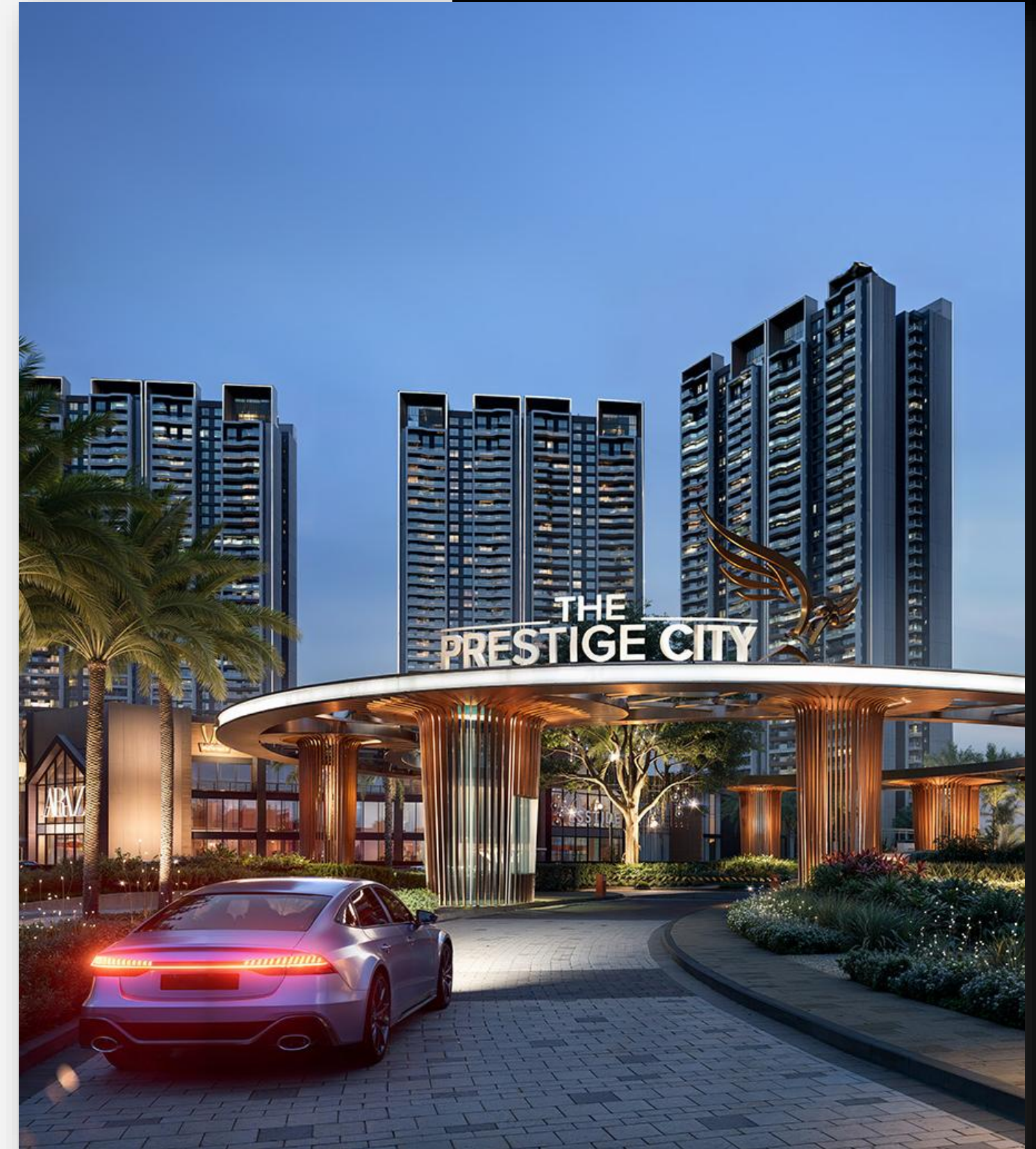


INVESTOR PRESENTATION

Q1 FY 26

Prestige Estates Projects Ltd.

www.prestigeconstructions.com



THE PRESTIGE CITY INDIRAPURAM
ARTIST IMPRESSION

CONTENTS

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

PRESTIGE FAIRFIELD, BENGALURU
SHOT AT LOCATION

COMPANY OVERVIEW



39 Years of Legacy



13 Cities Presence



CRISIL DA 1+ “Excellent” Developer Grading



ICRA A+ “Stable” Rating



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.



