INVESTOR PRESENTATION

Q2 & H1 FY 27

Prestige Estates Projects Ltd.

www.prestigeconstructions.com



PRESTIGE PALM COURT, CHENNAI
ARTIST IMPRESSION

CONTENTS



JW MARRIOTT BENGALURU PRESTIGE GOLFSHIRE RESORT AND SPA
SHOT AT LOCATION

- Company Overview
- Key Highlights
- Financial Highlights
- Operational Highlights – Segmental
- Land Bank
- ESG
- Board of Directors and Management Team

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



DIVERSIFIED BUSINESS SEGMENTS

RESIDENTIAL

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


PRESTIGE FALCON CITY, BENGALURU
SHOT AT LOCATION

COMMERCIAL

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


PRESTIGE TECH PACIFIC, BENGALURU
SHOT AT LOCATION



FORUM SOUTH BENGALURU
SHOT AT LOCATION

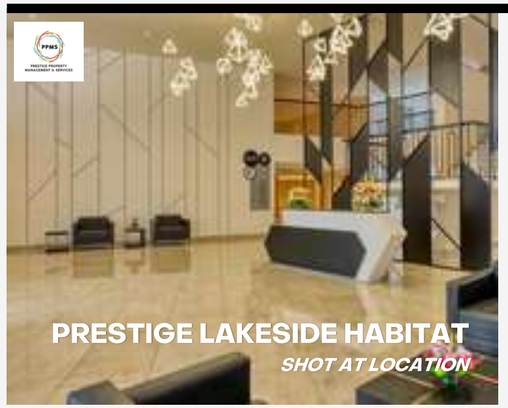
RETAIL

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


SHERATON GRAND BENGALURU WHITEFIELD HOTEL & CONVENTION CENTRE
SHOT AT LOCATION

HOSPITALITY

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


PRESTIGE LAKESIDE HABITAT
SHOT AT LOCATION

PROPERTY MANAGEMENT & OTHER SERVICES

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

SCALE OF OPERATIONS

COMPLETED

323 Projects, 221 mn sft

- **Residential** — 168 Projects, 149 mn sft
- **Commercial** — 130 Projects, 58 mn sft
- **Retail** — 13 Projects, 10 mn sft
- **Hospitality** — 12 Projects, 4 mn sft

ONGOING

72 Projects, 151 mn sft

- **Residential** — 48 Projects, 119 mn sft
- **Commercial** — 12 Projects, 20 mn sft
- **Retail** — 6 Projects, 7 mn sft
- **Hospitality** — 6 Projects, 5 mn sft

UPCOMING

68 Projects, 89 mn sft

- **Residential** — 36 Projects, 57 mn sft
- **Commercial** — 12 Projects, 19 mn sft
- **Retail** — 7 Projects, 6 mn sft
- **Hospitality** — 13 Projects, 7 mn sft

KEY HIGHLIGHTS

- Secured a strategic investment of ₹30,000 million by CPP Investments in Prestige Hospitality Ventures Limited for a ~27% stake. The investment will support the expansion of the hospitality business, including the development of its planned portfolio and pursuit of future growth opportunities.

- During Q2 FY27, the Company launched / commenced construction on 9 projects across its residential, commercial, retail and hospitality segments, with a combined developable area of 10.09 million square feet, taking total for H1 FY27 to 30.25 million square feet. The Company also completed 5.07 million square feet during the quarter, taking total completions for H1 FY27 to 9.44 million square feet.

- Subsequent to the quarter-end, acquired a ~9.36 lakh sq. ft. retail asset in South Bengaluru, with an estimated annual rental potential of over ₹1,350 million. The asset is expected to become operational in FY28.



MARRIOTT EXECUTIVE APARTMENTS, BENGALURU

SHOT AT LOCATION

FINANCIAL PERFORMANCE

Q2 FY27

REVENUE

₹ 22,222 mn

(-17.63% YoY)

EBITDA

₹ 10,881 mn

(-7.47% YoY)

EBITDA% **48.96%**

PBT

₹ 3,642 mn

(-37.64% YoY)

PBT% **16.39%**

PAT

₹ 2,562 mn

(-44.04% YoY)

PAT% **11.53%**



PRESTIGE FALCON CITY, BENGALURU

SHOT AT LOCATION

FINANCIAL PERFORMANCE

H1 FY27

REVENUE

₹ 50,578 mn

(-2.10% YoY)

EBITDA

₹ 21,082 mn

(-5.51% YoY)

EBITDA% **41.68%**

PBT

₹ 7,299 mn

(-28.62 %YoY)

PBT% **14.43%**

PAT

₹ 5,276 mn

(-31.46% YoY)

PAT% **10.43%**



PRESTIGE FINSBURY PARK, BENGALURU

SHOT AT LOCATION

SEGMENT WISE RESULTS

(in ₹ mn)

Half year ended 30 September 2026	Residential	Office	Retail	Hospitality	Services	Others (Note 1)	Total
Revenue	28,389	3,228	1,586	6,076	4,690	3,384	47,353
EBITDA (excluding other income)	6,977	2,701	958	2,373	505	3,384	16,898
EBITDA %	25%	84%	60%	39%	11%	100%	36%
Depreciation	211	995	231	856	132	2,266	4,691
EBIT (excluding other income)	6,766	1,706	727	1,517	373	1,118	12,207
EBIT %	24%	53%	46%	25%	8%	33%	26%
Interest Expenses (net of interest income)	3,584	673	161	578	(45)	1,570	6,521
Other Income	(237)	(142)	(144)	(14)	(26)	(1,136)	(1,699)
PBT before JV Share of profit / loss	3,419	1,175	710	953	444	684	7,385
PBT %	12%	36%	45%	16%	9%	20%	16%
Joint Venture share of (profit) / loss	-	-	-	-	-	-	86
PBT after Joint Venture share of (profit) / loss	3,419	1,175	710	953	444	684	7,299
Tax Expenses	991	342	179	240	129	142	2,023
PAT	2,428	833	531	713	315	542	5,276

Note 1 : Others includes

a. Impact of IND AS 116

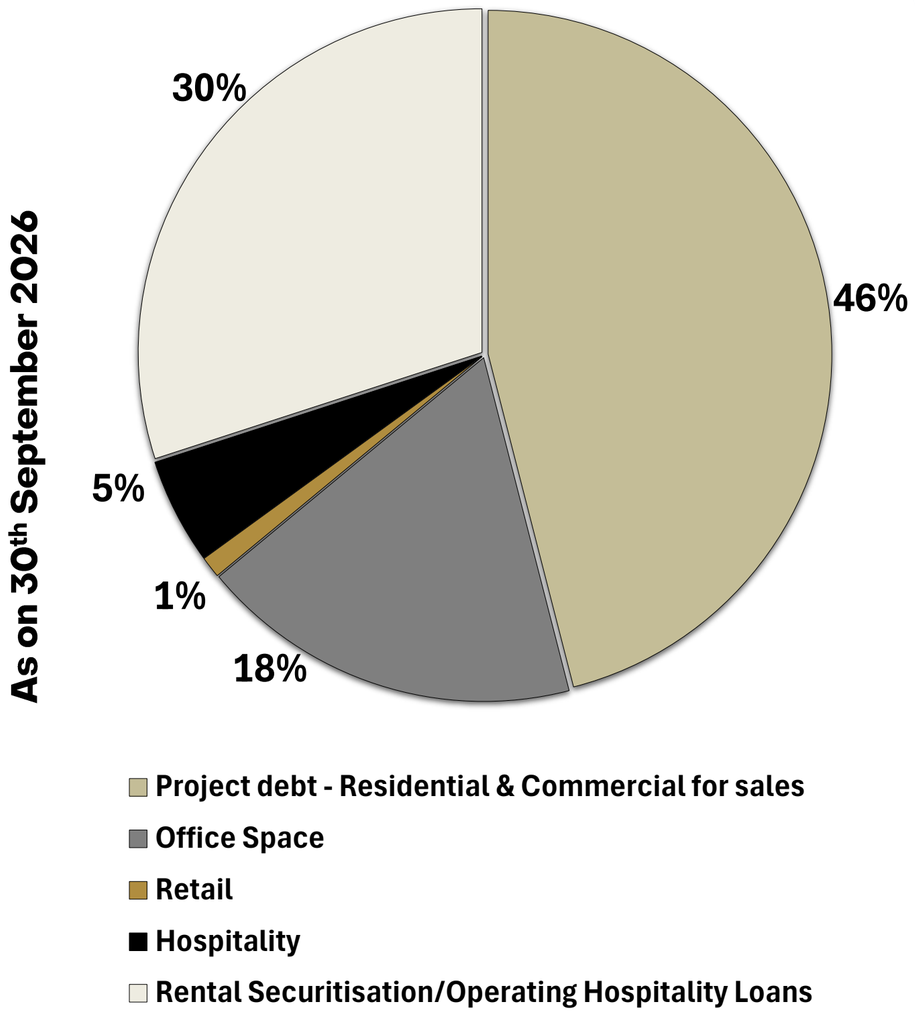
SEGMENT WISE CAPITAL EMPLOYED

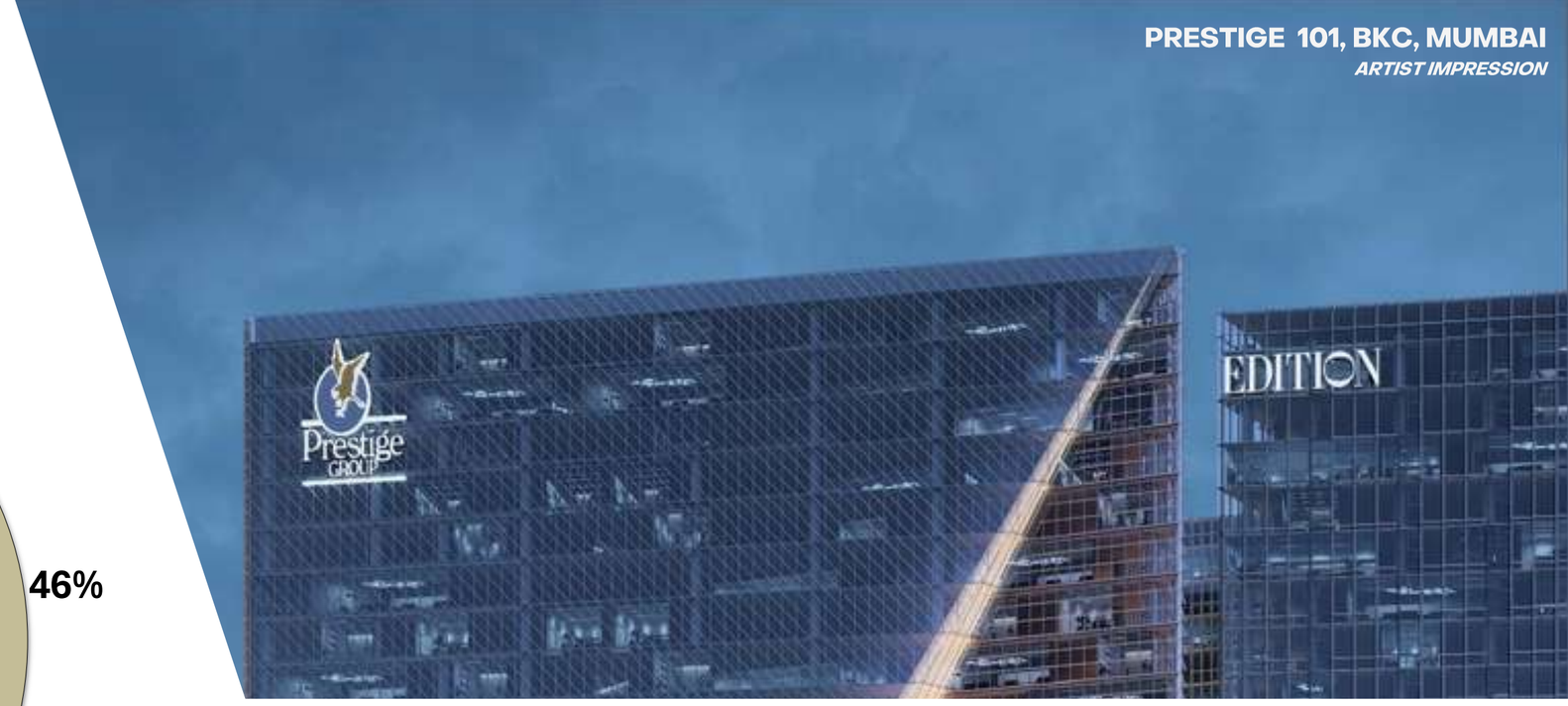
(in ₹ mn)

Half year ended 30 September 2026		Residential	Office	Retail	Hospitality	Services	Total
Capital Employed							
Equity	A	18,341	94,141	19,260	33,385	1,341	1,66,468
Debt (including ongoing capex)	B	79,912	55,421	11,156	14,539	11	1,61,039
Debt taken for ongoing capex project	C	-	21,443	2,598	1,280	-	25,321
Debt (excluding ongoing capex)	D=(B-C)	79,912	33,978	8,558	13,259	11	1,35,718
Capital Employed	**E=(A+B)**	**98,253**	**1,49,562**	**30,416**	**47,924**	**1,352**	**3,27,507**
Capital employed on Ongoing capex projects and investments	F	-	1,06,149	18,609	24,999	7	1,49,764
Capital Employed (excluding ongoing capex projects)	**G=E-F**	**98,253**	**43,413**	**11,807**	**22,925**	**1,345**	**1,77,743**
Debt (excluding ongoing capex)	D	79,912	33,978	8,558	13,259	11	1,35,718
Equity	H=G-D	18,341	9,435	3,249	9,666	1,334	42,025
ROCE (ANNUALISED)		14.20%	12.44%	16.23%	20.70%	75.09%	19.01%
ROE (ANNUALISED)		39.58%	46.00%	57.92%	37.43%	86.36%	57.47%

