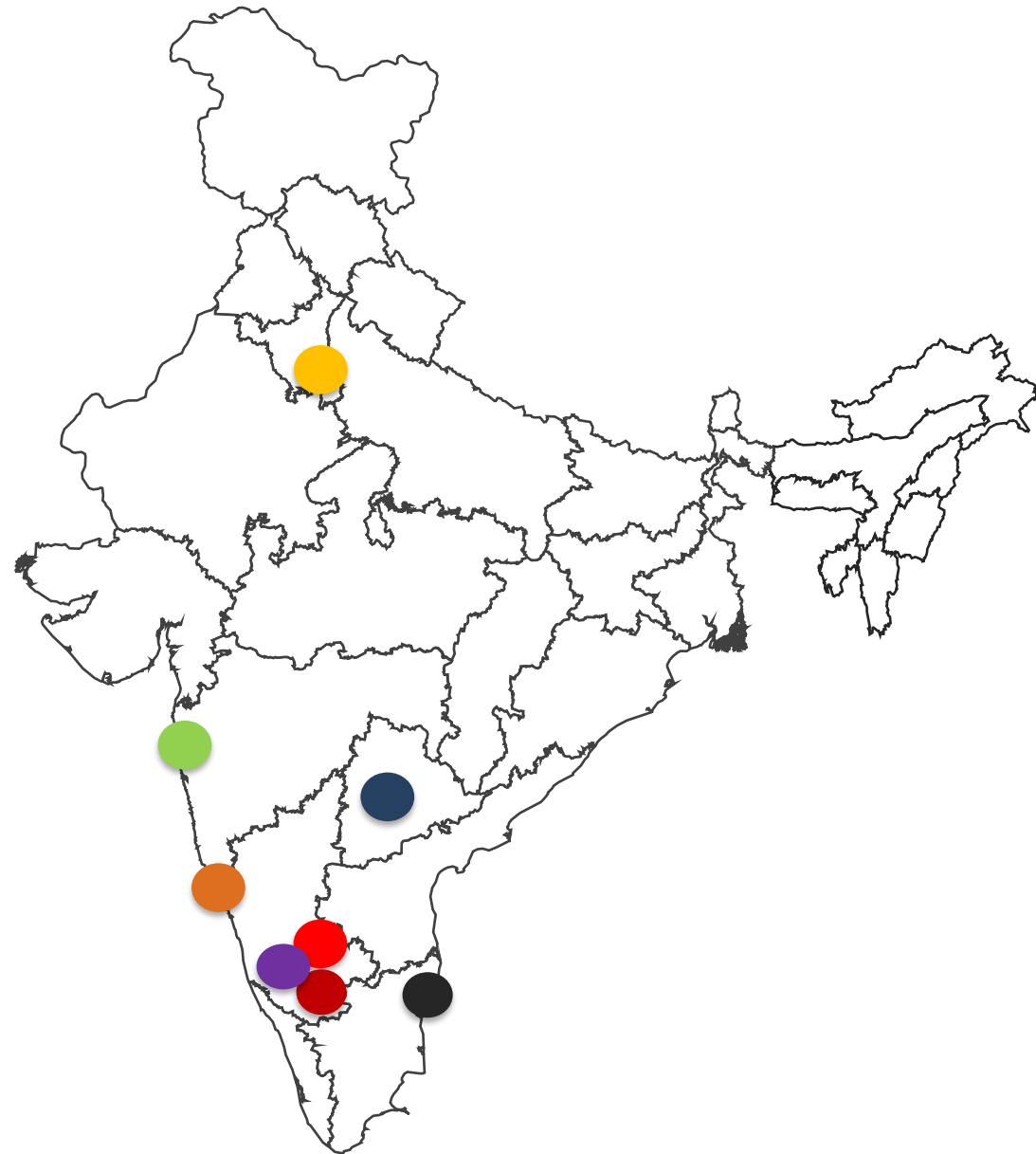
Economic
Interest (%)

Prestige Share
(Mn sft)

Completions
(Yr)

RESIDENTIAL - UPCOMING PROJECTS

35 Projects **53** mn sft



● Bengaluru

1	Prestige Avon	0.60	69%	0.41	FY 27
2	The Falcon City Reserve (earlier Prestige Falcon City Luxe)	4.38	76%	3.33	FY 27
3	Prestige Southern Star Ph II	1.67	94%	1.57	FY 27
4	Garden Breez @ TPC	1.23	52%	0.64	FY 27
5	Prestige Springwood	0.20	65%	0.13	FY 27
6	Prestige Battersea	2.70	100%	2.70	FY 27
7	Prestige Basavanagudi	0.08	50%	0.04	FY 28
8	Prestige Olive Oak	0.73	40%	0.29	FY 28
9	Prestige Forest Edge	0.66	60%	0.39	FY 28
10	Prestige Oakville	0.46	70%	0.32	FY 28
11	Prestige Windgates	0.55	70%	0.39	FY 28
12	Prestige Park Ridge	2.81	69%	1.92	FY 28
13	Prestige Greenmoor	0.80	26%	0.20	FY 28
14	Prestige Grove Hills	0.38	65%	0.25	FY 28
15	Residential @ Hennur	0.43	62%	0.26	FY 28
16	Rosewood @ Prestige Raintree Park	2.30	100%	2.30	FY 28
Total		19.95		15.13	

● Mysore

17	Prestige Pavilions	0.56	68%	0.38	FY 28
Total		0.56		0.38	

● Mumbai

18	Prestige Kohinoor	0.10	82%	0.08	FY 27
19	Residential @ The Prestige Place	2.53	50%	1.26	FY 28
Total		2.62		1.34	

● Hyderabad

20	Prestige Rock Cliff	0.81	55%	0.45	FY 27
21	The Prestige Place (earlier Prestige Imperial Park)	2.76	76%	2.10	FY 27
22	Prestige Spring Valley	0.30	47%	0.14	FY 28
Total		3.87		2.68	

● Chennai

23	Prestige Palm Court	1.85	69%	1.27	FY 27
24	Prestige Park Street	1.00	50%	0.50	FY 27
25	Prestige Falcon City	6.84	100%	6.84	FY 27
26	Prestige Clover Dale	4.40	50%	2.20	FY 27
Total		14.10		10.82	