DIVERSIFIED BUSINESS SEGMENTS

RESIDENTIAL

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



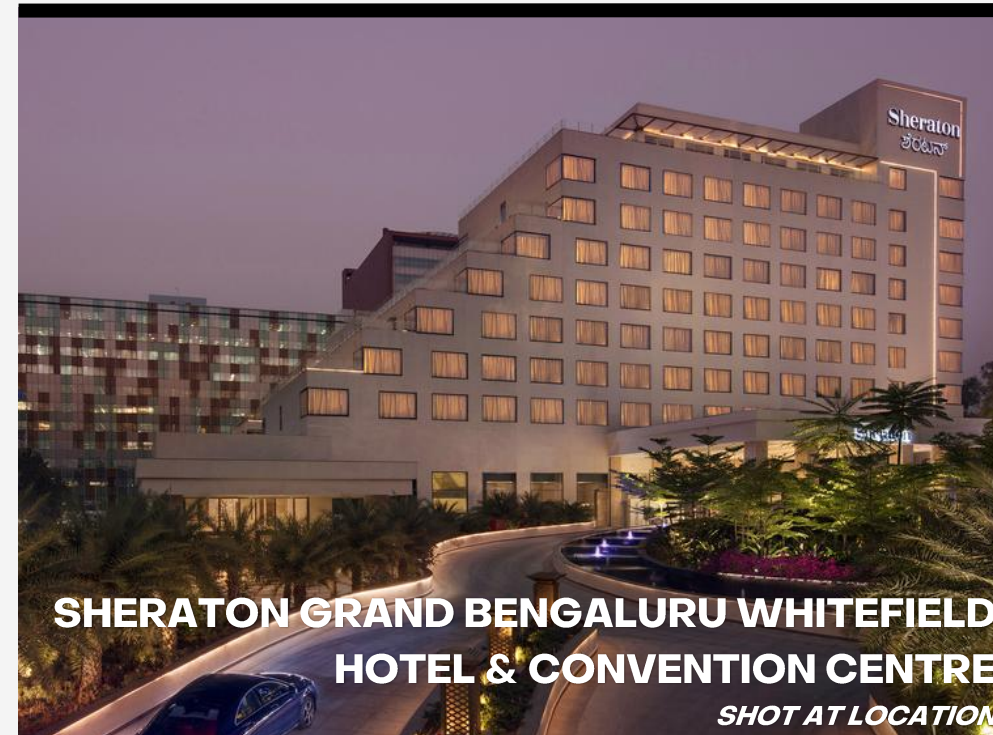
COMMERCIAL

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



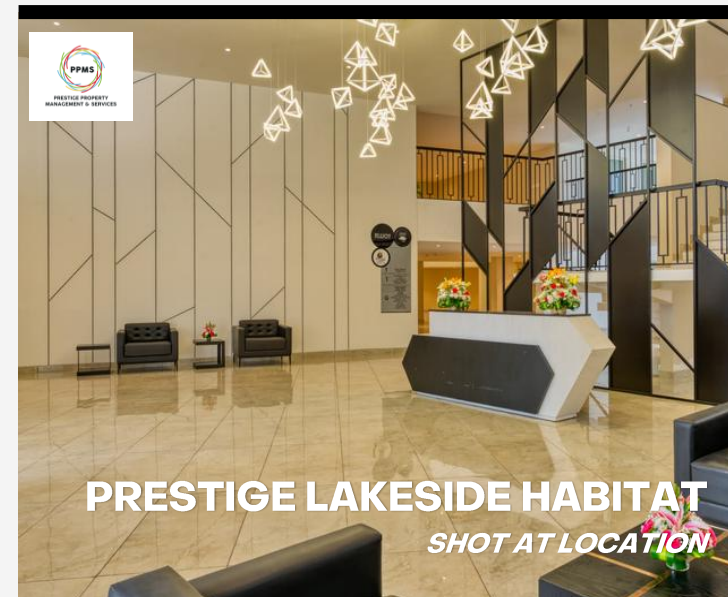
RETAIL

- 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

307 Projects, 199 mn sft

■ Residential	157 Projects 136 mn sft
■ Commercial	125 Projects 49 mn sft
■ Retail	13 Projects 10 mn sft