1. ROCE - EBIDTA/ CAPITAL EMPLOYED (G)
2. ROE - PBT +DEPRECIATION/ EQUITY (H)

DEBT PROFILE





PRESTIGE 101, BKC, MUMBAI
ARTIST IMPRESSION

AVG COST OF DEBT

9.09%

DEBT EQUITY RATIO

0.70

NET DEBT

₹ 1,21,223 mn

CASH FLOWS Q2 & H1 FY27

(in ₹ mn)

	Q2 FY27	H1 FY27
OPERATING ACTIVITIES		
Inflow		
Gross Operational Receipts	**66,440**	**1,22,062**
Outflow		
Construction Cost- Development Business	25,041	51,639
Sales/ Marketing / Administrative Overheads, LO Payments, Taxes	14,601	28,737
Sub Total	**39,642**	**80,376**
Net Cashflow from Operating Activities	**26,798**	**41,686**
INVESTING ACTIVITIES		
Outflow		
Construction Cost (Retail/Commercial/Hospitality)	9,383	19,702
Investment in Land/TDR/Refundable Deposit/buyback of stakes	16,786	28,659
Sub Total	**26,169**	**48,361**
Net Cashflow from Investing Activities	**-26,169**	**-48,361**
FINANCING ACTIVITIES		
Inflow		
Debt Drawn Net	12,327	20,132
Others Net	203	203
Sub Total	**12,530**	**20,335**
Outflow		
Finance Cost	4,786	9,613
Others Net	-	2,717
Dividend Payout	784	784
Sub Total	**5,570**	**13,115**
Net Cashflow from Financing Activities	**6.960**	**7,220**

BUSINESS SEGMENTS

RESIDENTIAL



PRESTIGE GOLFSHIRE, BENGALURU
SHOT AT LOCATION

RETAIL



FORUM KOCHI
SHOT AT LOCATION

COMMERCIAL



PRESTIGE TECHNOSTAR, BENGALURU
SHOT AT LOCATION

HOSPITALITY



JW MARRIOTT PRESTIGE GOLFSHIRE RESORT & SPA, BENGALURU
SHOT AT LOCATION

RESIDENTIAL



ASPEN GREENS @ THE PRESTIGE CITY SARJAPUR, BENGALURU
SHOT AT LOCATION

COMPLETED

168 PROJECTS

149 mn sft

ONGOING

48 PROJECTS

119 mn sft

UPCOMING

36 PROJECTS

57 mn sft

OPERATIONAL HIGHLIGHTS

Q2 FY27



SALES

₹ 72,250 mn (+20% YoY)

PG Share: ₹ 66,686 mn (+31% YoY)

COLLECTIONS

₹ 52,941 mn (+26% YoY)

PG Share: ₹ 47,382 mn (+22% YoY)

AREA SOLD

5.84 mn sft (+32% YoY)

PG Share: 5.31 mn sft (+51% YoY)

UNITS SOLD

3,910 Units

AVG REALISATION

₹ 12,529 /sft (-16% YoY) *Apartments, Villas*

₹ 8,490/sft(-11% YoY) *Plots*



OPERATIONAL HIGHLIGHTS

H1 FY27



SALES

₹ 1,38,043 mn (-24% YoY)

PG Share: ₹ 1,27,952 mn (-19% YoY)

COLLECTIONS

₹ 1,00,963 mn (+16% YoY)

PG Share: ₹ 91,296 mn (+12% YoY)

AREA SOLD

11.88 mn sft (-15% YoY)

PG Share: 10.88mn sft (-6% YoY)

UNITS SOLD

7,247 Units

AVG REALISATION

₹ 11,870 /sft (-14% YoY)

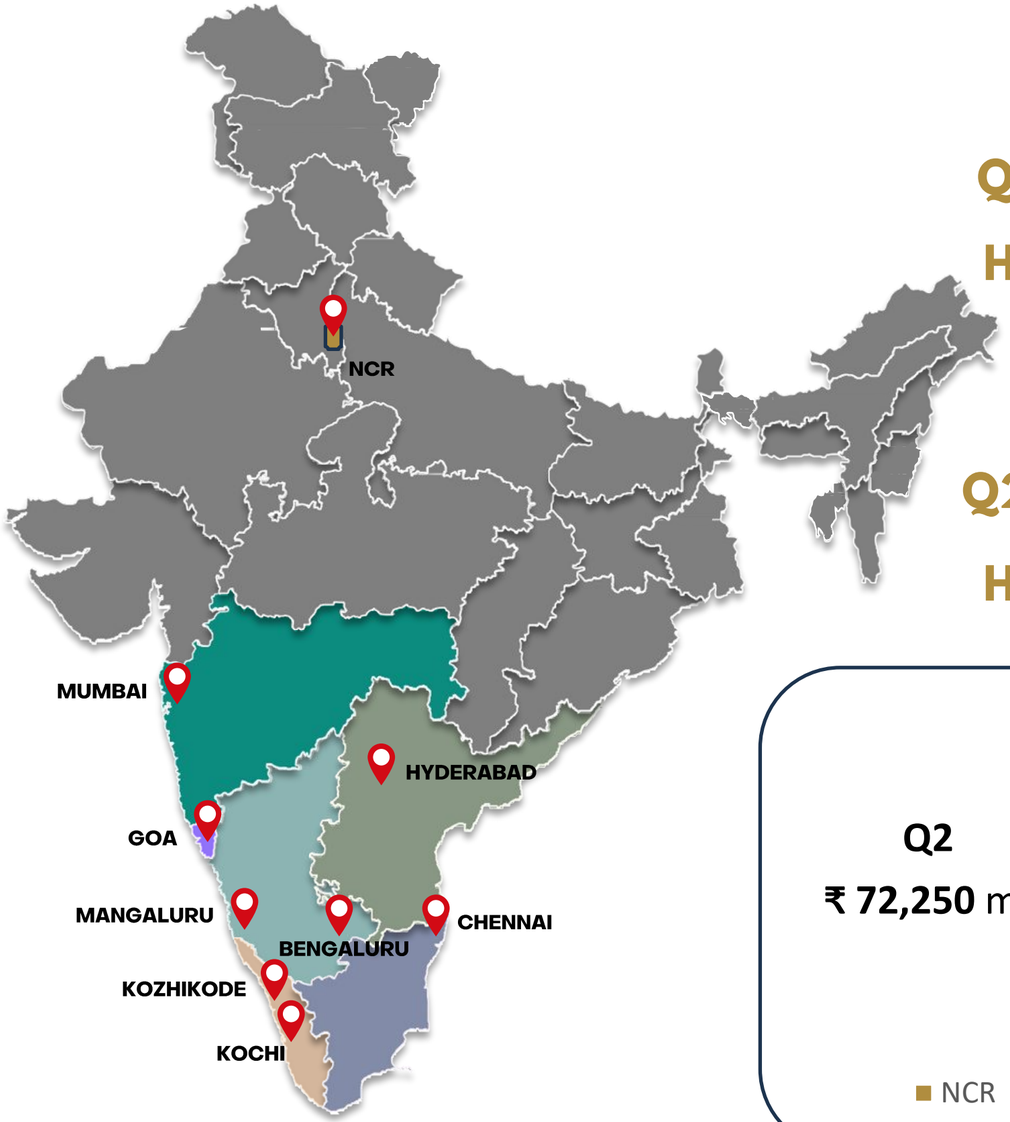
Apartments, Villas

₹ 8,166 /sft (-3% YoY)

Plots



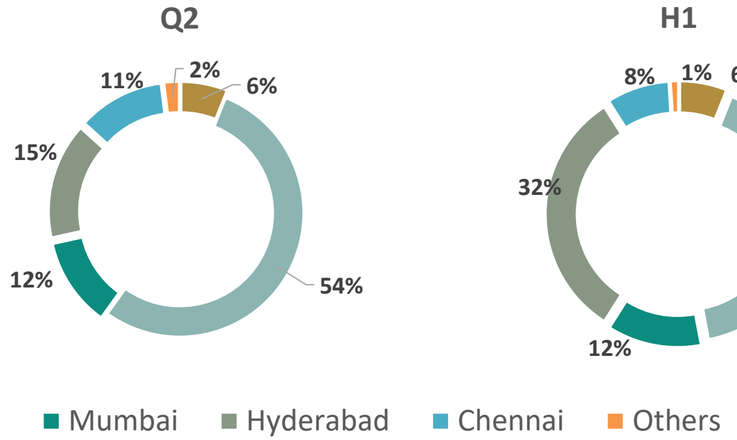
GEOGRAPHICAL SALES BREAKDOWN



	NCR	BENGALURU	MUMBAI
Q2 FY27	₹ 4,410 mn	₹ 39,273 mn	₹ 8,477 mn
H1 FY27	₹ 8,820 mn	₹ 57,226 mn	₹ 16,240 mn

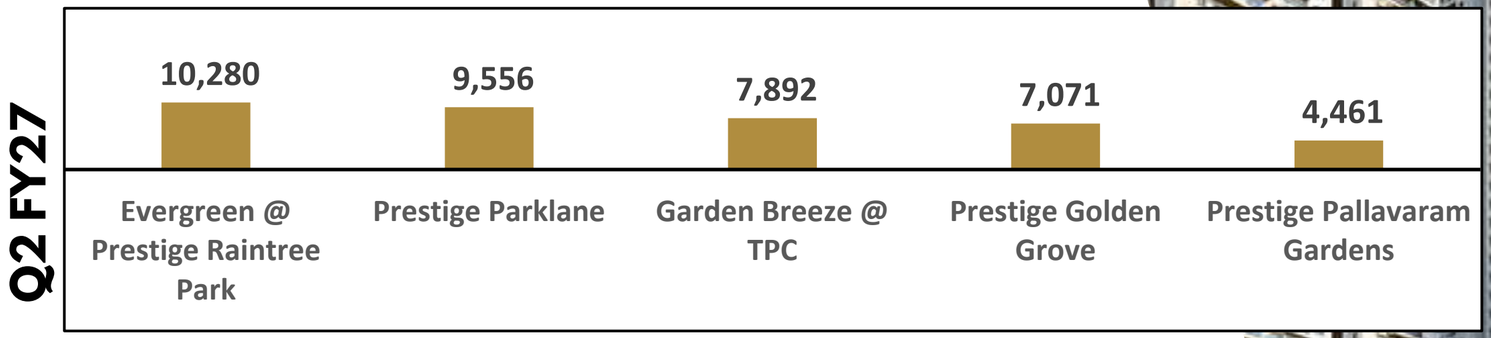
	HYDERABAD	CHENNAI	OTHERS
Q2 FY27	₹ 11,073 mn	₹ 8,242 mn	₹ 775 mn
H1 FY27	₹ 43,504 mn	₹ 11,091 mn	₹ 1,162 mn

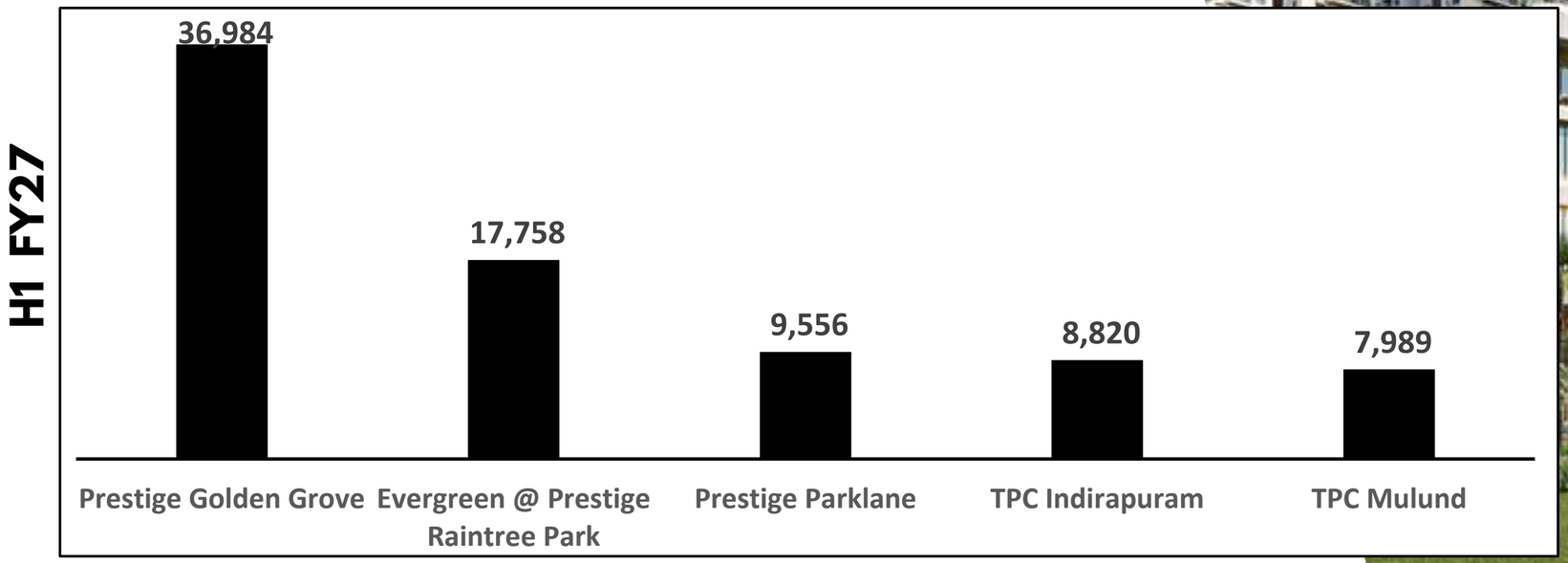
Q2
₹ 72,250 mn



H1
₹ 1,38,043 mn

TOP SALES CONTRIBUTORS





Sales (in ₹ mn)