● Delhi/NCR

27	Prestige Bougainvillea Gardens	2.74	72%	1.97	FY 27
28	Prestige Meadows	3.83	67%	2.57	FY 27
Total		6.57		4.54	

● Goa

29	Beach Gardens @ Prestige Sea Scapes	1.49	100%	1.49	FY 27
30	Veranda Bay @ Prestige Sea Scapes	0.44	100%	0.44	FY 27
31	Shimmering Shores @ Prestige Sea Scapes	0.40	100%	0.40	FY 27
32	Palm Coast @ Prestige Sea Scapes	0.50	100%	0.50	FY 27
33	Prestige Bayfront	0.73	78%	0.57	FY 28
34	Villas - Prestige Golf Shire	1.26	100%	1.26	FY 28
Total		4.84		4.67	

● Sakleshpur

35	JW Marriott Residences	0.38	50%	0.19	FY 28
Total		0.38		0.19	

Table Header

Developable
Area (Mn sft)

Economic
Interest (%)

Prestige Share
(Mn sft)

Launches
(Yr)

Projects Added in Q1

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

GDV OF UPCOMING LAUNCHES

SI No	Project Name	Location	TDA (mn sft)	Segment	GDV (₹ Mn)
Launched in Q1 FY27					
1	Prestige Golden Grove	Hyderabad	14.3	Mid-Segment	95,012
2	Prestige Gardenia Estates Ph II	Bengaluru	0.48	Plots	4,894
3	Prestige Forest Hills @ TPC Mulund - Ph2 (Tower D and part Tower C)	Mumbai	1.7	Premium	22,000
Sub Total			16.48		1,21,906
Planned for upcoming quarters					
4	Prestige Rock Cliff	Hyderabad	0.81	Luxury	9,093
5	The Prestige Place (earlier Prestige Imperial Park)	Hyderabad	2.76	Mid-Segment	20,426
6	Garden Breez @ TPC	Bengaluru	1.23	Mid-Segment	10,500
7	Prestige Avon	Bengaluru	0.60	Mid-Segment	5,499
8	Prestige Springwood	Bengaluru	0.20	Premium	2,941
9	Prestige Battersea	Bengaluru	2.70	Entry Segment	19,808
10	Prestige Southern Star Ph II	Bengaluru	1.67	Mid-Segment	14,261
11	The Falcon City Reserve (earlier Prestige Falcon City Luxe)	Bengaluru	4.38	Premium	57,444
12	Prestige Chambers 51 (earlier Prestige Business Bay)	Mumbai	2.72	Commercial Sale	77,000
13	Prestige Kohinoor	Mumbai	0.10	Luxury	4,560
14	Prestige Palm Court	Chennai	1.85	Mid-Segment	12,224
15	Prestige Park Street	Chennai	1.00	Luxury	15,039
16	Prestige Falcon City	Chennai	6.84	Mid-Segment	50,000
17	Prestige Clover Dale	Chennai	4.40	Premium	50,000
18	Beach Gardens @ Prestige Sea Scapes	Goa	1.49	Plots	7,467
19	Veranda Bay @ Prestige Sea Scapes	Goa	0.44	Mid-Segment	2,694
20	Shimmering Shores @ Prestige Sea Scapes	Goa	0.40	Mid-Segment	2,317
21	Palm Coast @ Prestige Sea Scapes	Goa	0.50	Mid-Segment	9,065
22	Prestige Meadows	NCR	3.83	Mid-Segment	42,000
23	Prestige Bougainvillea Gardens	NCR	2.74	Mid-Segment	38,404
Sub Total			40.67		4,50,742
Grand Total			57.14		5,72,648

Since these projects are under planning stage, the areas may vary based on design, and GDV may vary based on market trends.

BUSINESS DEVELOPMENT



Location	Land Area	Tentative GDV
	(in acres)	(₹ mn)
Q1 FY27		
Aramnagar, Versova, Mumbai	6	90,000
Borivali , Mumbai	8	28,000
Thane, Mumbai	15	60,000
Total	29	1,78,000

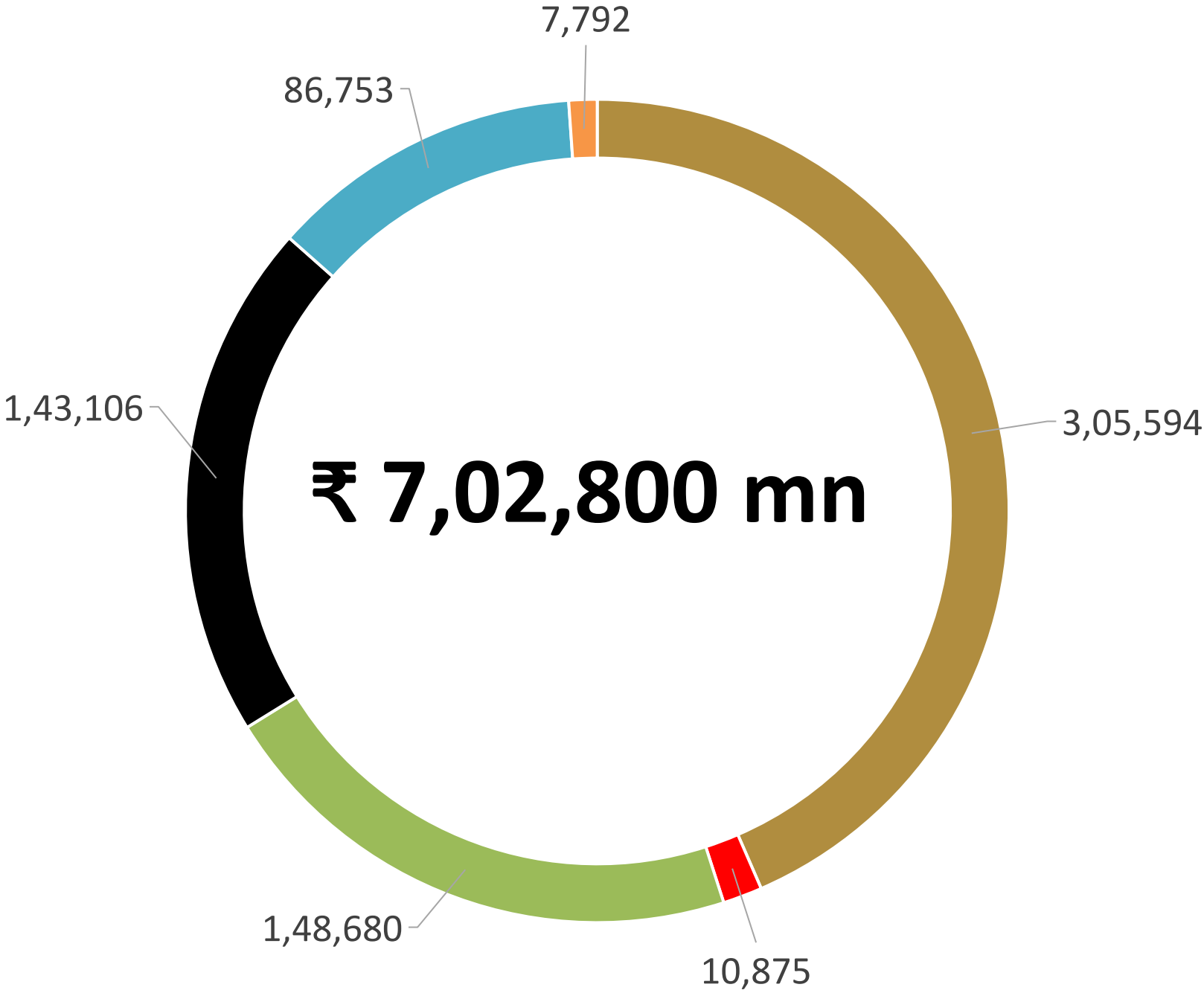
Only projects and areas for sale have been considered in the above GDV.
Since these projects are under planning stage, the areas may vary based on design, and GDV may vary based on market trends.