🔄 ONGOING

63 Projects, 125 mn sft

■ Residential	44 Projects 95 mn sft
■ Commercial	13 Projects 24 mn sft
■ Retail	2 Projects 2 mn sft

🔄 UPCOMING

69 Projects, 75 mn sft

■ Residential	35 Projects 46 mn sft
■ Commercial	11 Projects 14 mn sft
■ Retail	11 Projects 10 mn sft

KEY HIGHLIGHTS

Q1 FY26



- Recorded the BEST QUARTER EVER, in terms of Sales (Rs 1,21,264 mn) and Collections (Rs 45,227 mn)
- Launched our maiden project in NCR– The Prestige City Indirapuram (Oakwood and Mulberry) which met a resounding response, clocking ₹ 71,626 mn in Q1
- Marked our maiden completions in Mumbai with Prestige Jasdan Classic, Siesta @The Prestige City Mulund and Prestige Turf Tower.
- DRHP for Prestige Hospitality Ventures Limited was filed with SEBI on April 24th, 2025.
- The entire land parcel at Jijamata Nagar has been cleared and the design for a marquee integrated development “The Prestige Place” is in the process of being finalized.
- Office assets in Mumbai have been witnessing a strong pre-leasing traction, with 1.14 mn sft leased out in Prestige 101, BKC and 0.22 mn sft leased out in The Prestige till date.



The Prestige City Indirapuram
ARTIST IMPRESSION

OPERATIONAL HIGHLIGHTS

Q1 FY26

SALES

₹ 1,21,264 mn (+300% YoY)

PG Share: ₹ 1,06,717 mn (+292% YoY)

COLLECTIONS

₹ 45,227 mn (+55% YoY)

PG Share: ₹ 42,333 mn (+57% YoY)

PRESTIGE SUNCREST, BENGALURU
ARTIST'S IMPRESSION

AREA SOLD

9.55 mn sft (+234% YoY)

PG Share: 8.11 mn sft (+219% YoY)

UNITS SOLD

4,718 Units

AVG REALISATION

₹ 13,339 /sft (+12% YoY)

Apartments, Villas

₹ 7,343 /sft (+1% YoY)

Plots



LAUNCHES & COMPLETIONS

Q1 FY26



SIESTA @ THE PRESTIGE CITY MULUND, MUMBAI
SHOT AT LOCATION

LAUNCHES

Qtr	S.No	Projects Launched	Location	Segment	Developable Area (mn stf)
Q1	1	Mulberry at The Prestige City	NCR	Residential	4.60
	2	Oakwood at The Prestige City	NCR	Residential	5.04
	3	Prestige Gardenia Estates	Bengaluru	Plotted	1.06
	4	Prestige Pallavaram Gardens	Chennai	Residential	4.24
Total					14.94

