S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
Tel : +91 80 6648 9000

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Prestige Estates Projects Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Prestige Estates Projects Limited (the "Company") which includes 33 partnership entities for the quarter and six months ended September 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above and based on the consideration of the review reports of other auditors of the partnership entities referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. **Emphasis of Matter**

We draw attention to Note 6 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our conclusion is not modified in respect of this matter.

S.R. Batliboi & Associates LLP Bengaluru

6. **Other Matter**

The accompanying Statement includes Company's share of net profit/(loss) after tax of Rs. 3 million and Rs. 167 million for the quarter ended September 30, 2026 and six months ended September 30, 2026 respectively as considered in the Statement, in respect of 32 partnership entities, whose unaudited interim financial results and other financial information have been reviewed by their respective auditors. The reports of such other auditors on unaudited interim financial results and other financial information of these partnership entities have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the reports of such other auditors. Our conclusion on the Statement is not modified in respect of the above matter.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

S.R. Batliboi & Associates LLP Bengaluru

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 26213157BNTFRA5184

Place : Bengaluru, India
Date : November 05, 2026

PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
CIN: L07010KA1997PLC022322

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2026

(Rs. In Million)

Sl No	Particulars	Quarter ended			Six months ended		Year ended
		30 Sep 2026	30 Jun 2026	30 Sep 2025	30 Sep 2026	30 Sep 2025	31 Mar 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	Revenue from operations	6,645	7,490	7,982	14,135	12,542	40,804
	Other income	1,293	636	723	1,929	1,400	3,037
	Total income	**7,938**	**8,126**	**8,705**	**16,064**	**13,942**	**43,841**
2	**Expenses**						
	(Increase)/ decrease in inventories	(7,663)	(3,339)	(2,553)	(11,002)	(6,086)	(12,017)
	Contractor cost	3,475	1,944	4,247	5,419	6,741	14,706
	Purchase of materials	666	612	484	1,278	1,065	2,321
	Land cost	4,966	3,359	1,529	8,325	2,947	15,967
	Employee benefits expense	1,158	1,073	944	2,231	1,725	4,668
	Finance costs	2,268	1,950	1,677	4,218	3,122	6,636
	Depreciation and amortisation expense	1,073	1,056	1,013	2,129	2,021	4,138
	Other expenses	1,463	1,368	1,096	2,831	2,062	5,376
	Total expenses	**7,406**	**8,023**	**8,437**	**15,429**	**13,597**	**41,795**
3	**Profit before exceptional items (1-2)**	**532**	**103**	**268**	**635**	**345**	**2,046**
4	Exceptional items	-	-	-	-	-	-
5	**Profit before tax (3+4)**	**532**	**103**	**268**	**635**	**345**	**2,046**
6	**Tax expense**						
	Current tax	949	1,765	239	2,714	377	1,788
	Deferred tax	(699)	(1,776)	(172)	(2,475)	(364)	(1,574)
	Total tax expenses	**250**	**(11)**	**67**	**239**	**13**	**214**
7	**Net profit for the period/ year (5-6)**	**282**	**114**	**201**	**396**	**332**	**1,832**
8	**Other comprehensive income**						
	Items that will not be recycled to profit or loss						
	Remeasurements of the defined benefit plans	-	-	-	-	-	35
	Tax impact	-	-	-	-	-	(9)
	Total other comprehensive income	**-**	**-**	**-**	**-**	**-**	**26**
9	**Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)**	**282**	**114**	**201**	**396**	**332**	**1,858**
10	Paid-up equity share capital	4,307	4,307	4,307	4,307	4,307	4,307
11	**Earnings Per Share* (in Rs.)** (Face Value of Rs.10/- per share)						
	a) Basic	0.66	0.26	0.47	0.92	0.77	4.25
	b) Diluted	0.66	0.26	0.47	0.92	0.77	4.25
	See accompanying notes to financial results						

* Not annualised for the quarter and year to date.