UB CITY, BENGALURU
SHOT AT LOCATION

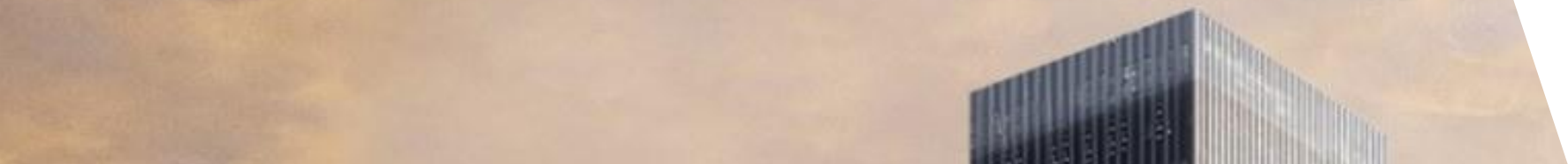
UNRECOGNISED REVENUE

PRESTIGE OCEAN TOWERS, MUMBAI
ARTIST IMPRESSION



■ Bengaluru ■ Chennai ■ Mumbai ■ Hyderabad ■ NCR ■ Kochi, others





COMMERCIAL

COMPLETED

129 PROJECTS

57 mn sft

ONGOING

10 PROJECTS

18 mn sft

UPCOMING

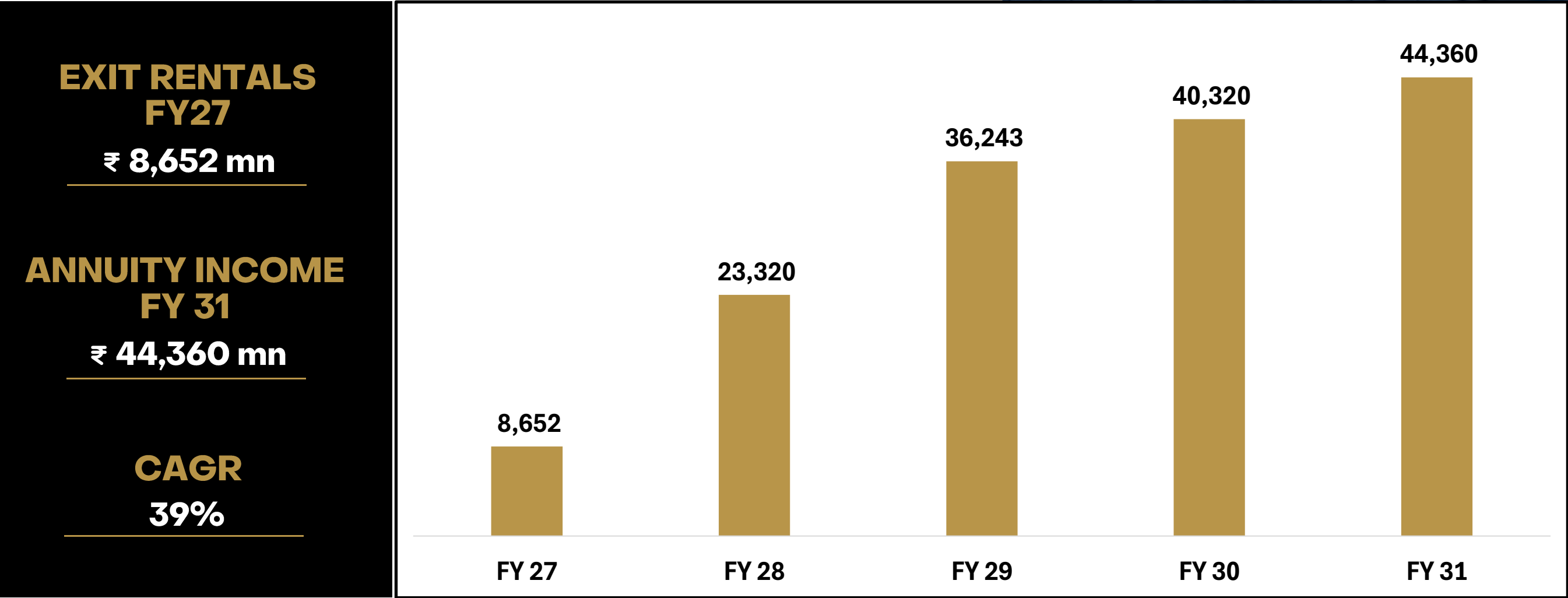
12 PROJECTS

17 mn sft



COMMERCIAL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)