COMPLETIONS

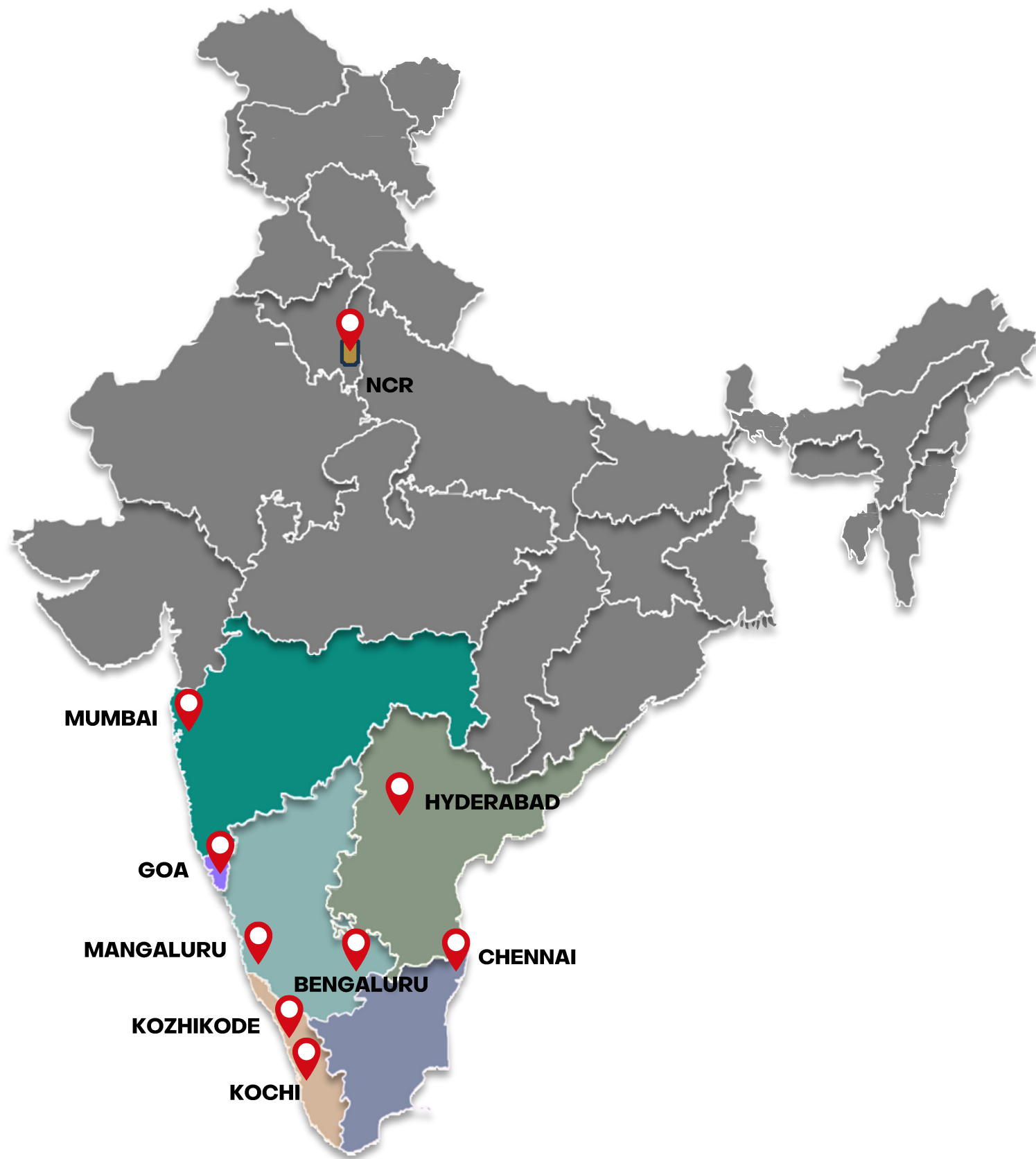
Qtr	S.No	Projects Completed	Location	Segment	Developable Area (mn sft)
Q1	1	Prestige Beverly Hills	Hyderabad	Residential	2.30
	2	Prestige Eden Garden	Kochi	Residential	0.30
	3	Prestige Jasdan Classic	Mumbai	Residential	0.78
	4	Siesta @ TPC Mulund	Mumbai	Residential	1.37
	5	Prestige Primrose Hills - Ph2	Bengaluru	Residential	0.72
Total					5.45