PRESTIGE ESTATES PROJECTS LIMITED
Prestige Falcon Towers
19, Brunton Road
Bangalore - 560 025

S.R. Batliboi & Associates LLP
Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
CIN: L07010KA1997PLC022322
Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2026

Notes to financial results

1 Statement of Assets and Liabilities

(Rs. In Million)

Particulars		As at 30 Sep 2026 (Unaudited)	As at 31 Mar 2026 (Audited)
A. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment		4,299	4,464
(b) Capital work-in-progress		44	-
(c) Investment property		23,765	25,028
(d) Intangible assets		76	79
(e) Financial assets			
(i) Investments		48,490	49,646
(ii) Loans		18,946	17,102
(iii) Other financial assets		4,945	4,277
(f) Deferred tax assets (net)		6,237	3,762
(g) Income tax assets (net)		649	953
(h) Other non-current assets		442	433
	Sub-total	**1,07,893**	**1,05,744**
(2) Current assets			
(a) Inventories		97,179	86,177
(b) Financial assets			
(i) Investments		7	7
(ii) Trade receivables		8,745	7,370
(iii) Cash and cash equivalents		2,513	4,054
(iv) Bank balances other than cash and cash equivalents		1,273	2,966
(v) Loans		1,06,244	97,654
(vi) Other financial assets		15,640	10,810
(c) Other current assets		7,574	7,604
	Sub-total	**2,39,175**	**2,16,642**
(3) Assets classified as held for sale (Refer Note 9)		2,421	-
	Total	**3,49,489**	**3,22,386**
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital		4,307	4,307
(b) Other equity		1,14,880	1,15,345
	Sub-total	**1,19,187**	**1,19,652**
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings		6,271	6,391
(ii) Lease liabilities		16,416	17,568
(iii) Other financial liabilities		311	466
(b) Other non-current liabilities		49	62
(c) Provisions		459	421
	Sub-total	**23,506**	**24,908**
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		69,626	63,891
(ii) Lease liabilities		2,970	2,758
(iii) Trade payables			
- Dues to micro and small enterprises		394	278
- Dues to creditors other than micro and small enterprises		5,837	4,752
(iv) Other financial liabilities		25,958	24,064
(b) Other current liabilities		98,139	79,281
(c) Provisions		1,546	2,225
(d) Income tax liabilities (net)		2,326	577
	Sub-total	**2,06,796**	**1,77,826**
	Total	**3,49,489**	**3,22,386**

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
CIN: L07010KA1997PLC022322
Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2026

2 Statement of cash flows

(Rs. In Million)

Particulars		Six months ended	
		30 Sep 2026 (Unaudited)	30 Sep 2025 (Unaudited)
Cash flow from operating activities			
Profit before tax		**635**	**345**
Add: Expenses / debits considered separately			
Finance costs		4,218	3,122
Depreciation and amortisation		2,129	2,021
Advances / bad debts written off		-	1
	Sub-total	**6,347**	**5,144**
Less: Incomes / credits considered separately			
Interest income		1,381	1,359
Dividend income		300	-
Fair Value gain on financial instruments		213	-
Profit on sale of investments		-	11
Share of profit from partnership firms/ LLPs (net)		194	304
	Sub-total	**2,088**	**1,674**
Adjustments for:			
(Increase) / decrease in trade receivables		(1,375)	(1,330)
(Increase) / decrease in inventories		(11,002)	(6,086)
(Increase) / decrease in other financial assets		(5,083)	(79)
(Increase) / decrease in loans		(114)	(27)
(Increase) / decrease in other assets		30	(1,470)
Increase / (decrease) in trade payables		1,201	(1,690)
Increase / (decrease) in other financial liabilities		112	(157)
Increase / (decrease) in other liabilities		18,845	16,488
Increase / (decrease) in provisions		(641)	1,217
	Sub-total	**1,973**	**6,866**
Income taxes (paid)/refund, net		(661)	506
Net Cash flows from operating activities - A		**6,206**	**11,187**
Cash flow from investing activities			
Capital expenditure on investment property, property, plant and equipment and intangible assets (including capital work-in-progress)		(302)	(307)
Decrease / (Increase) in inter corporate deposits given		(22,789)	(10,020)
(Increase) / decrease in partnership current account		13,251	(4,988)
Investments made		(1,202)	(6,507)
Proceeds from sale/redemption of current and non-current investments		150	11
Investments in bank deposits (having original maturity of more than three months)		1,571	(103)
Interest received		1,088	1,003
Dividend received		300	-
Net Cash used in investing activities - B		**(7,933)**	**(20,911)**
Cash flow from financing activities			
Loans availed		10,502	5,129
Loans repaid		(9,129)	(4,031)
(Decrease) / Increase in inter corporate deposits taken		4,242	9,003
Payment of dividend		(861)	(775)
Principal payment towards lease liabilities		(1,389)	(1,062)
Interest payment towards lease liabilities		(1,180)	(1,321)
Finance costs paid		(1,999)	(1,747)
Net Cash flows from financing activities - C		**186**	**5,196**
Net increase / (decrease) in cash and cash equivalents during the period (A+B+C)		**(1,541)**	**(4,528)**
Cash and cash equivalents opening balance		4,054	13,175
Cash and cash equivalents closing balance		**2,513**	**8,647**
Cash and cash equivalents at the end of the period as above comprises:			
Cash on hand		0	0
Balances with banks			
- in current accounts		1,856	1,658
- in fixed deposits		657	6,989
		2,513	**8,647**