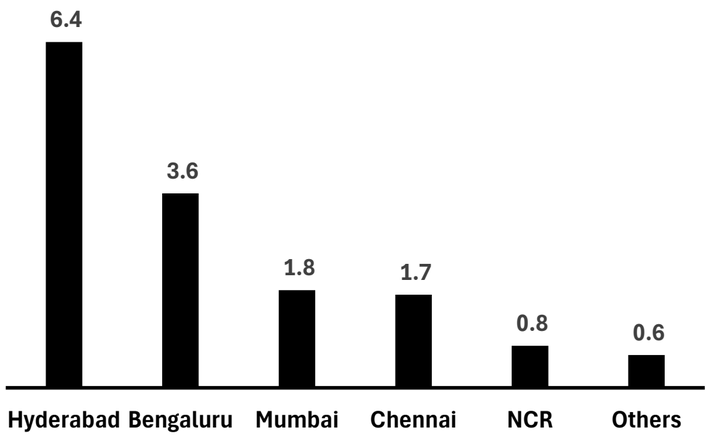


PRESTIGE GOLDEN GROVE, HYDERABSD

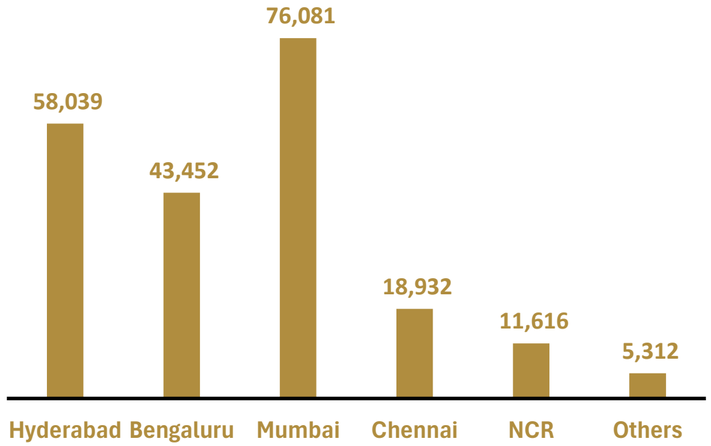
ARTIST IMPRESSION

INVENTORY BREAK UP

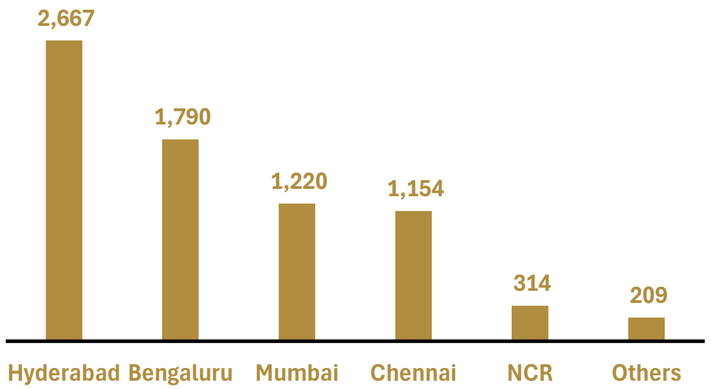
Area of Stock (in mn sft)
Geographical Distribution



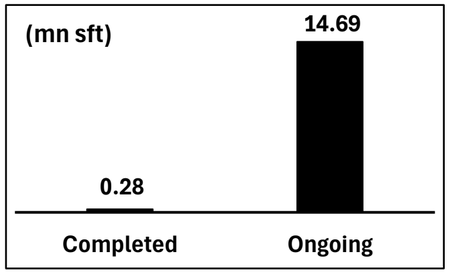
Value of Stock (in ₹ mn)
Geographical Distribution



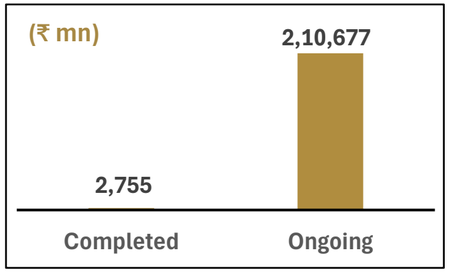
No. of Units
Geographical Distribution



AREA OF STOCK
14.97 mn sft



VALUE OF STOCK
₹ **2,13,432** mn



COMPLETED & ONGOING BREAK UP

 # OF UNITS (TOTAL)

7,354 Units

ONGOING

7,291 Units

COMPLETED

63 Units

LAUNCHES- RESIDENTIAL

Q1 FY27

S.No	Projects Launched	Location	Developable Area (mn sft)	GDV (₹ mn)
1	Prestige Golden Grove	Hyderabad	14.30	95,012
2	Prestige Gardenia Estates Ph II	Bengaluru	0.48	4,894
3	Prestige Forest Hills @ TPC Mulund - Ph2	Mumbai	2.45	22,000
Q1 TOTAL			**17.23**	**1,21,906**

Q2 FY27

S.No	Projects Launched	Location	Developable Area (mn sft)	GDV (₹ mn)
1	Prestige Palm Court	Chennai	1.99	13,300
2	Garden Breeze @ The Prestige City Sarjapur	Bengaluru	1.23	11,000
3	Prestige Parklane	Bengaluru	2.69	17,500
Q2 TOTAL			**5.91**	**41,800**



GARDEN BREEZE @ THE PRESTIGE CITY SARJAPUR

ARTIST IMPRESSION

TOTAL H1 FY27 **23.14** mn sft ₹**1,63,706** mn

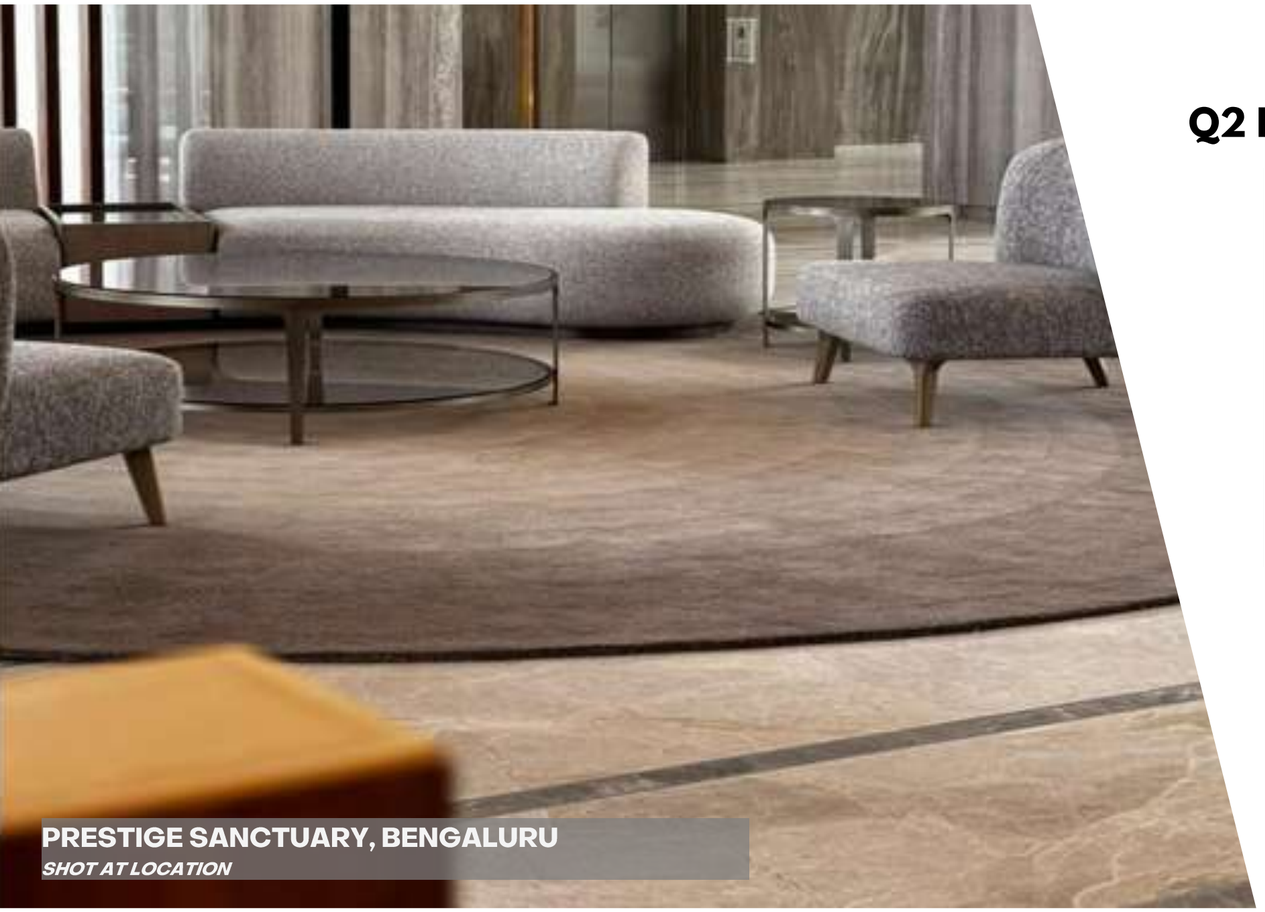
Sales from New Launches

Q2 FY27 : ₹ 21,230 mn

H1 FY27 : ₹ 66,214 mn



RESIDENTIAL COMPLETIONS



PRESTIGE SANCTUARY, BENGALURU
SHOT AT LOCATION

Q1 FY27

S.No	Projects Completed	Location	Developable Area (mn sft)
1	Prestige Sanctuary	Bengaluru	0.43
2	Prestige Cityscape	Kochi	0.30
		TOTAL Q2 FY27	**0.73**

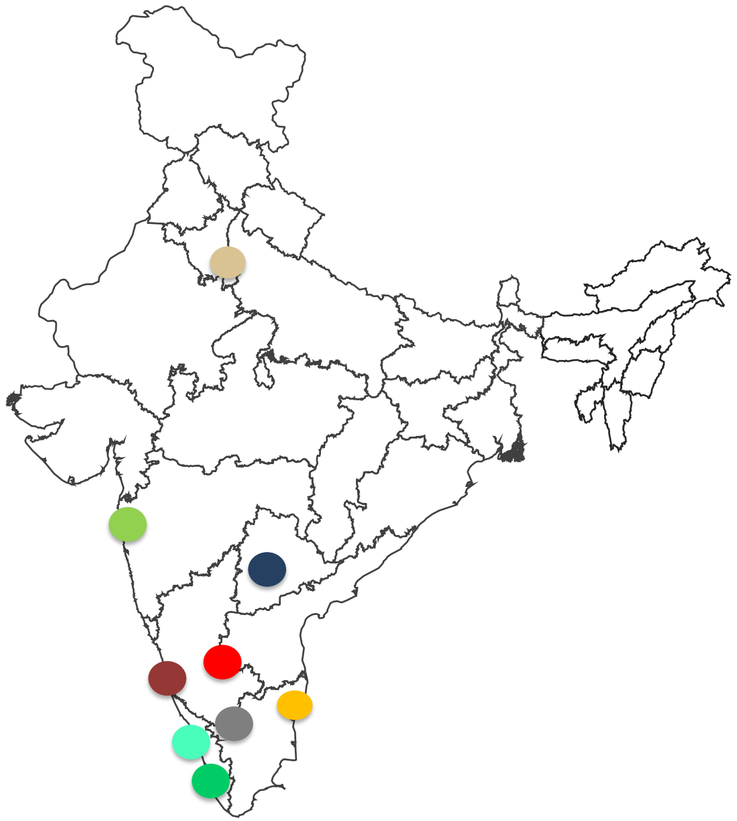
Q2 FY27

S.No	Projects Completed	Location	Developable Area (mn sft)
1	Meridian Park Phase II @ TPC	Bengaluru	2.34
2	Meridian Park Phase III @ TPC	Bengaluru	1.81
3	Prestige Dew Drops	Bengaluru	0.12
		TOTAL Q2 FY27	**4.27**