TOTAL LAUNCHES
14.94 mn sft

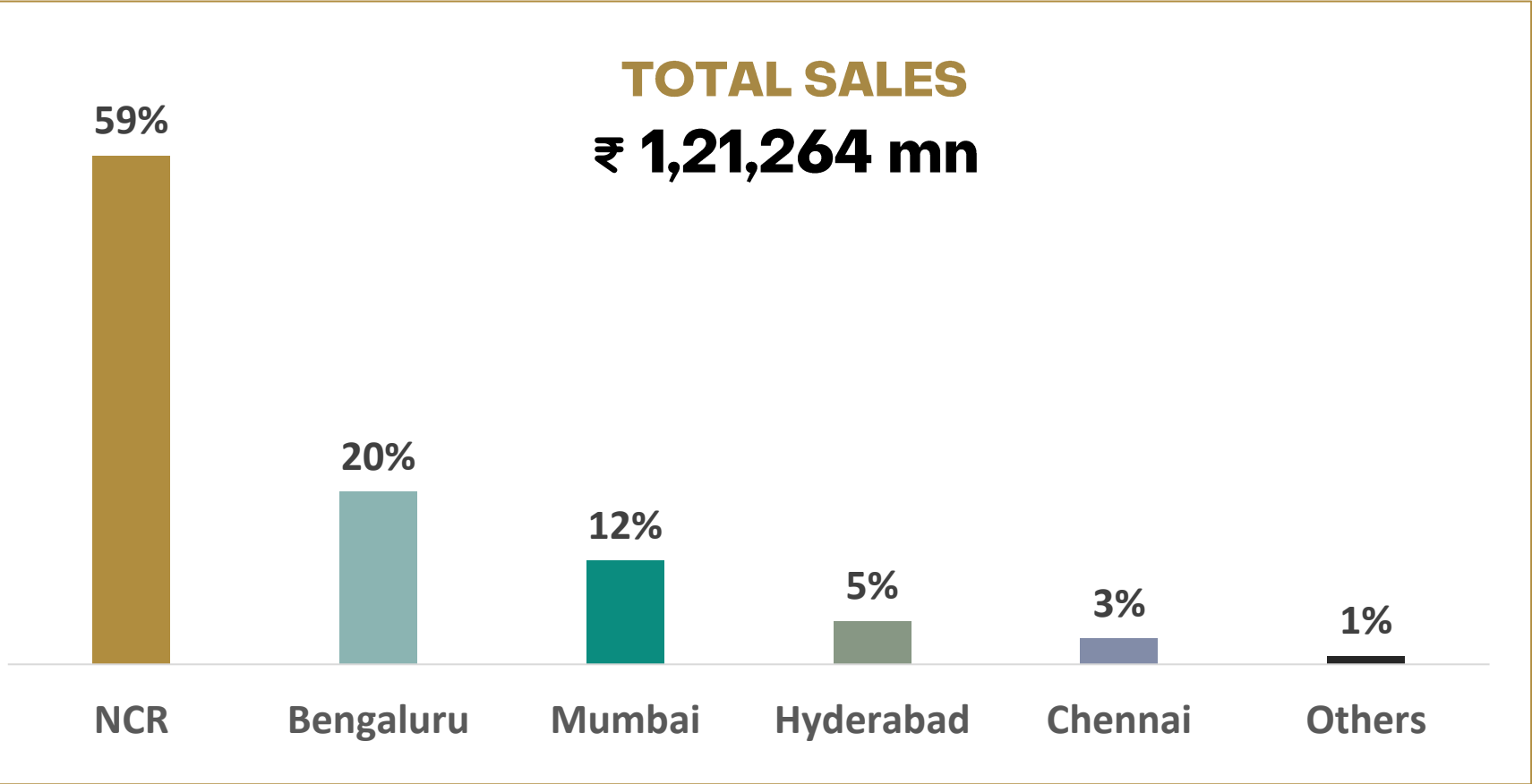
TOTAL COMPLETIONS
5.45 mn sft

GEOGRAPHICAL SALES BREAKDOWN

Q1 FY26

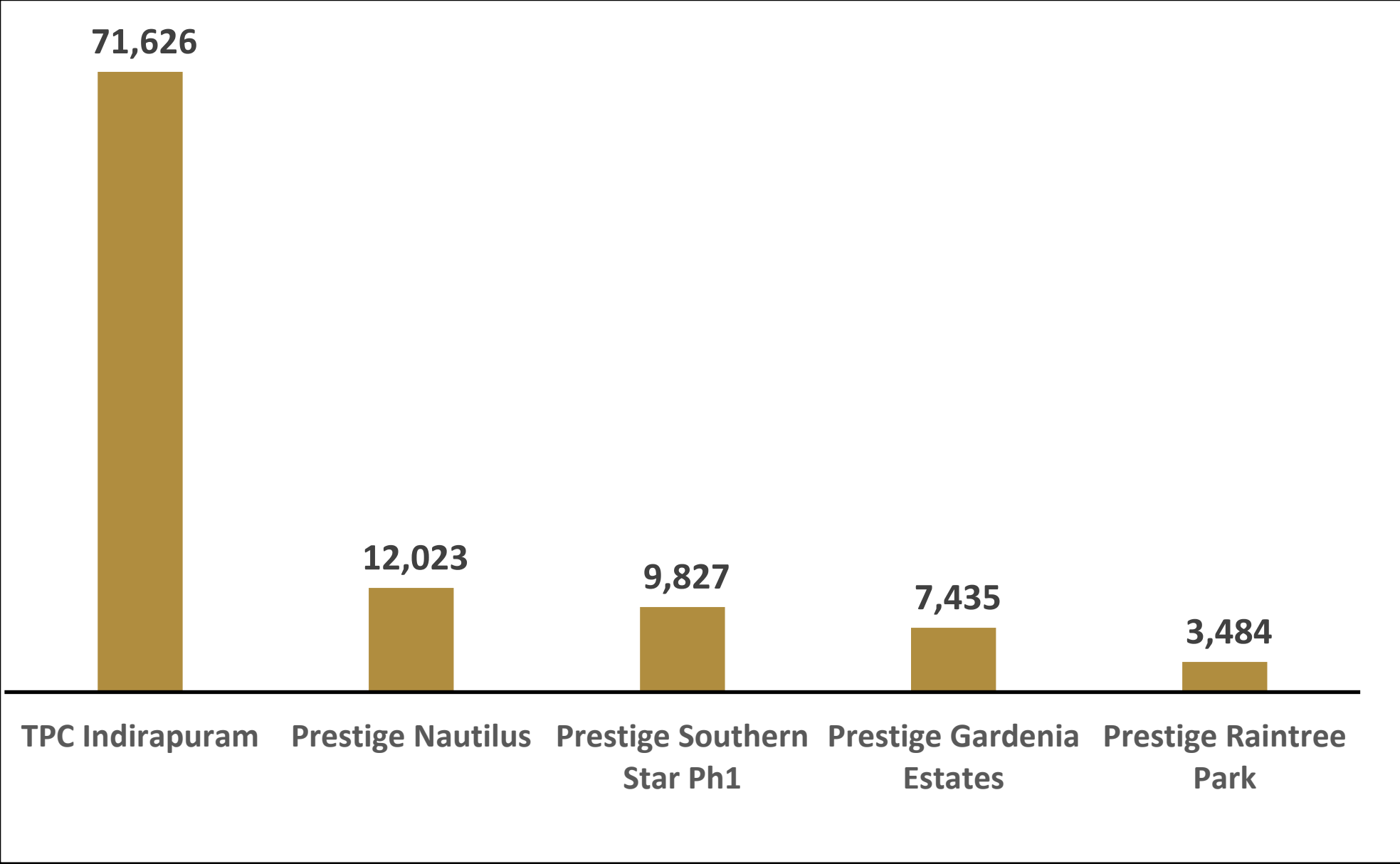