3 The above standalone unaudited financial results of Prestige Estates Projects Limited (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 5 November 2026. The statutory auditors of the Company have carried out the limited review of the above results.

4 These unaudited financial results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 (Ind AS 34) "Interim Financial Reporting" as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 **Segment information**

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 - Segment information with respect to the single reportable segment. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.

6

a. The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferrable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

b. A search under section 132 of the Income Tax Act ('the Act') was conducted during the year ended 31 March 2025 on the Company and certain group companies. In October 2026, the Company has received show cause notices and has filed responses against such notices to the authority. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and do not expect any further liability on final assessment of the aforesaid matter.

7 During the six months ended 30 September 2026, the Company has acquired 50% partnership interest in Aaramnagar Realty LLP.

8 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, had filed Draft Red Herring Prospectus (DRHP) with Securities and Exchange Board of India (SEBI) for proposed Initial Public Offering (IPO), comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million. In September 2026, PHVL has withdrawn the DRHP filed with SEBI.

9 In September 2026, the Company and PHVL, entered into agreements with CPP Investment Board Private Holdings (4) Inc. ("CPPIB"), pursuant to which the CPPIB agreed to invest up to Rs. 30,000 million in PHVL through a combination of primary capital infusion and secondary share purchase, subject to the terms and conditions of the agreements.

Pursuant to the requirements of Ind AS 105 - Non Current Assets Held for Sale and Discontinued Operations, the carrying amount of the investment held by the Company corresponding to the proposed secondary sale has been classified as 'Assets classified as held for sale' as at 30 September 2026.

In October 2026, upon fulfilment of the relevant terms and conditions of the agreements, the first tranche of the transaction was consummated, pursuant to which CPPIB has acquired equity shares from the Company for a total consideration of Rs. 9,500 million and subscribed to compulsorily convertible preference shares issued by PHVL for a consideration of Rs. 5,500 million.

10 The Board of Directors of the Company at their meeting held on 21 May 2026, have recommended to the Members for their approval, Final Dividend of Rs. 2.00 per share for the financial year ended 31 March 2026. The shareholders have approved the Dividend at the Annual General Meeting held on 20 August 2026. During the quarter, the Company has accounted the same in accordance with Ind AS 10.