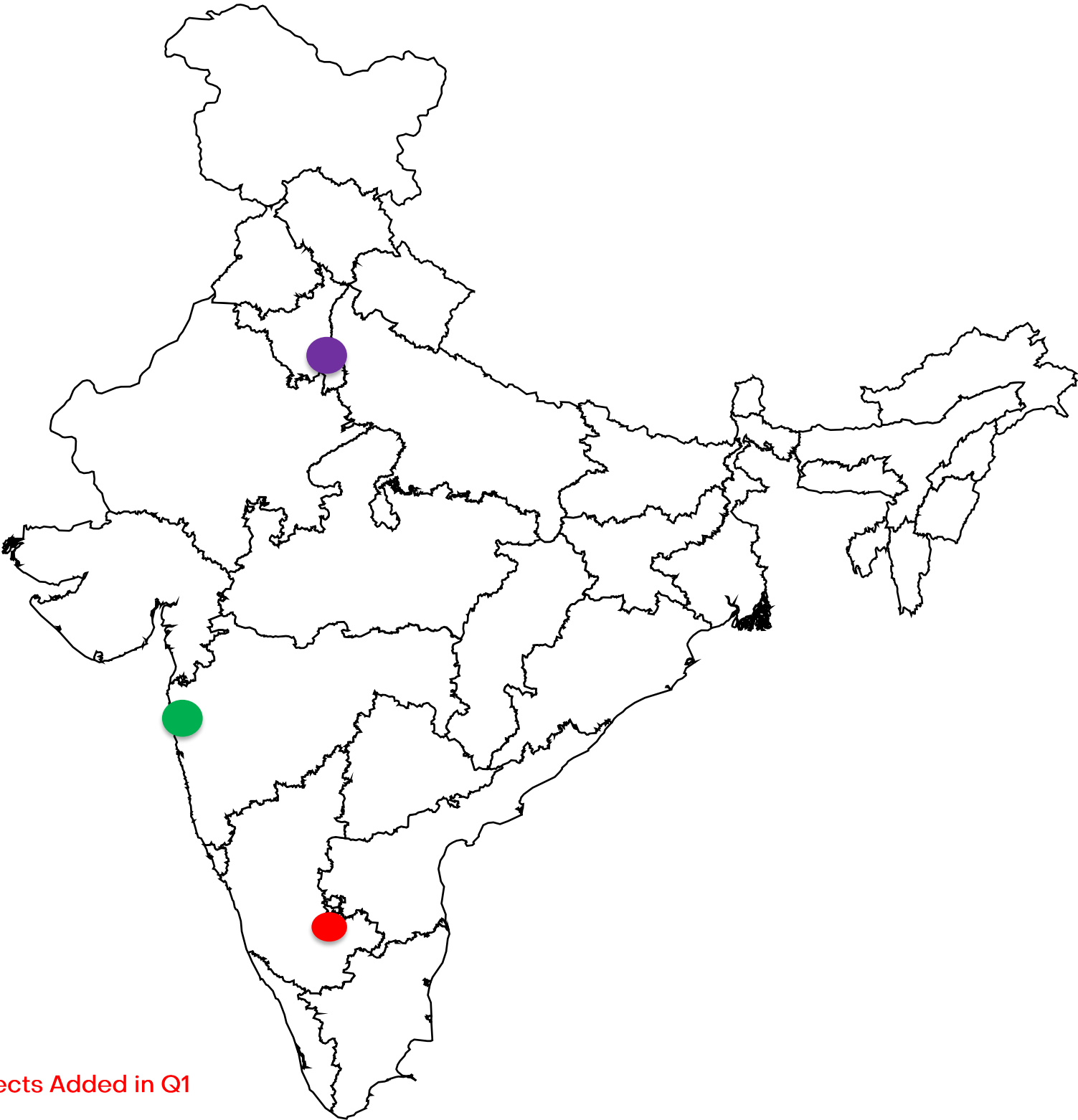
PG Share



COMMERCIAL - ONGOING PROJECTS



10 Projects 18 mn sft



Bengaluru

1	Prestige Waterfront	0.54	60%	0.32	FY 27
2	Prestige Tech Habitat	1.04	74%	0.77	FY 27
3	Prestige Techzone	2.53	67%	1.70	FY 28
4	Prestige Signature Tower	0.57	100%	0.57	FY 28
5	Prestige Lake Shore Drive Ph I Block 3	0.82	45%	0.37	FY 28
6	Prestige Century Landmark	2.93	55%	1.61	FY 30
Total		8.44		5.34	

Mumbai

7	Prestige 1O1, BKC (X)	2.94	100%	2.94	FY 28
8	Prestige 1O1, BKC (Y)	1.83	66%	1.21	FY 28
9	The Prestige, Mumbai	4.28	90%	3.86	FY 29
Total		9.05		8.01	

Delhi

10	Trade Center DIAL (Aerocity)	0.80	50%	0.40	FY 27
Total		0.80		0.40	

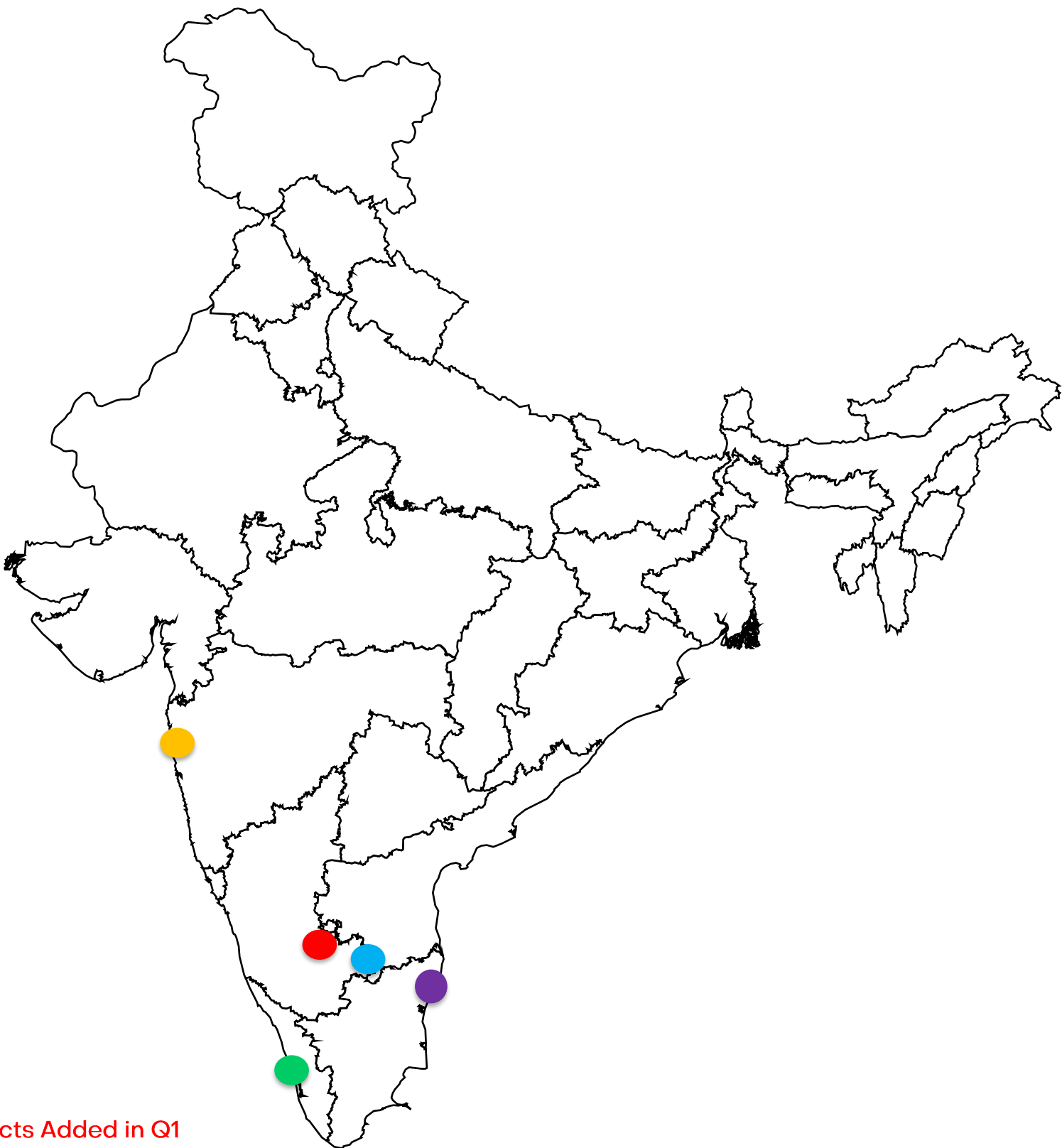
Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions (Yr)
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COMMERCIAL - UPCOMING PROJECTS