TOTAL H1 FY27 **5** mn sft

RESIDENTIAL - ONGOING PROJECTS

48 Projects **119**mn sft



Bengaluru

1	Prestige King's County	1.52	82%	1.26	FY 27
2	Aston Park @ TPC	1.35	76%	1.03	FY 27
3	Prestige Elm Park	0.57	65%	0.37	FY 27
4	Prestige Autumn Leaves	0.63	40%	0.25	FY 27
5	Prestige Greenbrook	0.74	40%	0.30	FY 27
6	Prestige Crystal Lawns	0.56	40%	0.23	FY 27
7	Prestige Serenity Shores	1.57	80%	1.25	FY 27
8	Prestige Gardenia Estates	1.06	40%	0.42	FY 27
9	Prestige Lavender Fields	3.11	90%	2.81	FY 27
10	Prestige Park Grove - Apartments	9.12	62%	5.66	FY 28
11	Prestige Park Grove-Villas	0.34	68%	0.23	FY 28
12	Prestige Glenbrook	0.62	100%	0.62	FY 28
13	Prestige Somerville	0.84	64%	0.54	FY 28
14	Prestige Camden Gardens	0.33	66%	0.22	FY 28
15	Prestige Marigold Ph II	1.26	100%	1.26	FY 28
16	Prestige Gardenia Estates Ph II	0.48	40%	0.19	FY 28
17	Prestige Raintree Park	4.67	100%	4.67	FY 29
18	Prestige Pine Forest	1.16	60%	0.70	FY 29
19	Prestige Suncrest	0.86	70%	0.60	FY 29
20	Prestige Southern Star Ph I	5.21	98%	5.10	FY 30
21	Fernvale @ TPC	0.79	51%	0.40	FY 30
22	Eaton Park @ TPC	1.18	69%	0.81	FY 31
23	Evergreen @ Prestige Raintree Park	4.76	100%	4.76	FY 31
24	Garden Breeze @ TPC	1.23	52%	0.64	FY 31
25	Prestige Parklane	2.69	100%	2.69	FY 31
Total		**46.65**		**37.01**	

Chennai

26	Prestige Pallavaram Gardens	4.24	76%	3.24	FY 30
27	Prestige Palm Court	1.99	68%	1.36	FY 31
Total		**6.23**		**4.60**	

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 Vaishnaoi 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**		**23.19**	

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**		**13.36**	

Ooty

45	Prestige Hillcrest	0.11	50%	0.05	FY 26
Total		**0.11**		**0.05**	

NCR

46	Mulberry at The Prestige City	4.60	67%	3.08	FY 30
47	Oakwood at The Prestige City	5.04	67%	3.38	FY 30
48	Mayflower at The Prestige City	1.94	67%	1.30	FY 30
Total		**11.58**		**7.76**	

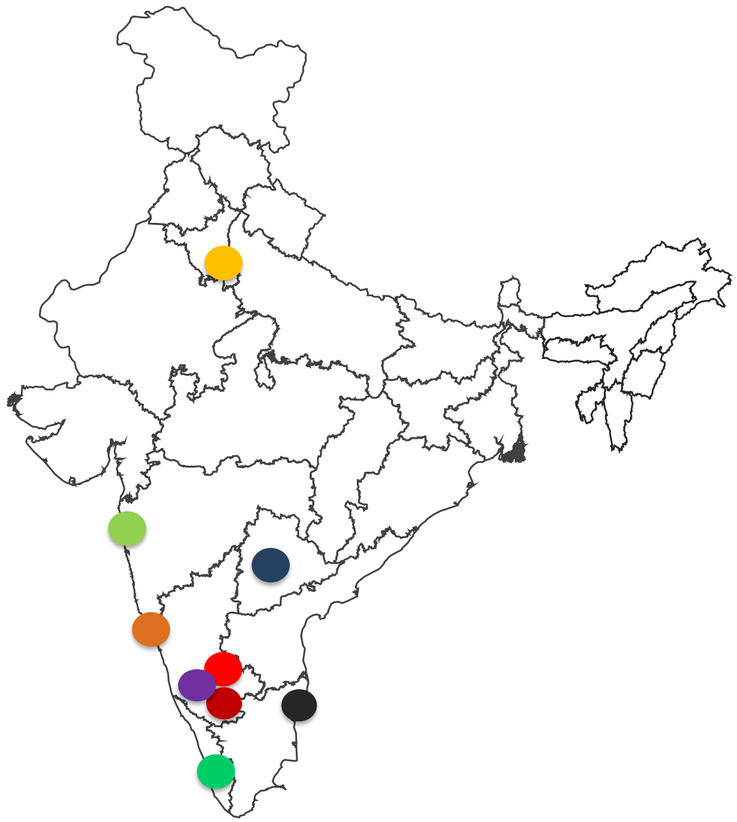
Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions (Yr)

Projects Launched in Q2

RESIDENTIAL - UPCOMING PROJECTS

36 Projects **57** mn sft



Bengaluru

1	Prestige Avon	0.70	69%	0.48	FY 27
2	The Falcon City Reserve	6.56	76%	4.99	FY 27
3	Prestige Southern Star Ph II	1.67	94%	1.57	FY 27
4	Prestige Springwood	0.27	65%	0.17	FY 27
5	Prestige Basavanagudi	0.08	50%	0.04	FY 28
6	Prestige Olive Oak	0.80	40%	0.32	FY 28
7	Prestige Forest Edge	0.66	60%	0.39	FY 28
8	Prestige Oakville	0.46	70%	0.32	FY 28
9	Prestige Windgates	0.55	70%	0.39	FY 28
10	Prestige Park Ridge	2.81	69%	1.92	FY 28
11	Prestige Greenmoor	0.58	26%	0.15	FY 28
12	Prestige Grove Hills	0.38	65%	0.25	FY 28
13	Residential @ Hennur	0.43	62%	0.26	FY 28
14	Rosewood @ Prestige Raintree Park	2.30	100%	2.30	FY 28
Total		**18.25**		**13.55**	

Mysore

15	Prestige Pavilions	0.56	68%	0.38	FY 28
Total		**0.56**		**0.38**	

Mumbai

16	Prestige Kohinoor	0.10	82%	0.08	FY 27
17	Prestige Falcon City, Thane -Phase I	2.54	72%	1.83	FY 27
18	Prestige Falcon City, Thane -Phase II	3.10	72%	2.24	FY 28
19	Residential @ The Prestige Place	2.53	50%	1.26	FY 28
Total		**8.27**		**5.41**	

Kochi

20	Prestige Urban Grove	0.23	72%	0.17	FY 27
Total		**0.23**		**0.17**	

Hyderabad

21	Prestige Rock Cliff	0.81	55%	0.45	FY 27
22	The Prestige Place *(earlier Prestige Imperial Park)*	2.76	76%	2.10	FY 27
23	Prestige Spring Valley	0.51	47%	0.24	FY 28
24	Residential @ Raidurg	1.51	100%	1.51	FY 28
Total		**5.59**		**4.29**	

Chennai

25	Prestige Park Street	1.00	50%	0.50	FY 27
26	Prestige Falcon City	6.84	100%	6.84	FY 27
27	Prestige Clover Dale	4.40	50%	2.20	FY 27
Total		**12.24**		**9.55**	

Delhi/NCR

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

Goa

30	Beach Gardens @ Prestige Sea Scapes	1.49	100%	1.49	FY 27
31	Veranda Bay @ Prestige Sea Scapes	0.44	100%	0.44	FY 27
32	Shimmering Shores @ Prestige Sea Scapes	0.40	100%	0.40	FY 27
33	Palm Coast @ Prestige Sea Scapes	0.50	100%	0.50	FY 27
34	Prestige Bayfront	0.73	78%	0.57	FY 28
35	Villas - Prestige Golf Shire	1.26	100%	1.26	FY 28
Total		**4.82**		**4.66**	

Sakleshpur

36	JW Marriott Residences	0.38	50%	0.19	FY 28
Total		**0.38**		**0.19**	

Projects Added in Q2

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.

Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Launches (Yr)

GDV OF UPCOMING LAUNCHES

Sl No	Project Name	Location	TDA (mn sft)	Segment	GDV (₹ Mn)
Launched in H1 FY27					
1	Prestige Golden Grove	Hyderabad	14.30	Mid-Segment	95,012
2	Prestige Gardenia Estates Ph II	Bengaluru	0.48	Plots	4,894
3	Prestige Forest Hills @ TPC Mulund - Ph2	Mumbai	1.70	Premium	22,000
4	Garden Breeze @ TPC	Bengaluru	1.23	Mid-Segment	11,000
5	Prestige Parklane	Bengaluru	2.69	Entry Segment	17,500
6	Prestige Palm Court	Chennai	1.99	Mid-Segment	13,300
Sub Total			22.39		1,63,706
Planned for upcoming quarters					
9	Prestige Rock Cliff	Hyderabad	0.81	Luxury	9,093
10	The Prestige Place - Budvel	Hyderabad	2.76	Premium	20,426
11	Prestige Avon	Bengaluru	0.70	Mid-Segment	5,584
12	Prestige Springwood	Bengaluru	0.27	Premium	3,983
13	Prestige Southern Star Ph II	Bengaluru	1.67	Mid-Segment	14,261
14	The Falcon City Reserve	Bengaluru	6.56	Premium	85,000
15	Prestige Chambers 51	Mumbai	2.72	Commercial Sale	77,000
16	Prestige Kohinoor	Mumbai	0.10	Luxury	4,560
17	Prestige Park Street	Chennai	1.00	Premium	15,039
18	Prestige Falcon City	Chennai	6.84	Mid-Segment	50,000
19	Prestige Clover Dale	Chennai	4.40	Mid-Segment	50,000
20	Beach Gardens @ Prestige Sea Scapes	Goa	1.49	Plots	7,467
21	Veranda Bay @ Prestige Sea Scapes	Goa	0.44	Mid-Segment	2,694
22	Shimmering Shores @ Prestige Sea Scapes	Goa	0.40	Mid-Segment	2,317
23	Palm Coast @ Prestige Sea Scapes	Goa	0.50	Premium	9,065
24	Prestige Meadows	NCR	4.22	Mid-Segment	42,000
25	Prestige Bougainvillea Gardens	NCR	2.74	Mid-Segment	38,404
26	Prestige Urban Grove	Kochi	0.23	Mid-Segment	1,611
27	Prestige Falcon City Thane Phase I	Mumbai	2.54	Mid-Segment	27,343
Sub Total			40.39		4,65,847
Grand Total			62.78		6,29,553

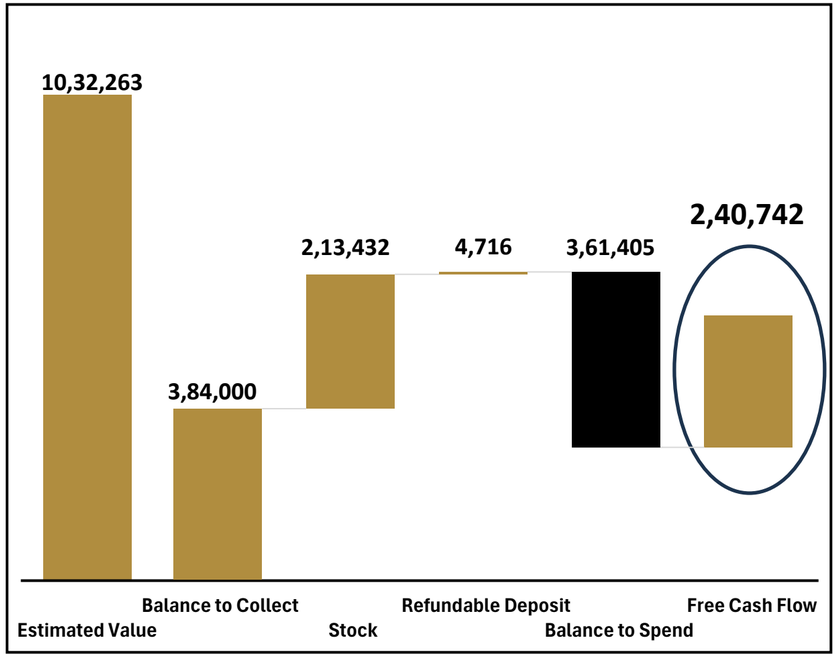
Since these projects are under planning stage, the areas may vary based on design, and GDV may vary based on market trends.