For and on behalf of Board of Directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 5 November 2026

PRESTIGE ESTATES PROJECTS LIMITED
Prestige Falcon Towers
19, Brunton Road
Bangalore - 560 025

S.R. Batliboi & Associates LLP
Bengaluru

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Prestige Estates Projects Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Prestige Estates Projects Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate for the quarter and six months ended September 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

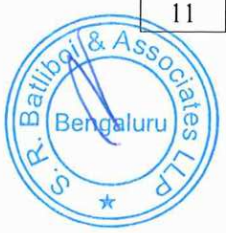
Sl. No.	Name of the entities
A	**Parent Company**
1	Prestige Estates Projects Limited
B	**Subsidiaries**
1	Ace Realty Ventures Private Limited (formerly known as Ace Realty Ventures)
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP

S.R. Batliboi & Associates LLP Bengaluru

Sl. No.	Name of the entities
5	Aspire Spaces Tellapur Private Limited
6	Avyakth Cold Storages Private Limited
7	Bharatnagar Buildcon LLP
8	Dollars Hotel & Resorts Private Limited
9	Eden Investments & Estates
10	Evergreen Industrial Estate
11	ICBI (India) Private Limited
12	K2K Infrastructure (India) Private Limited
13	Kochi Cyber Greens Private Limited
14	Morph
15	Northland Holding Company Private Limited
16	Orange Grove Lands Private Limited
17	Prestige (BKC) Realtors Private Limited
18	Prestige AAA Investments
19	Prestige Acres Private Limited
20	Prestige Alta Vista Properties LLP (formerly known as Prestige Alta Vista Holdings)
21	Prestige Bidadi Holdings Private Limited
22	Prestige Builders and Developers Private Limited
23	Prestige Century Landmark
24	Prestige Century Megacity
25	Prestige Construction Ventures Private Limited
26	Prestige Devenahalli Developers LLP
27	Prestige Exora Business Parks Limited
28	Prestige Falcon Business Parks
29	Prestige Falcon Malls Private Limited
30	Prestige Falcon Mumbai Realty Private Limited
31	Prestige Falcon Realty Ventures Private Limited
32	Prestige Garden Estates Private Limited
33	Prestige Garden Resorts Private Limited
34	Prestige Goa Hospitality Ventures
35	Prestige Habitat Ventures Private Limited
36	Prestige Hospitality Ventures Limited
37	Prestige Kammanahalli Investments
38	Prestige Leisure Resorts Private Limited
39	Prestige Lonavala Estates Private Limited
40	Prestige Mall Management Private Limited
41	Prestige Mulund Realty Private Limited
42	Prestige Nottinghill Investments
43	Prestige Office Management Private Limited
44	Prestige Office Ventures
45	Prestige OMR Ventures LLP
46	Prestige Ozone Properties

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Sl. No.	Name of the entities
47	Prestige Pallavaram Estates Private Limited
48	Prestige Projects Private Limited
49	Prestige Property Management & Services
50	Prestige Realty Ventures Private Limited (formerly known as Prestige Realty Ventures)
51	Prestige Retail Ventures Limited
52	Prestige Silveroak Projects Private Limited (formerly known as Silveroak Projects)
53	Prestige Southcity Holdings
54	Prestige Sterling Infraprojects Private Limited
55	Prestige Summit Convention Private Limited
56	Prestige Sunrise Investments
57	Prestige Vaishnaoi Hospitality Private Limited
58	Prestige Valley View Estates LLP
59	Prestige Warehousing And Cold Storage Services Private Limited
60	Prestige Whitefield Developers
61	Prestige Whitefield Investment and Developers LLP
62	PSN Property Management and Services
63	Sai Chakra Hotels Private Limited
64	Shipco Infrastructure Private Limited
65	Southeast Realty Ventures
66	Stellar Builder Dynamics LLP
67	Stellar Prism Private Limited
68	The QS Company
69	TPCM Educare LLP
70	Turf Estate Joint Venture LLP
71	Village-De-Nandi Private Limited
72	Villaland Developers LLP
73	West Palm Developments LLP
74	Parkgrove Realty LLP (w.e.f September 09, 2026)
75	Southgrove Homes LLP (w.e.f September 09, 2026)
C	**Joint ventures**
1	Aaramnagar Realty LLP (w.e.f April 09, 2026)
2	Bamboo Hotel and Global Centre (Delhi) Private Limited
3	Canopy Living LLP
4	Dashanya Tech Parkz Private Limited
5	Pandora Projects Private Limited
6	Prestige Beta Projects Private Limited
7	Prestige MRG Eco Ventures
8	Prestige Vaishnaoi Hospitality Ventures
9	Prestige Vaishnaoi Projects
10	Prestige Vaishnaoi Realty Ventures
11	Stellar Envision LLP (w.e.f. June 19, 2026, was subsidiary till June 18, 2026)