12 Projects 17 mn sft



Projects Added in Q1

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

● **Bengaluru**

1	Prestige Lake Shore Drive Ph II	4.84	95%	4.60	FY 27
2	Prestige Tech park 5	0.16	100%	0.16	FY 28
3	Commercial - Kensington Road	0.13	100%	0.13	FY 28
4	Prestige Turning point	0.61	45%	0.28	FY 28
5	Prestige Holland	0.78	100%	0.78	FY 28
Total		6.53		5.95	

● **Kolar**

6	Shipco (Warehousing)	2.04	70%	1.43	FY 27
Total		2.04		1.43	

● **Kochi**

7	Prestige Cyber Green- Phase II	0.63	100%	0.63	FY 27
8	Prestige Vantage Point	0.46	60%	0.28	FY 27
Total		1.09		0.91	

● **Chennai**

9	Prestige One West (WS Industries)	1.25	64%	0.80	FY 27
Total		1.25		0.80	

● **Mumbai**

10	Prestige Quantum	1.63	50%	0.81	FY 27
11	Prestige Chambers 51 (Prestige Business Bay)	2.72	60%	1.63	FY 27
12	The Prestige Place - Commercial	1.31	50%	0.65	FY 28
Total		5.66		3.10	

Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Launches (Yr)
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COMMERCIAL - CAPEX & BALANCE TO SPEND



**BALANCE TO SPEND
(PG SHARE)**

ONGOING COMMERCIAL
₹ 63,828 mn

UPCOMING COMMERCIAL
₹ 52,424 mn

TOTAL
₹ 1,16,252 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Commercial Capex	1,11,264	1,05,582	67,518	63,828
Upcoming Commercial Capex	72,926	52,778	72,480	52,424
Total Capex (Ongoing & Upcoming)	1,84,189	1,58,361	1,39,997	1,16,252

(Values in ₹ mn)



RETAIL

COMPLETED

13 PROJECTS

10 mn sft

ONGOING

5 PROJECTS

5 mn sft

UPCOMING

8 PROJECTS

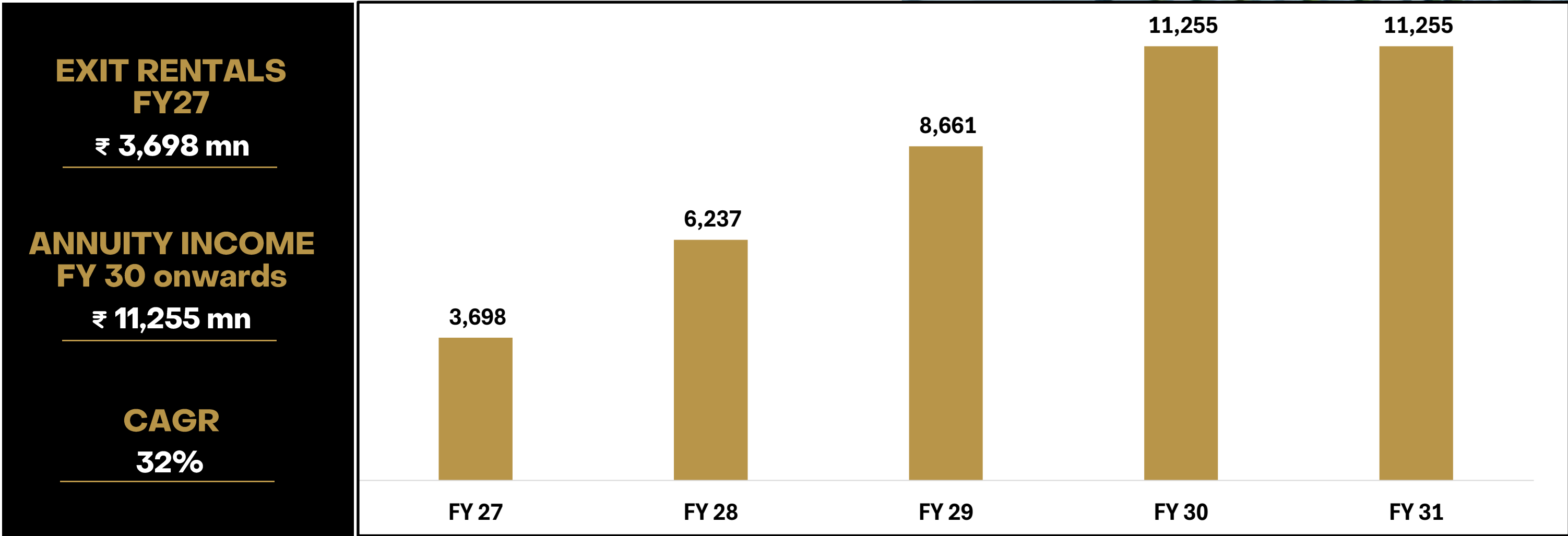
8 mn sft



FORUM REX WALK, BENGALURU
SHOT AT LOCATION

RETAIL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)