RESIDENTIAL PORTFOLIO

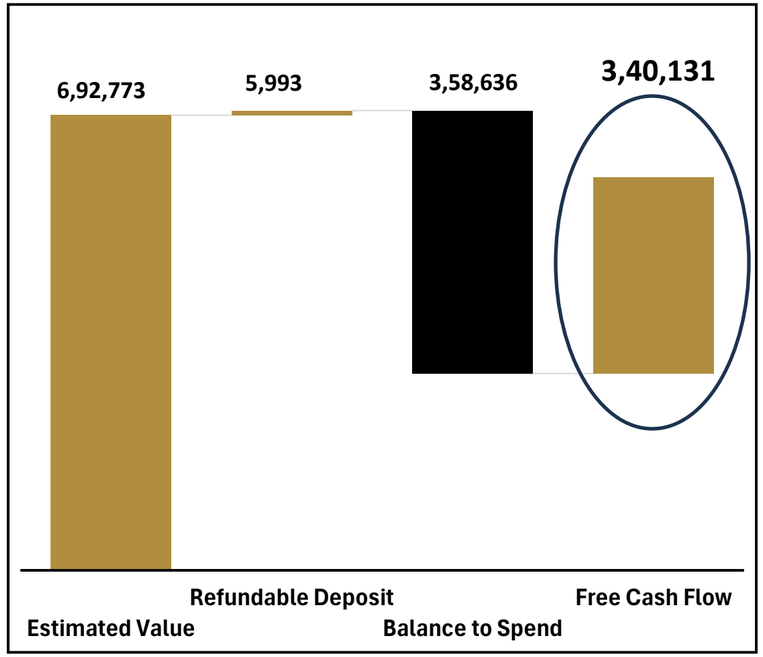
CASH FLOWS (₹ mn)

FREE CASH FLOWS FROM SALES : ₹ 5,80,873 mn

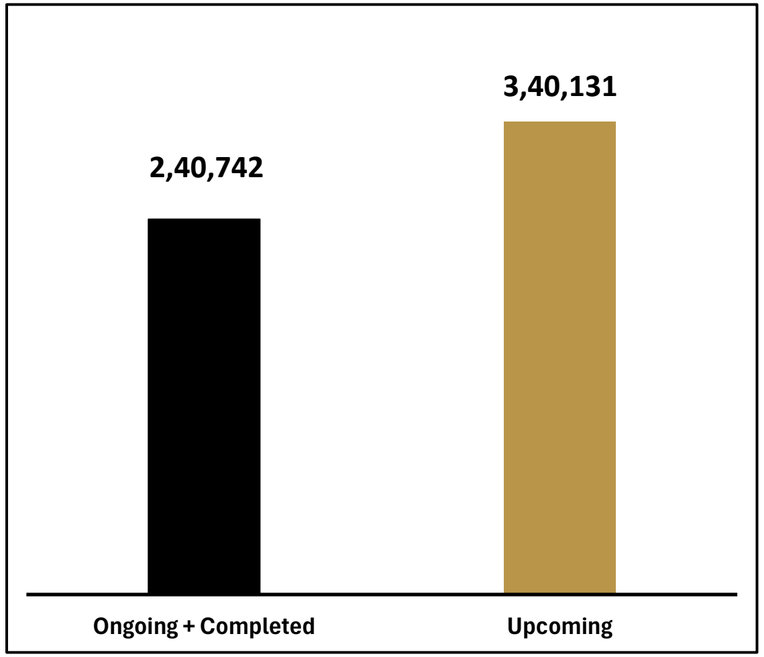
Ongoing + Completed Projects



Upcoming Projects



Free Cash Flows (₹ mn)



Prestige Share

GDV OF NEW ACQUISITIONS

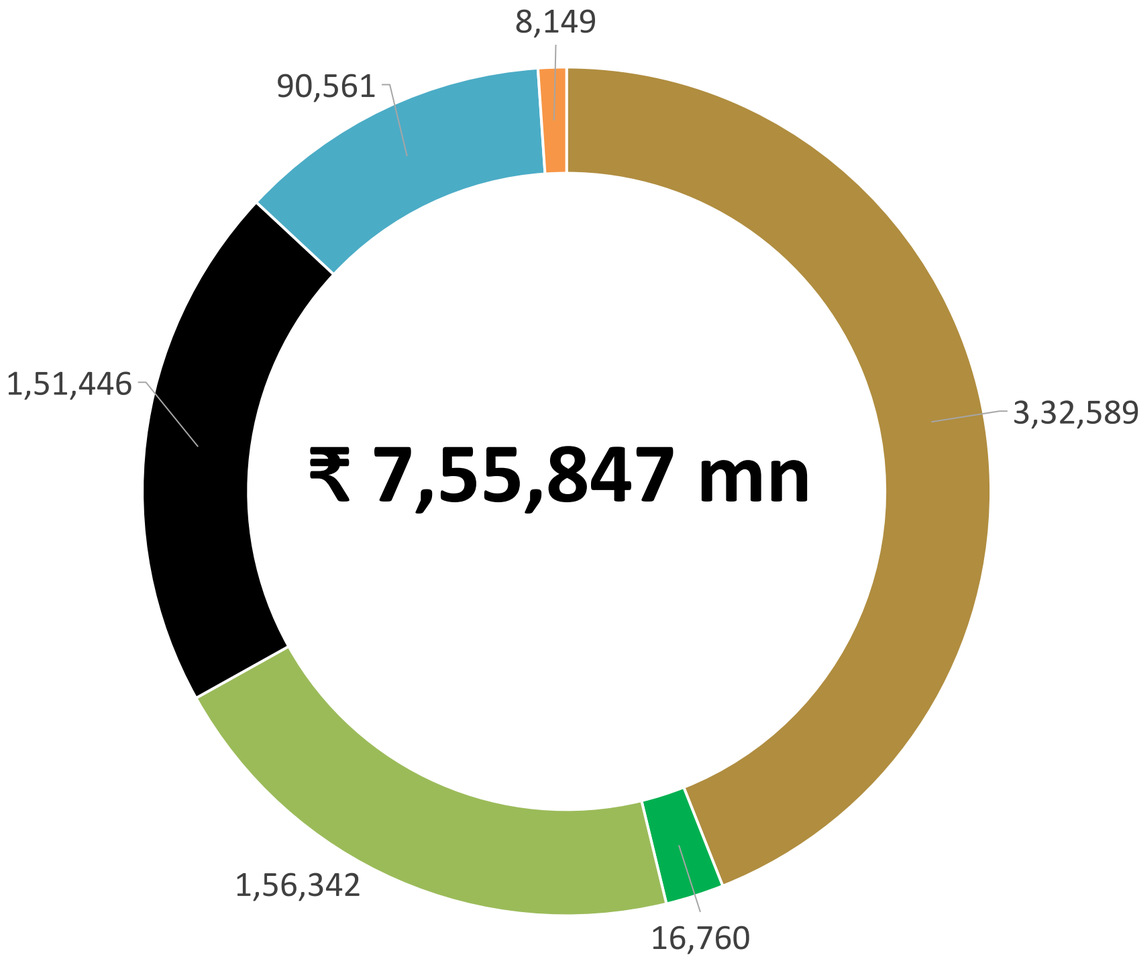


PRESTIGE GOLFSHIRE, BENGALURU
SHOT AT LOCATION

Location	Land Area (in acres)	Tentative GDV (₹ mn)
Q1 FY27		
Aramnagar, Versova, Mumbai	6	90,000
Borivali , Mumbai	8	28,000
Thane, Mumbai	18	60,000
Q1 Total	**32**	**1,78,000**
Q2 FY27		
Sector 109, Gurugram	17	56,000
Grand Total	**49**	**2,34,000**

- *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.*

UNRECOGNISED REVENUE





COMMERCIAL



THE PRESTIGE, MUMBAI
ARTIST IMPRESSION

COMPLETED

130 PROJECTS

58 mn sft

ONGOING

12 PROJECTS

20 mn sft

UPCOMING

12 PROJECTS

19 mn sft

CONSTRUCTION COMMENCEMENT & COMPLETIONS



PRESTIGE CENTURY LANDMARK
ARTIST IMPRESSION

COMMENCEMENT OF CONSTRUCTION

Quarter	Project	Location	Developable Area (mn sft)
Q1	Prestige Century Landmark	Bengaluru	2.93
Q1 TOTAL			**2.93**
Q2	Prestige One West	Chennai	1.25
Q2	OMR Commercial	Chennai	0.31
Q2	Prestige Vantage Point	Kochi	0.46
Q2 TOTAL			**2.02**

TOTAL H1 FY27 **4.95** mn sft

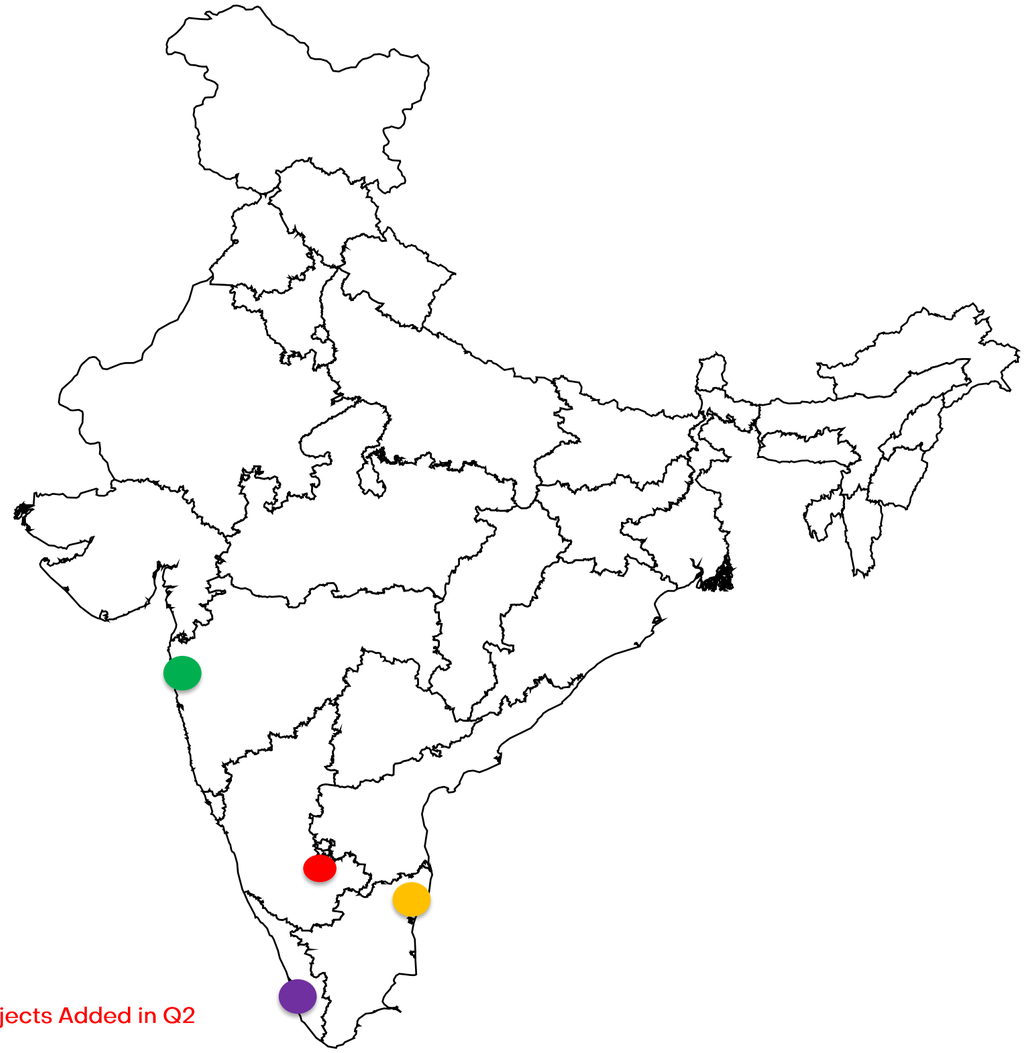
COMPLETIONS

Quarter	Project	Location	Developable Area (mn sft)
Q1	Prestige Tech Forest	Bengaluru	3.64
Q1 TOTAL			**3.64**
Q2	Prestige Trade Center	NCR	0.80
Q2 TOTAL			**0.80**

TOTAL H1 FY27 **4.44** mn sft

COMMERCIAL - ONGOING PROJECTS

12 Projects **20** mn sft



Projects Added in Q2

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	75%	1.89	FY 28
4	Prestige Signature Tower (JRC)	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		**8.43**		**5.53**	

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**	

Kochi

10	Prestige Vantage Point	0.46	60%	0.28	FY 29
Total		**0.46**		**0.28**	

Chennai

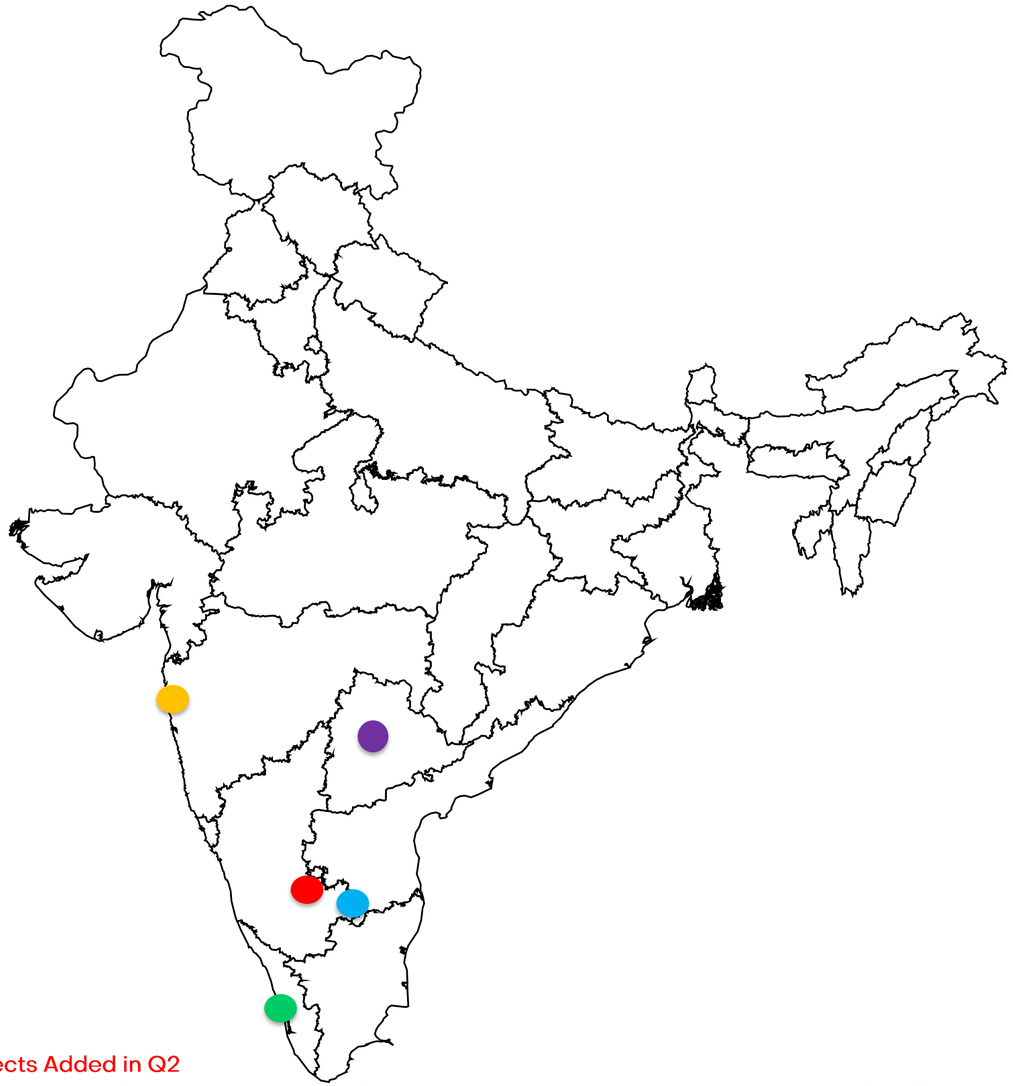
11	Prestige One West	1.25	60%	0.75	FY 30
12	OMR Commercial	0.31	85%	0.27	FY 30
Total		**1.56**		**1.02**	

Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions (Yr)

COMMERCIAL - UPCOMING PROJECTS

12 Projects **19** mn sft



Bengaluru

1	Prestige Lake Shore Drive Ph II	2.46	95%	2.34	FY 27
2	Prestige Lake Shore Drive Ph III	2.38	95%	2.26	FY 27
3	Commercial - Kensington Road	0.13	100%	0.13	FY 28
4	Prestige Tech park 5	0.16	100%	0.16	FY 28
5	Prestige Turning point	0.61	45%	0.28	FY 28
6	Prestige Holland	0.78	100%	0.78	FY 28
Total		**6.52**		**5.95**	

Kolar

7	Shipco (Warehousing)	2.04	70%	1.43	FY 27
Total		**2.04**		**1.43**	

Kochi

8	Prestige Cyber Green- Phase II	0.63	100%	0.63	FY 27
Total		**0.63**		**0.63**	

Hyderabad

9	Commercial – Raidurg	4.70	100%	4.70	FY 28
Total		**4.70**		**4.70**	

Mumbai

10	Prestige Quantum	1.63	50%	0.81	FY 27
11	Prestige Chambers 51 (earlier 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**		**3.09**	

Table Header

Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Launches (Yr)

Projects Added in Q2

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.

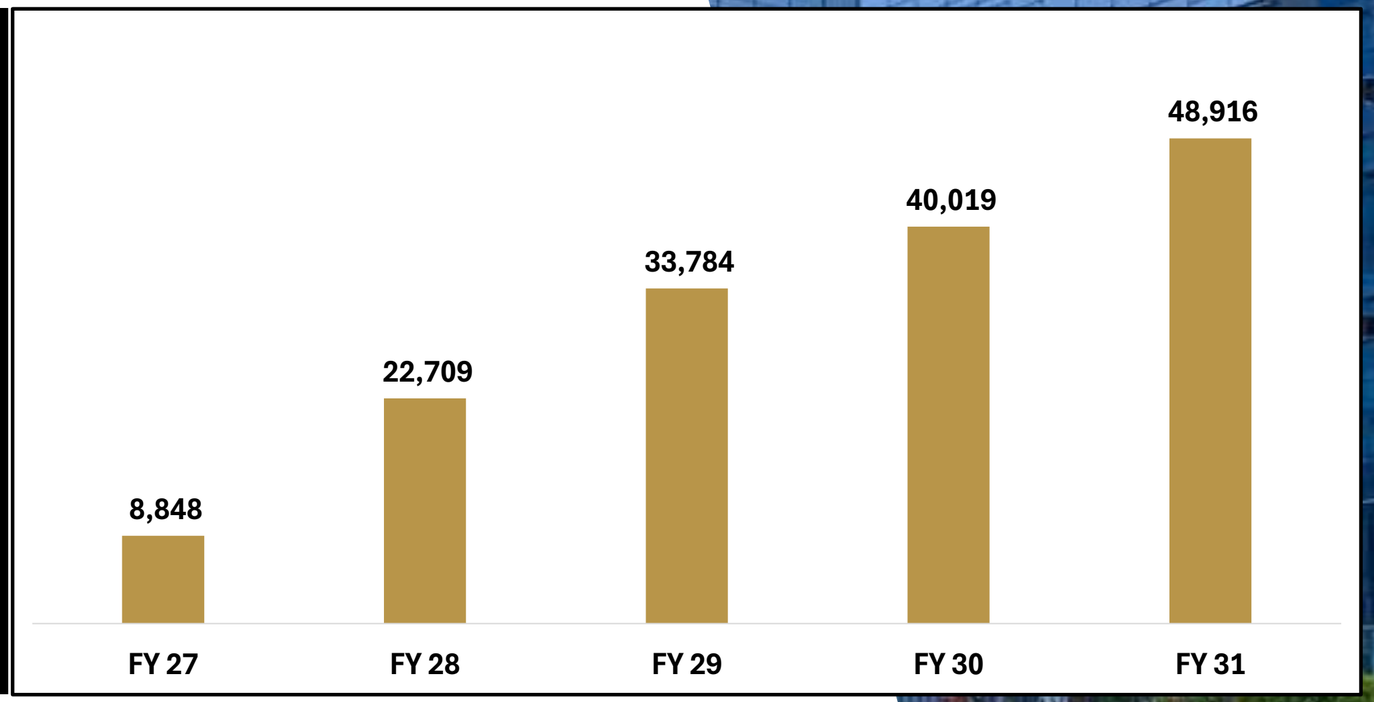
COMMERCIAL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)
(Prestige Share)

EXIT RENTALS FY27
₹ 8,848 mn

EXIT RENTALS FY 31
₹ 48,916 mn

CAGR
53%



PRESTIGE TECH PARK, BENGALURU
SHOT AT LOCATION

COMMERCIAL - CAPEX & BALANCE TO SPEND

BALANCE TO SPEND (PG SHARE)

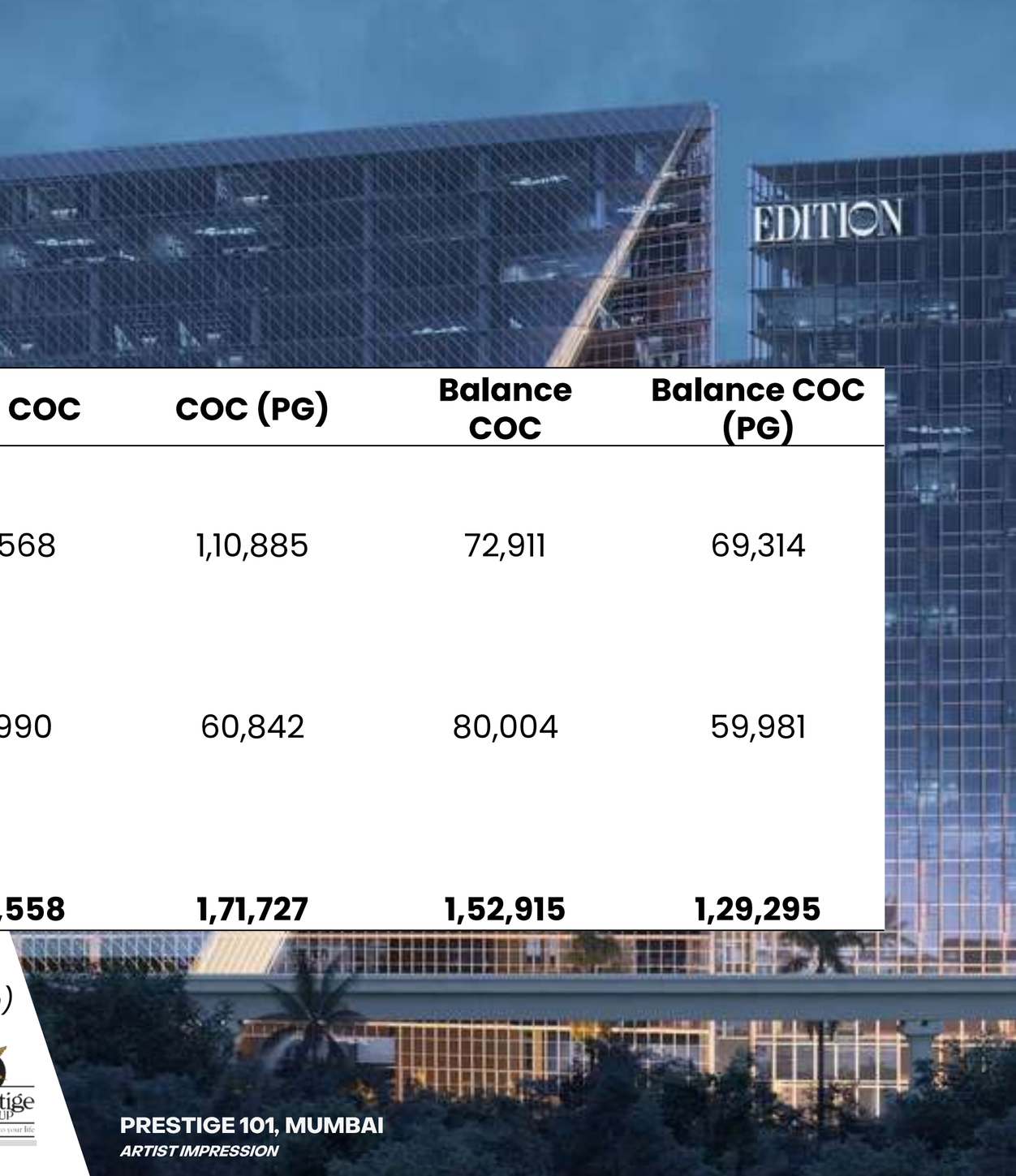
ONGOING COMMERCIAL
₹ 69,314 mn

UPCOMING COMMERCIAL
₹ 59,981 mn

TOTAL
₹ 1,29,295 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Commercial Capex	1,14,568	1,10,885	72,911	69,314
Upcoming Commercial Capex	80,990	60,842	80,004	59,981
Total Capex (Ongoing & Upcoming)	**1,95,558**	**1,71,727**	**1,52,915**	**1,29,295**

(Values in ₹ mn)