Sl. No.	Name of the entities
12	Techzone Technologies Private Limited
13	Thomsun Realtors Private Limited
14	Worli Urban Development Project LLP
D	**Associate**
1	WSI Falcon Infra Projects Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. **Emphasis of Matter**

We draw attention to Note 6 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our conclusion is not modified in respect of this matter.

7. **Other Matters**

a) The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

- 72 subsidiaries, whose unaudited interim financial results include total assets of Rs. 547,923 million as at September 30, 2026, total revenues of Rs. 14,139 million and Rs. 29,309 million, total net profit/(loss) after tax of Rs. 1,994 million and Rs. 3,872 million and, total comprehensive income of Rs. 1,994 million and Rs. 3,872 million, for the quarter ended September 30, 2026 and the half year ended on that date respectively, and net cash (outflows)/inflows of Rs. 6,929 million for the period from April 01, 2026 to September 30, 2026 as considered in the Statement which have been reviewed by their respective independent auditors.

- 11 joint ventures, whose unaudited interim financial results include Group's share of net profit/(loss) of Rs. (18) million and Rs. (41) million and Group's share of total comprehensive income of Rs. (18) million and Rs. (41) million for the quarter ended September 30, 2026 and the half year ended on that date respectively as considered in the Statement whose unaudited interim financial results and other financial information have been reviewed by their respective independent auditors.

The independent auditor's review reports on interim financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint ventures and associate is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.



b) The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:

- 1 associate and 1 joint venture, whose interim financial results includes the Group's share of net profit/(loss) of Rs. (8) million and Rs. (13) million and Group's share of total comprehensive income of Rs. (8) million and Rs. (13) million for the quarter ended September 30, 2026 and the half year ended on that date respectively.

The unaudited interim financial results and other unaudited financial information of the associate and joint venture have not been reviewed by any auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of the associate and joint venture, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial information/financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated above is not modified with respect to our reliance on the work done and the reports of the other auditors and financial results/financial information certified by the Management.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 26213157XQFZEL2171

Place: Bengaluru, India
Date: November 5, 2026

PRESTIGE ESTATES PROJECTS LIMITED

REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025

CIN: L07010KA1997PLC022322

Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2026

(Rs. In Million)