PG Share

RETAIL - ONGOING & UPCOMING PROJECTS

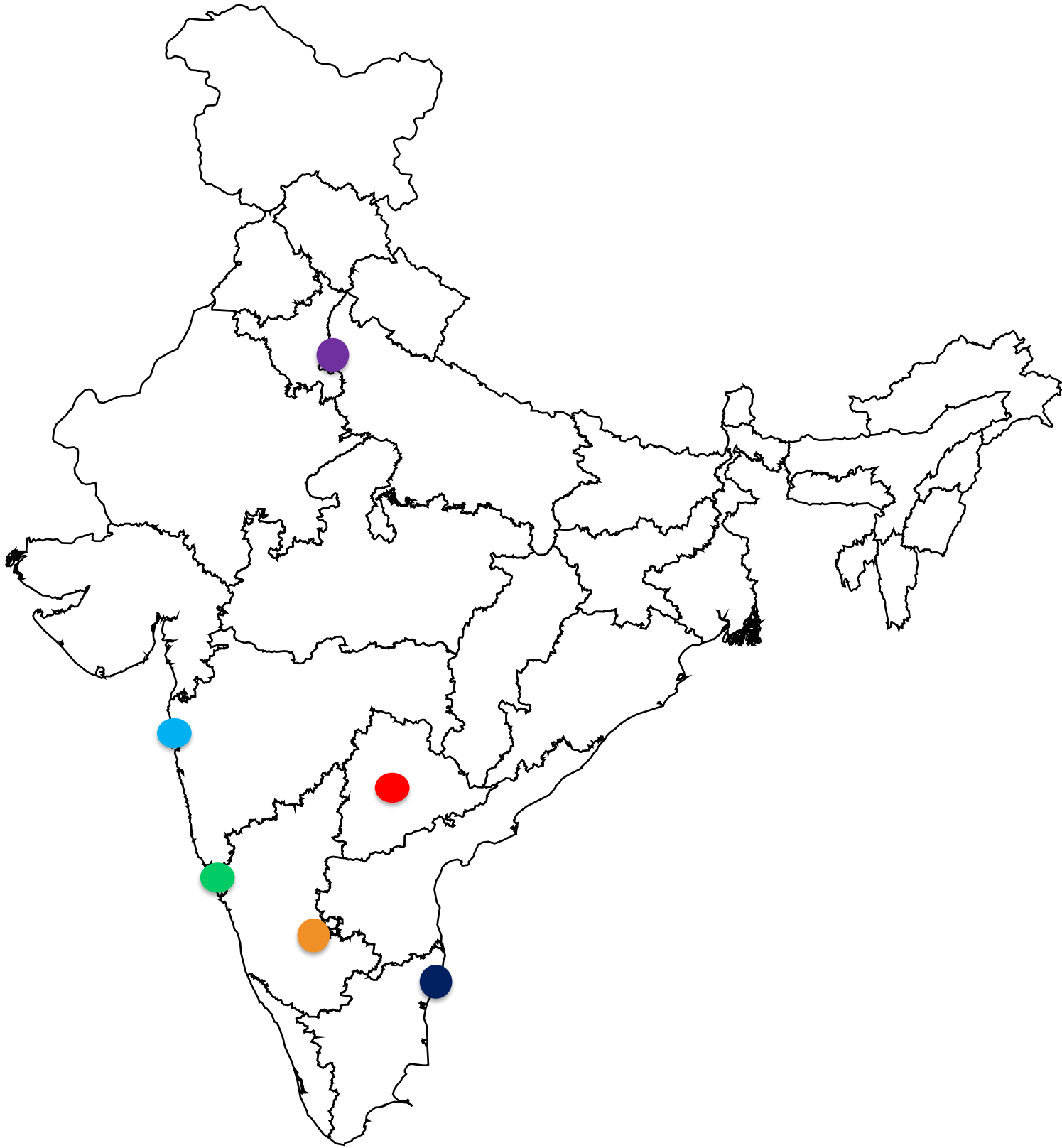


Table Header

Developable
Area (Mn sft)

Economic
Interest (%)

Prestige Share
(Mn sft)

Completions/
Launches(Yr)

ONGOING

5 Projects 5 mn sft

BENGALURU					
1	Forum North Bengaluru	1.13	100%	1.13	FY 27
2	Forum TPC Bengaluru	1.27	100%	1.27	FY 28
Total		2.40		2.40	
MUMBAI					
3	Forum Walk, Mulund	0.17	100%	0.17	FY 27
Total		0.17		0.17	
HYDERABAD					
4	Forum @ TPC Hyderabad	1.71	38%	0.65	FY 29
Total		1.71		0.65	
NCR					
5	Forum @ TPC Indirapuram	1.21	68%	0.82	FY 30
Total		1.21		0.82	

UPCOMING

8 Projects 8 mn sft

BENGALURU					
1	Forum Park Grove	0.83	76%	0.63	FY 27
2	Forum Mall @ Hennur	1.07	69%	0.74	FY 27
CHENNAI					
3	Forum One OMR	1.70	85%	1.44	FY 27
GOA					
4	Forum @ South Goa	1.05	100%	1.05	FY 27
5	Galeria Centro @ Prestige Sea Scapes	0.11	100%	0.11	FY 27
HYDERABAD					
6	Forum @ The Prestige Place	0.69	76%	0.53	FY 27
7	Forum @ Banjara Hills	0.59	50%	0.30	FY 27
MUMBAI					
8	Forum @ The Prestige Place	1.61	50%	0.80	FY 28
Total		7.65		5.60	

	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Capex	21,591	17,235	15,875	12,165
Capex	46,106	33,546	45,988	33,435
(Coming)	67,697	50,781	61,863	45,600

TOTAL
₹ 45,600 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Retail Capex	21,591	17,235	15,875	12,165
Upcoming Retail Capex	46,106	33,546	45,988	33,435
Total Capex (Ongoing & Upcoming)	67,697	50,781	61,863	45,600

(Values ₹ in mn)