PRESTIGE 101, MUMBAI
ARTIST IMPRESSION

RETAIL



FORUM SOUTH BENGALURU
SHOT AT LOCATION

COMPLETED

13 PROJECTS

10 mn sft

ONGOING

6 PROJECTS

7 mn sft

UPCOMING

7 PROJECTS

6 mn sft

OPERATIONAL HIGHLIGHTS

OCCUPANCY

99%

GTO

Q2 FY27: ₹ 7,210 mn *(+10% yoy)*

H1 FY27: ₹ 14,580 mn *(+20% yoy)*

MALL FOOTFALLS

Q2 FY27: 5.2 mn

H1 FY27: 10.4 mn



THE COLLECTION AT UB CITY, BENGALURU
SHOT AT LOCATION



CONSTRUCTION COMMENCEMENT & COMPLETIONS



FORUM@ THE PRESTIGE CITY INDIRAPURAM
ARTIST IMPRESSION

COMMENCEMENT OF CONSTRUCTION

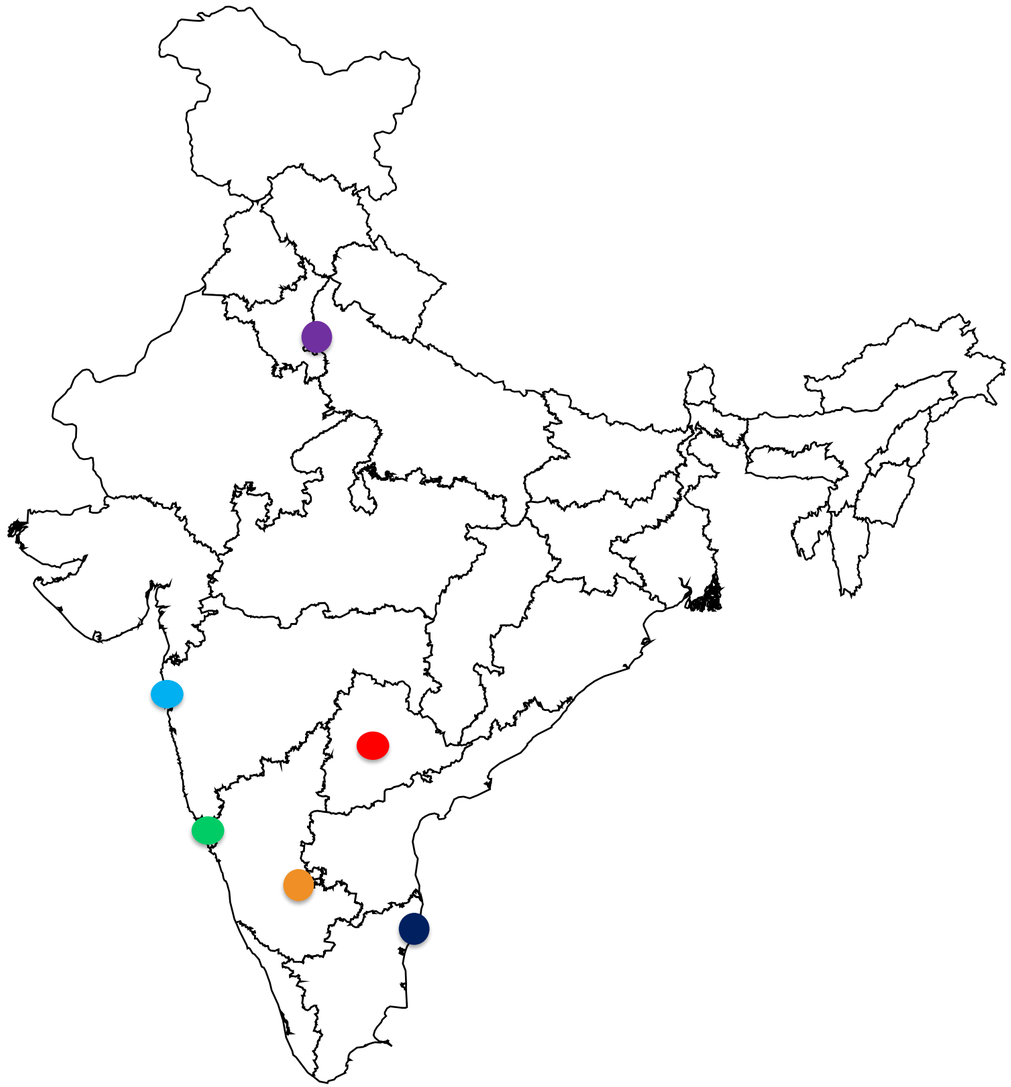
Quarter	Project	Location	Developable Area (mn sft)
Q2	Forum One OMR	Chennai	1.39
		Q2 TOTAL	**1.39**

TOTAL H1 FY27 **1.39** mn sft

COMPLETIONS

Quarter	Project	Location	Developable Area (mn sft)
NIL			

RETAIL - ONGOING & UPCOMING PROJECTS



ONGOING 6 Projects 7 mn sft

		Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions/ Launches(Yr)
	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**	
	CHENNAI				
6	Forum One OMR	1.70	85%	1.44	FY 31
Total		**1.70**		**1.44**	

UPCOMING 7 Projects 6 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
	GOA				
3	Forum @ South Goa	1.05	100%	1.05	FY 27
4	Galeria Centro @ Prestige Sea Scapes	0.11	100%	0.11	FY 27
	HYDERABAD				
5	Forum @ The Prestige Place	0.69	76%	0.53	FY 27
6	Forum @ Banjara Hills	0.59	50%	0.30	FY 27
	MUMBAI				
7	Forum @ The Prestige Place	1.61	50%	0.80	FY 28
Total		**5.95**		**4.16**	

Projects Added in Q2

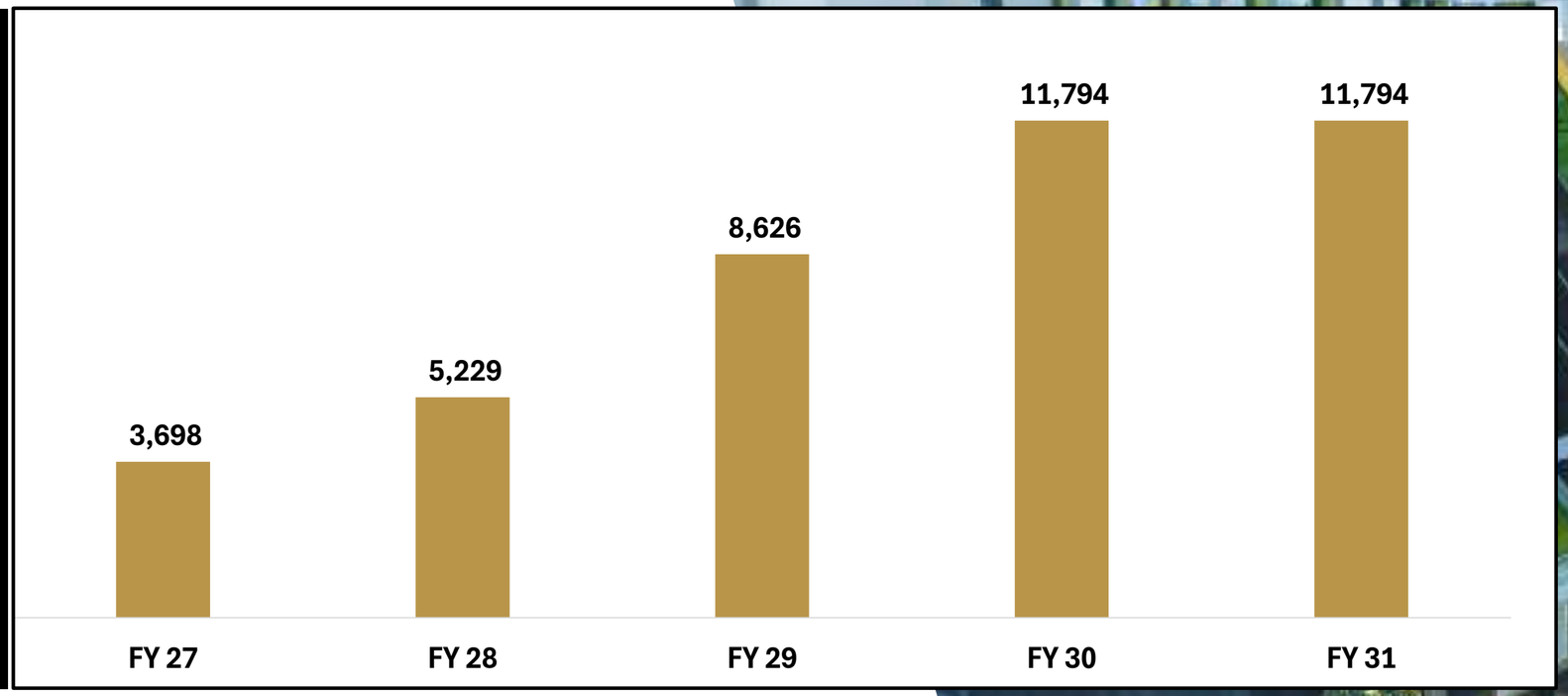
RETAIL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)
(Prestige Share)

EXIT RENTALS FY27
₹ 3,698 mn

EXIT RENTALS FY 30 onwards
₹ 11,794 mn

CAGR
47%



FORUM KOCHI
SHOT AT LOCATION

RETAIL - CAPEX & BALANCE TO SPEND

BALANCE TO SPEND (PG SHARE)

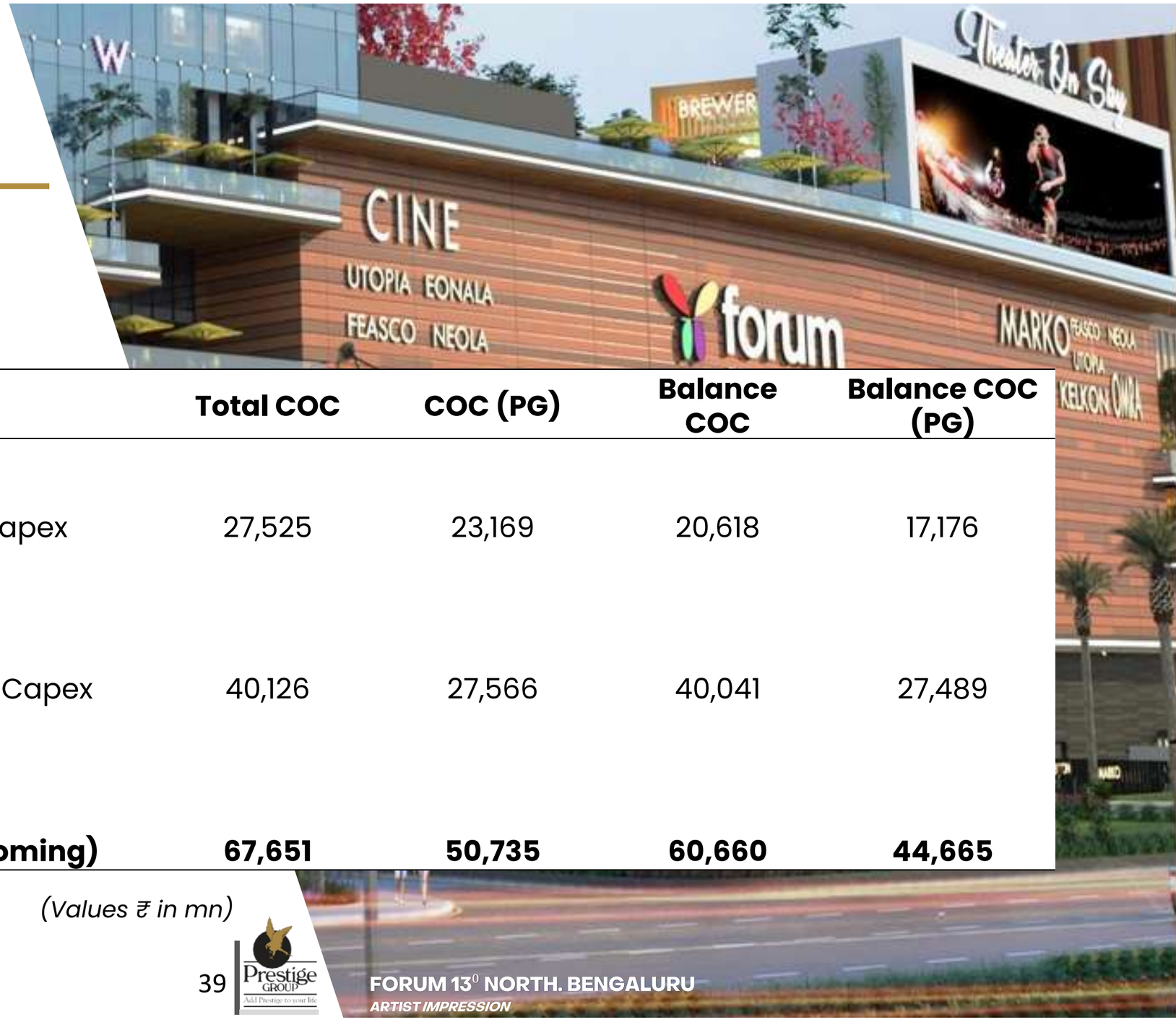
ONGOING RETAIL
₹ 17,176 mn

UPCOMING RETAIL
₹ 27,489 mn

TOTAL
₹ 44,665 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Retail Capex	27,525	23,169	20,618	17,176
Upcoming Retail Capex	40,126	27,566	40,041	27,489
Total Capex (Ongoing & Upcoming)	**67,651**	**50,735**	**60,660**	**44,665**

(Values ₹ in mn)



FORUM 13⁰ NORTH. BENGALURU
ARTIST IMPRESSION

HOSPITALITY



SHERATON GRAND BENGALURU WHITEFIEELD HOTEL AND CONVENTION CENTRE

SHOT AT LOCATION

OPERATING

9 HOTELS

1,477 KEYS

ONGOING

6 HOTELS

1,436 KEYS

UPCOMING

13 HOTELS

2,853 KEYS

STRATEGIC INVESTMENT IN HOSPITALITY



JW MARRIOTT BENGALURU PRESTIGE GOLFSHIRE RESORT AND SPA
SHOT AT LOCATION

- **Canada Pension Plan Investment Board (CPP Investments)** has committed to invest **₹30,000 mn** to acquire a ~27% stake in Prestige Hospitality Ventures Limited (PHVL).
- Investment of **₹15,000 mn** has been received in Oct'26
- This is CPP Investment's first direct investment in the Indian Hospitality sector.
- The investment will support the expansion of the hospitality business, including the development of its planned portfolio and pursuit of future growth opportunities.

₹9,500 mn

Secondary share purchase from Prestige Estates Projects Limited.