Sl No	Particulars	Quarter ended			Six months ended		Year ended
		30 Sep 2026	30 Jun 2026	30 Sep 2025	30 Sep 2026	30 Sep 2025	31 Mar 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	Revenue from operations	20,602	26,751	24,317	47,353	47,390	1,26,854
	Other income	1,620	1,605	2,661	3,225	4,275	5,101
	Total income	**22,222**	**28,356**	**26,978**	**50,578**	**51,665**	**1,31,955**
2	**Expenses**						
	(Increase)/ decrease in inventories	(28,041)	(28,236)	(18,888)	(56,277)	(38,527)	(73,192)
	Contractor cost	17,290	17,635	13,191	34,925	26,723	70,977
	Purchase of materials	3,295	2,292	2,758	5,587	4,659	9,676
	Land cost	9,199	17,486	8,096	26,685	19,436	43,633
	Employee benefits expense	2,661	2,557	2,216	5,218	4,185	10,027
	Finance costs	4,822	4,184	3,851	9,006	7,690	15,824
	Depreciation and amortisation expense	2,434	2,257	2,186	4,691	4,348	9,061
	Other expenses	6,937	6,421	7,846	13,358	12,878	28,642
	Total expenses	**18,597**	**24,596**	**21,256**	**43,193**	**41,392**	**1,14,648**
3	**Profit before exceptional items (1-2)**	**3,625**	**3,760**	**5,722**	**7,385**	**10,273**	**17,307**
4	Exceptional items	-	-	-	-	-	-
5	**Profit before Share of profit from joint ventures and associate (3+4)**	**3,625**	**3,760**	**5,722**	**7,385**	**10,273**	**17,307**
6	Share of profit / (loss) from joint ventures and associate (net of tax)	17	(103)	118	(86)	(47)	(171)
7	**Profit before tax (5+6)**	**3,642**	**3,657**	**5,840**	**7,299**	**10,226**	**17,136**
8	**Tax expense**						
	Current tax	3,331	2,689	2,423	6,020	5,020	8,900
	Deferred tax	(2,251)	(1,746)	(1,157)	(3,997)	(2,483)	(4,818)
	Total tax expenses	**1,080**	**943**	**1,266**	**2,023**	**2,537**	**4,082**
9	**Net profit for the period/ year (7-8)**	**2,562**	**2,714**	**4,574**	**5,276**	**7,689**	**13,054**
10	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss						
	Remeasurements of the defined benefit plans	-	-	5	-	12	88
	Tax impact	-	-	(1)	-	(3)	(23)
	Total other comprehensive income	**-**	**-**	**4**	**-**	**9**	**65**
11	**Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (9+10)**	**2,562**	**2,714**	**4,578**	**5,276**	**7,698**	**13,119**
12	**Profit for the period/year attributable to:**						
	Owners of the parent	2,241	2,359	4,303	4,600	7,228	11,955
	Non controlling interests	321	355	271	676	461	1,099
13	**Other comprehensive income for the period/ year attributable to:**						
	Owners of the parent	-	-	4	-	9	65
	Non controlling interests	-	-	-	-	-	-
14	**Total comprehensive income for the period/ year attributable to:**						
	Owners of the parent	2,241	2,359	4,307	4,600	7,237	12,020
	Non controlling interests	321	355	271	676	461	1,099
15	Paid-up equity share capital	4,307	4,307	4,307	4,307	4,307	4,307
16	**Earnings Per Share* (In Rs.)** (Face Value of Rs.10/- per Share)						
	a) Basic	5.20	5.48	9.99	10.68	16.78	27.76
	b) Diluted	5.20	5.48	9.99	10.68	16.78	27.76
	See accompanying notes to financial results						

* Not annualised for the quarter and year to date.

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED

REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025

CIN: L07010KA1997PLC022322

Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2026

Notes to financial results

1 Consolidated Statement of Assets and Liabilities

(Rs. In Million)

Particulars		As at 30 Sep 2026 (Unaudited)	As at 31 Mar 2026 (Audited)
A. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment		6,611	28,660
(b) Capital work-in-progress		20,095	22,072
(c) Investment property		93,562	90,331
(d) Goodwill		437	534
(e) Other intangible assets		90	128
(f) Investments in joint ventures and associate		4,005	4,500
(g) Financial assets			
(i) Investments		8,441	7,332
(ii) Loans		100	700
(iii) Other financial assets		9,004	8,647
(h) Deferred tax assets (net)		18,449	14,245
(i) Income tax assets (net)		3,111	3,232
(j) Other non-current assets		2,440	3,912
	Sub-total	**1,66,345**	**1,84,293**
(2) Current assets			
(a) Inventories		4,58,677	4,02,519
(b) Financial assets			
(i) Investments		11,561	9,916
(ii) Trade receivables		22,111	20,422
(iii) Cash and cash equivalents		9,873	15,560
(iv) Bank balances other than cash and cash equivalents		4,704	8,244
(v) Loans		28,747	28,408
(vi) Other financial assets		26,866	20,951
(c) Other current assets		47,128	43,367
	Sub-total	**6,09,667**	**5,49,387**
(3) Assets classified as held for sale	(Refer note 10)	**60,638**	-
	Total	**8,36,650**	**7,33,680**
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital		4,307	4,307
(b) Other Equity		1,62,161	1,58,422
Equity Attributable to owners of the parent		**1,66,468**	**1,62,729**
(c) Non controlling interests		5,476	4,669
	Sub-total	**1,71,944**	**1,67,398**
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings		47,441	56,311
(ii) Lease liabilities		20,475	22,988
(iii) Other financial liabilities		1,071	1,825
(b) Deferred tax liabilities (net)		5,750	5,633
(c) Other non-current liabilities		261	405
(d) Provisions		693	713
	Sub-total	**75,691**	**87,875**
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		96,951	93,550
(ii) Lease liabilities		3,948	3,745
(iii) Trade payables			
- Dues to micro and small enterprises		1,149	1,564
- Dues to creditors other than micro and small enterprises		24,607	23,486
(iv) Other financial liabilities		18,256	16,756
(b) Other current liabilities		3,95,496	3,29,438
(c) Provisions		7,862	8,208
(d) Income tax liabilities (net)		4,294	1,660
	Sub-total	**5,52,563**	**4,78,407**
(4) Liabilities directly associated with assets classified as held for sale	(Refer note 10)	**36,452**	-
	Total	**8,36,650**	**7,33,680**