NCR	BENGALURU	MUMBAI
₹ 71,626	₹ 24,815	₹ 14,871
HYDERABAD	CHENNAI	OTHERS
₹ 6,559	₹ 3082	₹ 311



TOP SALES CONTRIBUTORS

Q1 FY26

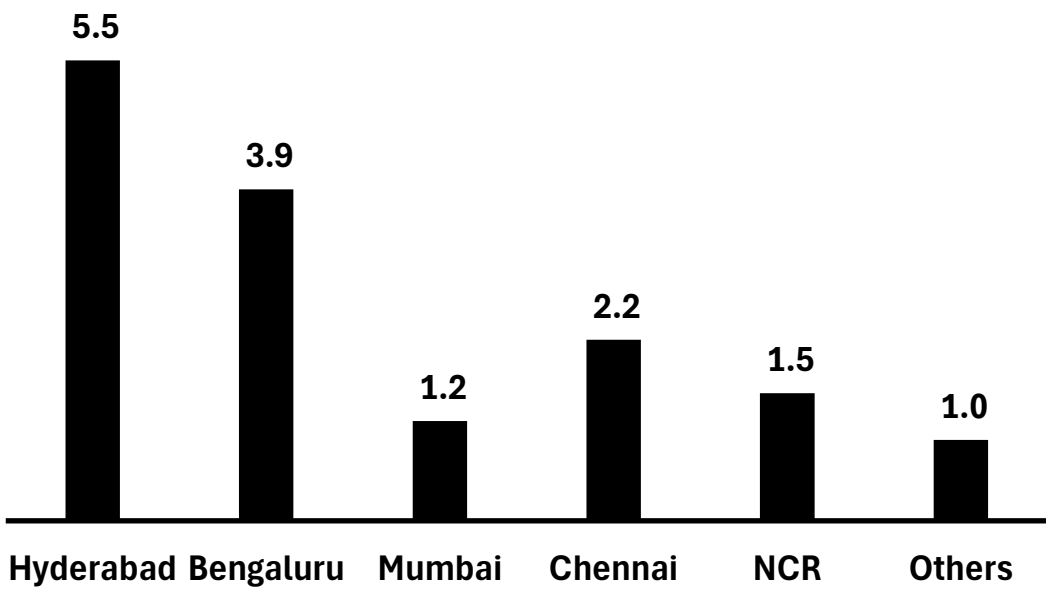


Sales (in ₹ mn)