LAND BANK

S.No.	Entity Name	Location	Land Area (Acres)	Economic Interest	Prestige Share (Acres)
1	Prestige Bidadi Holdings Pvt Ltd	Bidadi, Bengaluru	180	100%	180
2	The QS Company	Padil Mangaluru	23	100%	23
3	Prestige Warehousing And Cold Storage Services Pvt Ltd	Dobaspet, Bengaluru	50	100%	50
4	Northland Holdings	Sonnenahalli, Bengaluru	14	100%	14
5	Prestige Whitefield Developers	Whitefield, Bengaluru	18	47%	8
6	Prestige Estates Projects Ltd	Huyilalu, Mysuru	4	100%	4
7	Prestige Estates Projects Ltd	Bannerhatta Road, Bengaluru	104	80%	83
8	Prestige Estates Projects Ltd	Meesaganahalli, Bengaluru	60	100%	60
9	Prestige Lonavala Estates Pvt Ltd	Taje Village, Lonavala	50	100%	50
10	Prestige Estates Projects Ltd	Kasavanahalli, Bengaluru	9	60%	6
11	Prestige Acres Pvt Ltd	Kodagurki - Devanahalli, Bengaluru	42	45%	19
12	Prestige Southcity Holdings	Merces, Goa	34	37%	12
13	Apex Realty Management	Pulimamidi, Hyderabad	74	100%	74
14	Prestige Estates Projects Ltd	Kodagurki - Devanahalli, Bengaluru	65	66%	43
15	Prestige Estates Projects Ltd	Poojanahalli - Devanahalli, Bengaluru	10	69%	7
16	Prestige Estates Projects Ltd	Dalasagere - Hosakote	71	45%	32
17	Prestige Estates Projects Ltd	Chandapura, Hosur Road Bengaluru	70	85%	60
18	Silver Oak Projects Pvt Ltd	Knowledge City , Raidurg Hyderabad	11	100%	11
19	Prestige Builders and Developers Private Limited	Attibele , Bengaluru	9	100%	9
20	Prestige Vaishnoi Realty Ventures	Rajendra Nagar, Hyderabad	4	35%	2
21	Prestige Estates Projects Ltd	Indavara , Chikkamagaluru	33	45%	15
22	Prestige Estates Projects Ltd	Kompally, Hyderabad	7	100%	7
23	Aramnagar Realty LLP	Aramnagar, Versova Mumbai	6	50%	3
24	Prestige Estates Projects Ltd	Borivali , Mumbai	8	82%	6
25	Prestige Estates Projects Ltd	Thane Mumbai	15	72%	13
Total			971		789

ESG ACHIEVEMENTS & RECOGNITION



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



Key Updates

- * Planted 1.25 lakh saplings as part of the 1 Million Plantation Commitment on the occasion of World Environment Day.
- * Completed comprehensive Life Cycle Assessments (LCAs) for Prestige 101 and The Prestige Mumbai, enabling data-driven decisions to reduce embodied carbon across our developments.
- * British Safety Council's Five Star Ratings for Prestige Park Grove and Prestige Lavender Fields.
- * British Safety Council International Safety Award for Forum Kochi and Forum South.