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Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2026

2 Consolidated statement of cash flows

(Rs. In Million)

Particulars	Six Months ended	
	30 Sep 2026 (Unaudited)	30 Sep 2025 (Unaudited)
Cash flow from operating activities :		
Profit before tax	**7,299**	**10,226**
Add: Expenses / debits considered separately		
Finance costs	9,006	7,690
Depreciation and amortisation	4,691	4,348
Bad debts/ advances written off	5	4
Expected Credit loss allowance on receivables	-	5
Loss on sale of property, plant and equipment and investment property	-	5
Share of loss from joint ventures and associate (net)	86	47
Sub-total	**13,788**	**12,099**
Less: Incomes / credits considered separately		
Interest income	1,309	1,569
Dividend income	141	166
Fair value gain on financial instruments	1,350	2,363
Provision no longer required written back	21	6
Profit on sale of property, plant and equipment / investment property / capital work-in-progress	127	1
Sub-total	**2,948**	**4,105**
Adjustments for:		
(Increase) / decrease in trade receivables	(3,254)	(4,957)
(Increase) / decrease in inventories	(56,277)	(38,039)
(Increase) / decrease in loans	(70)	(208)
(Increase) / decrease in financial assets	(7,665)	(5,148)
(Increase) / decrease in other assets	(5,514)	(8,884)
Increase / (decrease) in trade payables	1,007	(3,752)
Increase / (decrease) in other financial liabilities	2,007	(436)
Increase / (decrease) in other liabilities	67,546	61,482
Increase / (decrease) in provisions	647	2,515
Sub-total	**(1,573)**	**2,573**
Income taxes paid (net)	(3,459)	(2,457)
Net cash generated from operating activities - A	**13,107**	**18,336**
Cash flow from investing activities		
Capital expenditure on investment property, property plant and equipment and other intangible assets (including capital work-in-progress)	(9,880)	(8,763)
Sale proceeds of property plant and equipment and investment property (including capital work-in-progress)	147	1
Decrease / (increase) in inter corporate deposits given	(5,703)	(2,121)
Investments in bank deposits (having original maturity of more than three months)	-	(2,713)
Redemption of bank deposits (having original maturity of more than three months)	1,612	-
Decrease / (increase) in partnership current account	(1,061)	(3,647)
Investments made	(5,701)	(31)
Investments disposed	4,305	-
Interest received	1,172	1,295
Dividend received	141	166
Net cash used in investing activities - B	**(14,968)**	**(15,813)**
Cash flow from financing activities		
Loans availed	31,350	33,590
Loans repaid	(16,290)	(20,320)
Decrease / (Increase) in inter corporate deposits taken	1,511	41
Payment of dividend	(861)	(775)
Principal payment towards lease liabilities	(1,864)	(1,356)
Interest payment towards lease liabilities	(1,595)	(1,696)
Finance costs paid	(7,635)	(6,343)
Payment towards acquisition of non-controlling interest in subsidiaries	-	(3,835)
Contribution / (withdrawals) by non controlling interest holders	131	368
Net cash flows from financing activities - C	**4,747**	**(326)**
Net increase / (decrease) in cash and cash equivalents during the period (A+B+C)	**2,886**	**2,197**
Cash and cash equivalents opening balance	15,560	20,094
Less: Cash and cash equivalents forming part of assets classified as held for sale	(8,573)	-
Cash and cash equivalents closing balance	**9,873**	**22,291**
Cash and cash equivalents at the end of the period as above comprises:		
Cash on hand	2	4
Balances with banks		
- in current accounts	7,161	11,242
- in fixed deposits	2,710	11,045
	9,873	**22,291**