₹20,500 mn

Fresh capital infusion into Prestige Hospitality Ventures Limited

OPERATIONAL HIGHLIGHTS

ARR

Q2 FY27: ₹ 15,801

H1 FY27: ₹ 15,524

OCCUPANCY

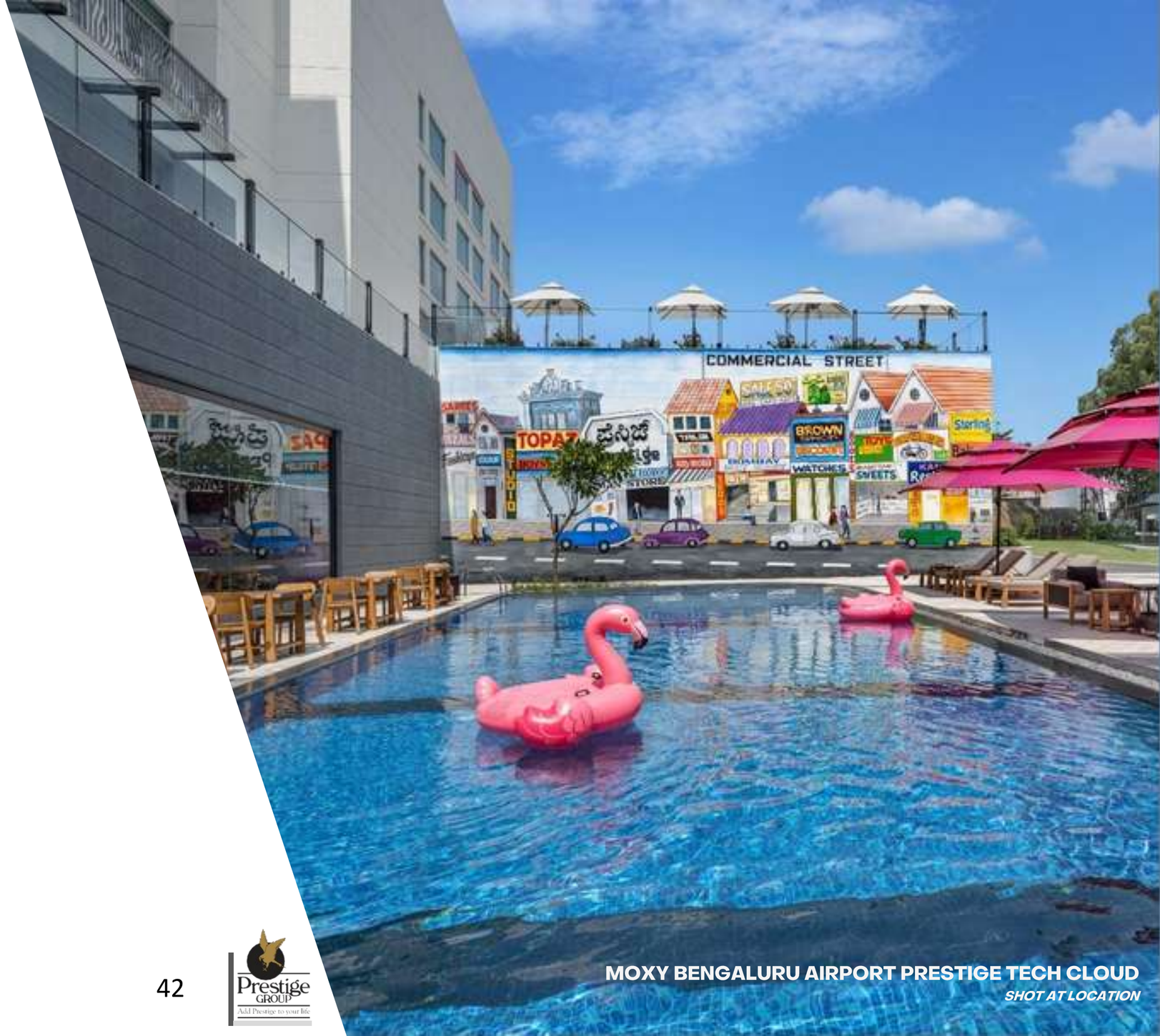
Q2 FY27: 71%

H1 FY27: 71%

REVPAR

Q2 FY27: ₹ 11,251

H1 FY27: ₹ 10,950



MOXY BENGALURU AIRPORT PRESTIGE TECH CLOUD

SHOT AT LOCATION



CONSTRUCTION COMMENCEMENT & COMPLETIONS



JW MARRIOTT PLANTATION ESTATE, NAVILAHALLI, SAKLESHPUR

ARTIST IMPRESSION

COMMENCEMENT OF CONSTRUCTION

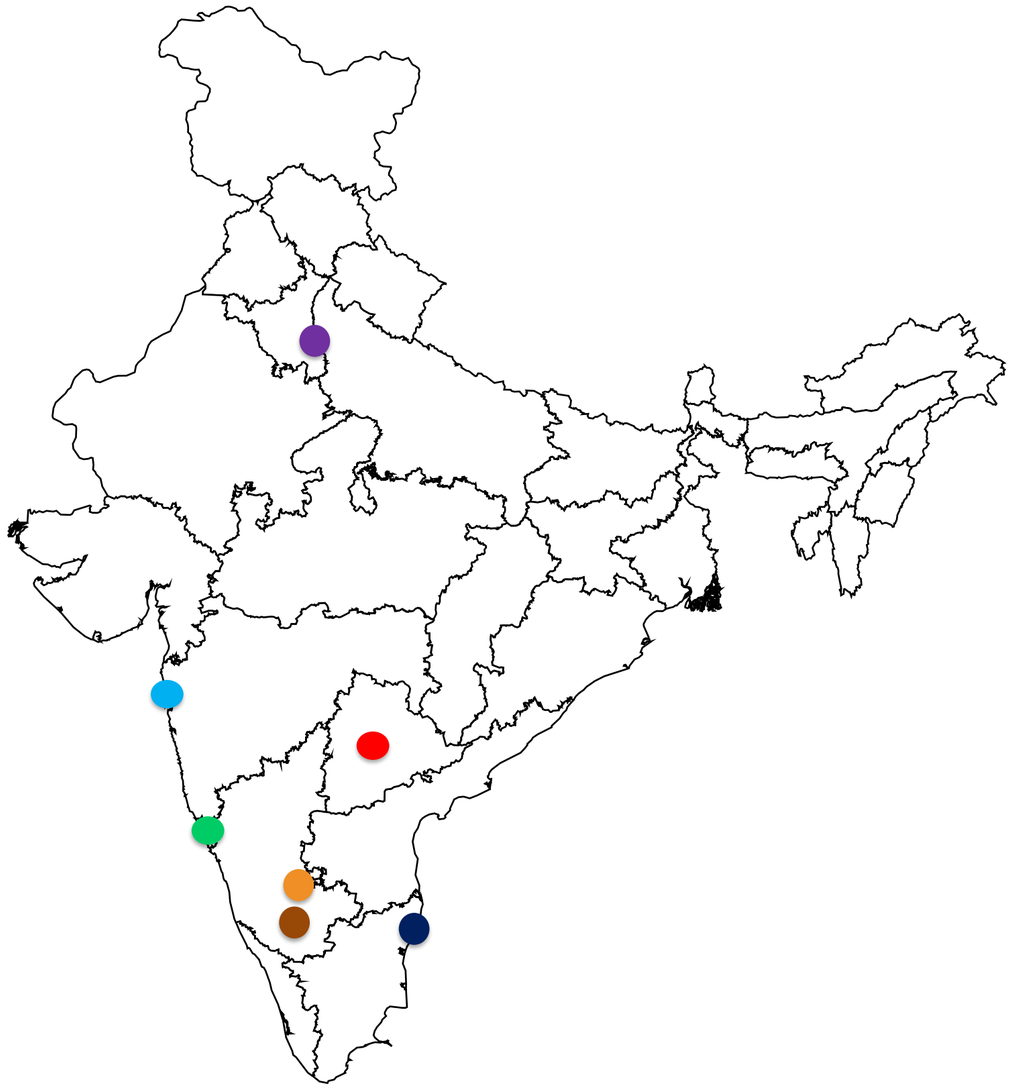
Quarter	Project	Location	Keys	Developable Area (mn sft)
Q2	JW Marriott Plantation Estate, Navilahalli	Sakleshpur	160	0.45
Q2	Moxy One OMR	Chennai	153	0.32
		Q2 TOTAL	**313**	**0.77**

TOTAL H1 FY27 **313** keys **0.77** mn sft

COMPLETIONS

Quarter	Project	Location	Keys	Developable Area (mn sft)
NIL				

HOSPITALITY - ONGOING & UPCOMING PROJECTS



ONGOING 6 Projects 1,436 Keys

	DELHI				
1	DIAL - Marriott Marquis	590	50%	295	FY 28
2	DIAL - St Regis	188	50%	94	FY 28
	BENGALURU				
3	W Hotel - Prestige 13° North	173	100%	173	FY 28
	MUMBAI				
4	Edition - Mumbai	165	100%	165	FY 29
	CHENNAI				
5	MOXY One OMR	160	100%	160	FY 30
	HASSAN				
6	JW Marriott - The Plantation Estate, Navilahalli	160	50%	80	FY 30
Total		**1436**		**967**	

UPCOMING 13 Projects 2,853 Keys

	BENGALURU				
1	Bengaluru Marriott South	253	76%	192	FY 27
2	Moxy @ ORR (24 Tech)	118	100%	118	FY 27
3	Ritz Carlton	250	100%	250	FY 27
4	BIAL - Marriott Marquis	350	100%	350	FY 27
5	BIAL - St Regis	150	100%	150	FY 27
	GOA				
6	Autograph Collection	120	100%	120	FY 27
7	Tribute Portfolio @ Prestige Sea Scapes	60	100%	60	FY 27
8	JW Marriott Goa Prestige Golfshire Resort & Spa	350	100%	350	FY 28
	HYDERABAD				
9	The St. Regis Hyderabad	250	100%	250	FY 27
10	Aloft @ The Prestige City Hyderabad	182	50%	91	FY 27
11	The Oberoi	270	51%	138	FY 27
	MUMBAI				
12	Hilton	300	50%	150	FY 27
13	Waldorf Astoria	200	50%	100	FY 27
Total		**2853**		**2319**	

Table Header

Projects Added in Q2

Total Keys	Economic Interest (%)	Prestige Share (Keys)	Completions / Launches (Yr)

PROPERTY MANAGEMENT



PRESTIGE TECH PACIFIC, BENGALURU

SHOT AT LOCATION

RESIDENTIAL

Properties managed: **56**

Area : **42.28 mn sft**

COMMERCIAL

Properties managed: **57**

Area : **24.93 mn sft**

TOTAL

113 properties

67.21 mn sft

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	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	Bannergatta 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	100	100%	100
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	Prestige Builders and Developers Private Limited	Attibele , Bengaluru	9	100%	9
19	Prestige Vaishnoi Realty Ventures	Rajendra Nagar, Hyderabad	4	35%	2
20	Prestige Estates Projects Ltd	Indavara , Chikkamagaluru	33	45%	15
21	Prestige Estates Projects Ltd	Kompally, Hyderabad	7	100%	7
22	Aramnagar Realty LLP	Aramnagar, Versova Mumbai	6	50%	3
23	Prestige Estates Projects Ltd	Borivali , Mumbai	8	82%	6
24	Prestige Estates Projects Ltd	Sector 109, Gurugram	17	57%	10
	Total		**991**		**806**

Added in Q2

ESG ACHIEVEMENTS & RECOGNITION

Q2 FY27 · Independently rated, certified and recognized: our ESG performance at a glance

GRESB REAL ESTATE BENCHMARK

99.9/100 ★★★★★

5-Star GRESB rating for The Prestige Mumbai and Prestige 101 (2026)

CRISIL ESG RATING

65/100

Strong, up from 54/100 (Adequate): +11 points, driven by better E & S disclosures

SAFETY EXCELLENCE

4 projects

British Safety Council Sword of Honour: Prestige Lavender Fields, Prestige Park Grove, Prestige Zakaria Metropolitan and Prestige Dynasty

USGBC LEED PORTFOLIO (YTD)

1.62 Mn sq ft

LEED-certified, with a further 1.07 Mn sq ft registered: an expanding green building portfolio

WELL PORTFOLIO (YTD)

18 + 11

18 projects WELL pre-certified and 11 WELL Health-Safety Rated, reinforcing our focus on health and well-being

INTEGRATED MANAGEMENT SYSTEM

4 ISO standards

Prestige Shantiniketan certified to ISO 9001 (Quality), 14001 (Environment), 45001 (OH&S) and 45003 (Psychological H&S)

Rated & certified
across global frameworks

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

For further information please contact –

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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	436
17	Prestige Summit	0.13	13	0.02	30
18	Prestige Cyber Green- Phase I	0.55	100	0.55	296
19	Prestige Sky Tech	2.33	53	1.24	896
20	Prestige Alpha Tech	0.97	99	0.96	907
21	Prestige Tech park IV Block 3	0.12	50	0.06	68
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	1,275
25	Prestige Capital Square	0.13	100	0.13	115
26	Prestige Tech Forest	1.71	70	1.20	1,155
27	Trade Center DIAL (Aerocity)	0.59	50	0.29	704
Total		**14.09**		**9.36**	**8,630**

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	Prestige Waterfront	0.42	60	0.20	218
Total		**0.42**		**0.20**	**218**
Grand Total for FY 27 (8,630+218)		**14.51**		**9.56**	**8,848**

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		**1.87**		**1.40**	**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	137.51	
Common Area/ Car Park Area	39.41	
Net Saleable Area	98.09	
PG area share	86.21	
Estimated Sale Value		10,32,263
Collections		4,34,831
Balance to collect		3,84,000
Stock	14.96	2,13,432
Recovery from Land Owner		-
Refundable Deposit		4,716
Projected Inflow-A		6,02,147
Cost of Development		6,71,430
Cost Incurred		3,10,025
Balance to Spend-B		3,61,405
Free Cash flow (A-B)		**2,40,742**

Upcoming Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	60.02	
Common Area/ Car Park Area	15.20	
Net Saleable Area	44.82	
PG area share	38.90	
Estimated Sale Value-A		6,92,773
Cost of Development		4,25,057
Cost Incurred (Incl RD)		66,421
Balance to spend-B		3,58,636
Refundable Deposit -C		5,993
Free Cash flow (A-B+C)		**3,40,131**