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



Omer Bin Jung

Joint Managing
Director – Hospitality



Faiz Rezwan

Executive Director –
Contracts and Projects



Zayd Noaman

Executive Director –
CMD's Office



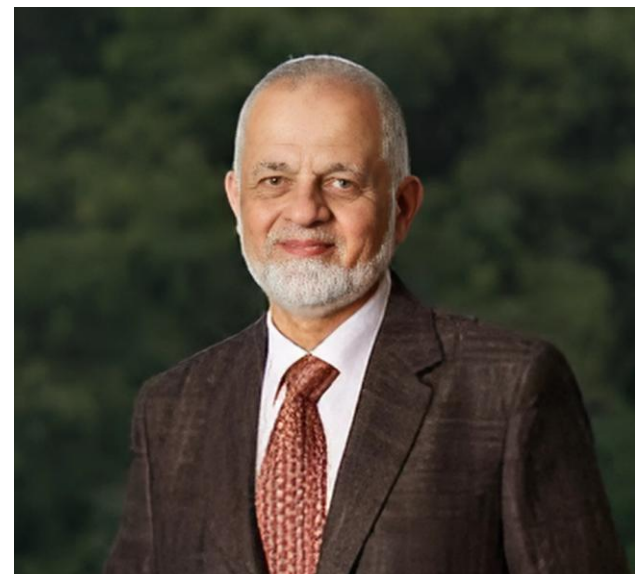
Mohmed Zaid Sadiq

Joint Managing
Director – Hospitality



Anjum Jung

Executive Director –
Interior Design



Zackria Hashim

Executive Director –
Land Acquisitions



Sana Rezwan

Executive Director –
North India



Nayeem Noor

Executive Director –
Government Relations



V. Gopal

Executive Director –
Projects and Planning

LEADERSHIP TEAM



Swaroop Anish

Executive Director &
CEO – Residential and
Business Development



Juggy Marwaha

CEO – Prestige Office
Ventures



Muhammed Ali

CEO – Retail



Suresh Singaravelu

Executive Director &
CEO – Hospitality
Segment



Tariq Ahmed

Executive Director &
CEO – West India



Amit Mor

Chief Financial
Officer



Shivaprasad Naik N

Executive Director –
Accounts



**Lt Col. Milan Khurana
(Retd.)**

Executive Director –
HR, IT and Admin



Manoj Krishna J.V

Company Secretary
and Compliance Officer



Javed Shafiq Rao

CEO – Property
Management



THANK YOU

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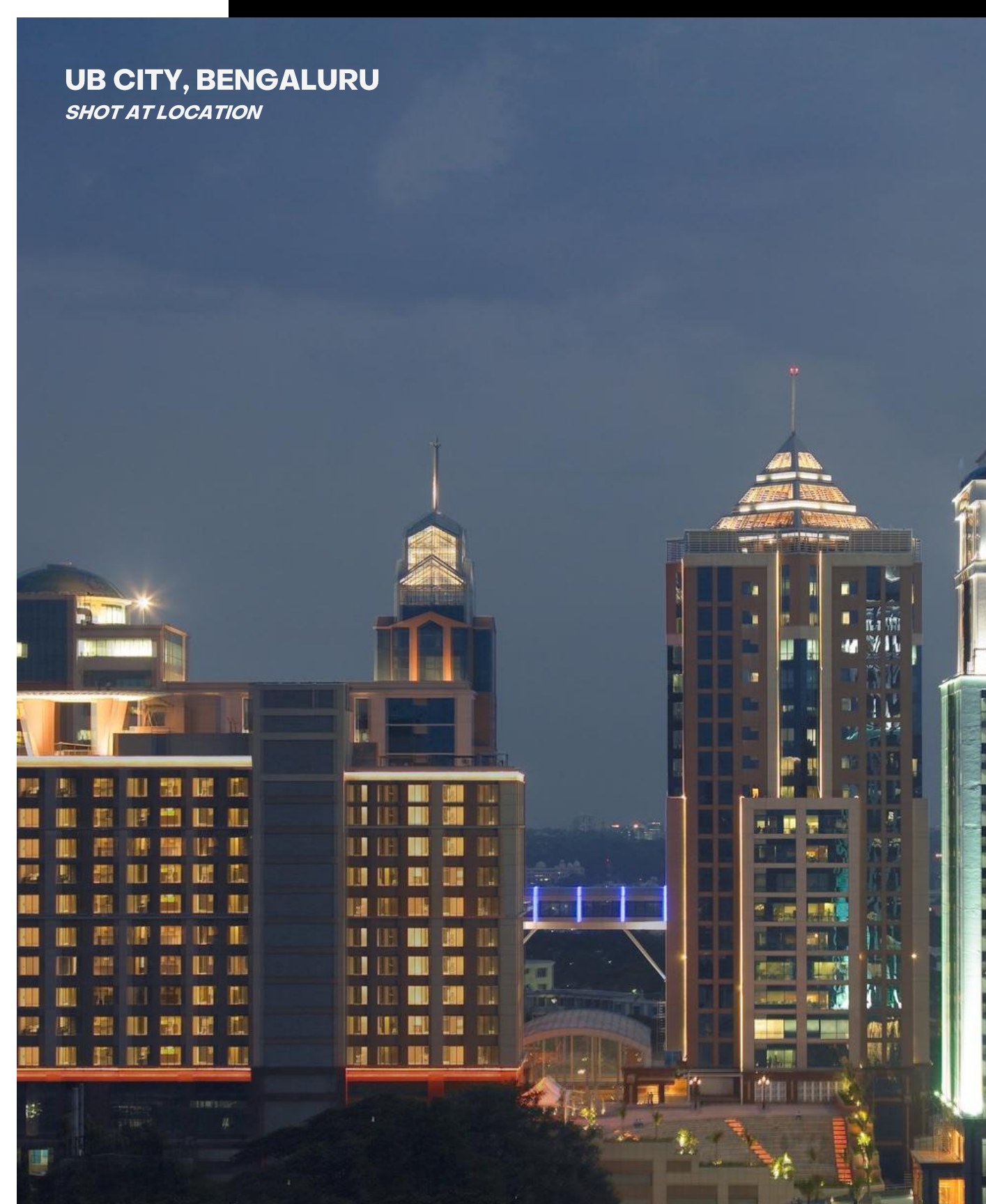
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UB CITY, BENGALURU
SHOT AT LOCATION



ANNEXURES

EXIT RENTALS – COMMERCIAL

S.No.	Project Name	Total Leasable Area	Economic Interest (%)	Economic Interest (MnSf)	Rent P.A (Annualised) (₹ Mn)
1	Prestige Logistic Centre	0.39	100	0.39	103
2	Prestige Polygon	0.33	100	0.33	372
3	Prestige Tech Park (West Palm)	0.32	61	0.20	272
4	SKN Commercial	0.13	100	0.13	101
5	Prestige Estates Projects Limited	0.86	100	0.86	279
6	Prestige Cybertower	0.29	100	0.29	141
7	Prestige TMS Square	0.22	58	0.13	88
8	Prestige Central Street	0.13	46	0.06	100
9	Prestige Technopolis	0.10	100	0.10	102
10	Prestige Saleh Ahmed	0.07	44	0.03	61
11	Prestige Cube	0.03	100	0.03	43
12	Prestige Phoenix	0.05	50	0.02	20
13	Prestige Cosmopolitan	0.08	100	0.08	86
14	Prestige Metropolitan	0.31	45	0.14	144
15	Prestige D' Art	0.01	50	0.00	4
16	Prestige Tech Park IV	0.77	50	0.38	418
17	Prestige Summit	0.13	13	0.02	29
18	Prestige Cyber Green- Phase I	0.55	100	0.55	296
19	Prestige Sky Tech	2.36	53	1.24	821
20	Prestige Alpha Tech	0.97	99	0.96	907
21	Prestige Tech park IV Block 3	0.12	50	0.06	64
22	Prestige Tech Pacific Park	1.20	60	0.72	823
23	Prestige Ocean Crest Commercial	0.02	50	0.01	9
24	Prestige Lake Shore Drive Ph I	2.25	45	1.01	1,214
25	Prestige Capital Square	0.13	100	0.13	115
26	Prestige Tech Forest	1.71	68	1.16	1,117
Total		13.52		9.04	7,730

INCREMENTAL RENTALS – COMMERCIAL

FOR THE PROJECTS TO BE COMPLETED IN FY 27



S.No.	Project Name	Total Leasable Area	Economic Interest (%)	Economic Interest (MnSf)	Rent P.A (Annualised) (₹ Mn)
1	Trade Center DIAL (Aerocity)	0.59	50	0.29	704
2	Prestige Waterfront	0.42	60	0.20	218
Total		1.01		0.49	922
Grand Total for FY 27 (7,730+922)		14.53		9.53	8,652

EXIT RENTALS – RETAIL

S.No.	Project Name	Total Leasable Area	Economic Interest (%)	Economic Interest (MnSf)	Rent P.A (Annualised) (Rs Mn)
1	UB City Retail	0.10	40	0.04	187
2	Prestige Mysore Central	0.08	65	0.05	25
3	Forum Rex Walk	0.16	34	0.06	135
4	Forum Falcon City Mall	0.96	100	0.96	1,490
5	Forum Thomsun	0.57	50	0.29	360
6	REIT Assets	-	-	-	578
Total		1.88		1.39	2,775
Incremental Rental					
7	Forum Walk @ Mulund	0.11	100	0.11	272
8	Forum North Bengaluru	0.72	100	0.72	651
Grand Total for FY 27		2.71		2.23	3,698

RESIDENTIAL PROJECTS FREE CASHFLOWS

Ongoing + Completed Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	137.92	
Common Area/ Car Park Area	39.28	
Net Saleable Area	98.64	
PG area share	87.05	
Estimated Sale Value		10,46,365
Sold	70.24	8,01,185
Collections		4,33,782
Balance to collect		3,67,404
Stock	16.81	2,45,180
Recovery from Land Owner		-
Refundable Deposit		5,512
Projected Inflow-A		6,18,096
Cost of Development		6,75,462
Cost Incurred		3,16,219
Balance to Spend-B		3,59,243
Free Cash flow (A-B)		2,58,853

Upcoming Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	55.62	
Common Area/ Car Park Area	13.50	
Net Saleable Area	42.11	
PG area share	36.80	
Estimated Sale Value-A		6,35,807
Cost of Development		3,80,364
Cost Incurred (Incl RD)		58,112
Balance to spend-B		3,22,252
Refundable Deposit -C		4,227
Free Cash flow (A-B+C)		3,17,782