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CIN: L07010KA1997PLC022322
Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2026

3 The above unaudited consolidated financial results of Prestige Estates Projects Limited (the "Company" or the "Holding Company"), its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 5 November 2026. The statutory auditors of the Company have carried out limited review of the above results.

4 These unaudited results of the Group has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 (Ind AS 34) "Interim Financial Reporting" as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 **Segment information**
The Chief Operating Decision Maker reviews the operations of the Group as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 - Segment information with respect to the single reportable segment. The Group is domiciled in India. The Group's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Group are located in India.

6

a. The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferrable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

b. A search under section 132 of the Income Tax Act ('the Act') was conducted during the year ended 31 March 2025 on the Company and certain group companies. In October 2026, the Company has received show cause notices and has filed responses against such notices to the authority. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and do not expect any further liability on final assessment of the aforesaid matter.

7 The figures of standalone financial results are as follow:

(Rs. In Million)

Particulars	Quarter ended			Six months ended		Year ended
	30 Sep 2026	30 Jun 2026	30 Sep 2025	30 Sep 2026	30 Sep 2025	31 Mar 2026
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	6,645	7,490	7,982	14,135	12,542	40,804
Profit before tax	532	103	268	635	345	2,046
Profit after tax	282	114	201	396	332	1,832

The unaudited standalone financial results for the quarter and six months ended 30 September 2026 can be viewed on the Company's website www.prestigeconstructions.com and can also be viewed on the website of National Stock Exchange of India Limited and BSE Limited.

8 During the six months ended 30 September 2026, the Group has acquired 50% partnership interest in Aaramnagar Realty LLP.

9 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, had filed Draft Red Herring Prospectus (DRHP) with Securities and Exchange Board of India (SEBI) for proposed Initial Public Offering (IPO), comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million. In September 2026, PHVL has withdrawn the DRHP filed with SEBI.

10 In September 2026, the Company and PHVL, entered into agreements with CPP Investment Board Private Holdings (4) Inc. ("CPPIB"), pursuant to which the CPPIB agreed to invest up to Rs. 30,000 million in PHVL through a combination of primary capital infusion and secondary share purchase, subject to the terms and conditions of the agreements.

Pursuant to the requirements of Ind AS 105 - Non Current Assets Held for Sale and Discontinued Operations, the Group has classified the related assets and liabilities as 'Assets classified as held for sale / Liabilities directly associated with assets classified as held for sale' as at 30 September 2026.

In October 2026, upon fulfilment of the relevant terms and conditions of the agreements, the first tranche of the transaction was consummated, pursuant to which CPPIB has acquired equity shares from the Company for a total consideration of Rs. 9,500 million and subscribed to compulsorily convertible preference shares issued by PHVL for a consideration of Rs. 5,500 million.

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Prestige Falcon Towers
19, Brunton Road
Bangalore - 560 025

S.R. Batliboi & Associates LLP
Bengaluru

11 The Board of Directors of the Company at their meeting held on 21 May 2026, have recommended to the Members for their approval, Final Dividend of Rs. 2.00 per share for the financial year ended 31 March 2026. The shareholders have approved the Dividend at the Annual General Meeting held on 20 August 2026. During the quarter, the Company has accounted the same in accordance with Ind AS 10.

For and on behalf of Board of Directors of
Prestige Estates Projects Limited

Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 5 November 2026

PRESTIGE ESTATES PROJECTS LIMITED
Prestige Falcon Towers
19, Brunton Road
Bangalore - 560 025

S.R. Batliboi & Associates LLP
Bengaluru