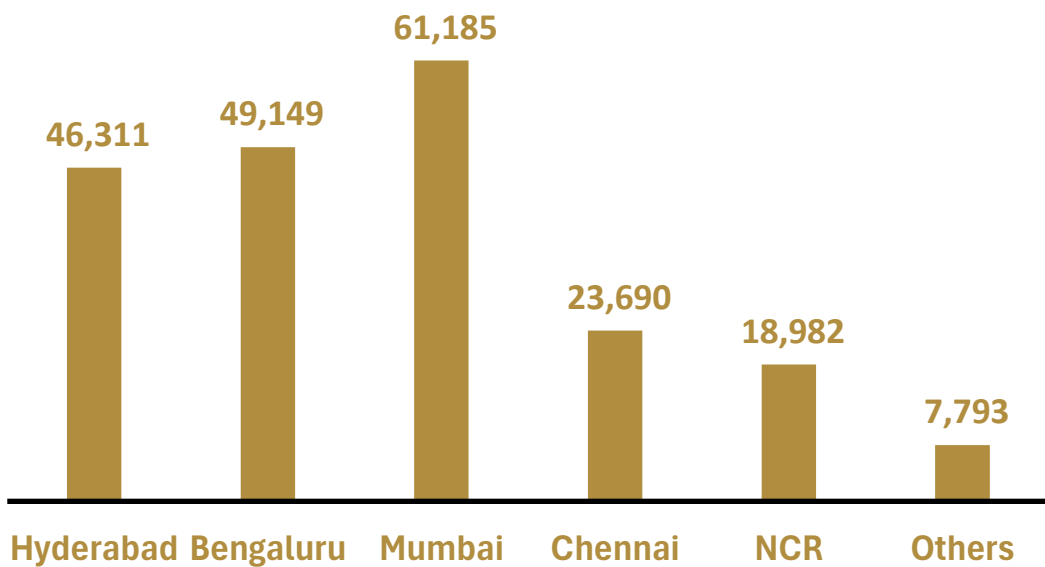


INVENTORY BREAK UP

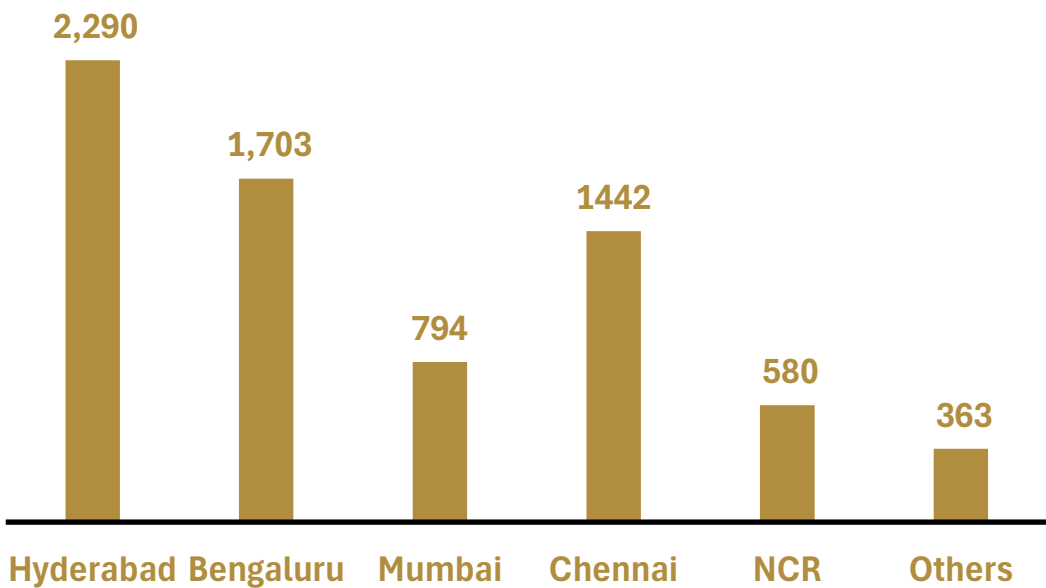
Area of Stock (in mn sft)
Geographical Distribution



Area of Stock (in ₹ mn)
Geographical Distribution

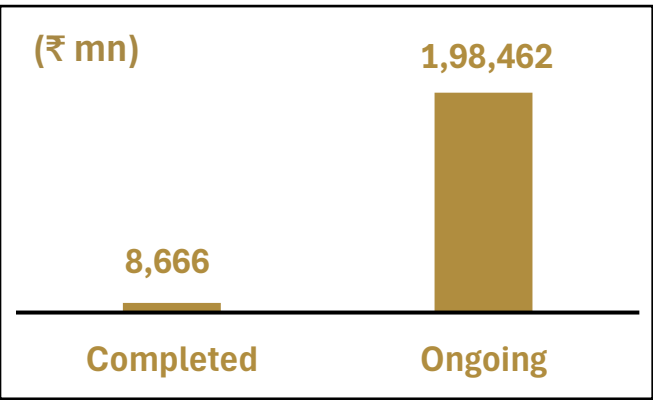
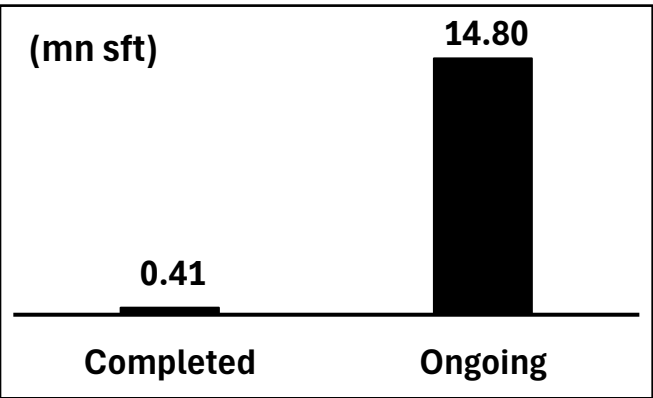


No. of Units
Geographical Distribution



AREA OF STOCK
15.22 mn sft

VALUE OF STOCK
₹ 2,07,110 mn



COMPLETED & ONGOING BREAK UP

OF UNITS (TOTAL)

7,172 Units

ONGOING

6,949 Units

STOCK -Q1 LAUNCH

2,033 Units

COMPLETED

223 Units

FINANCIAL PERFORMANCE

Q1 FY26



REVENUE

₹ 24,687 mn

(+21.94% YoY)

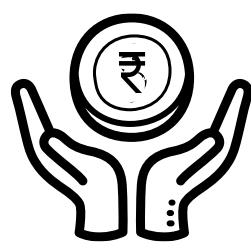


EBITDA

₹ 10,552 mn

(+10.07% YoY)

EBITDA% 42.74%

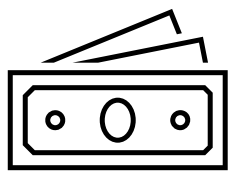


PBT

₹ 4,386 mn

(+7.16% YoY)

PBT% 17.77%

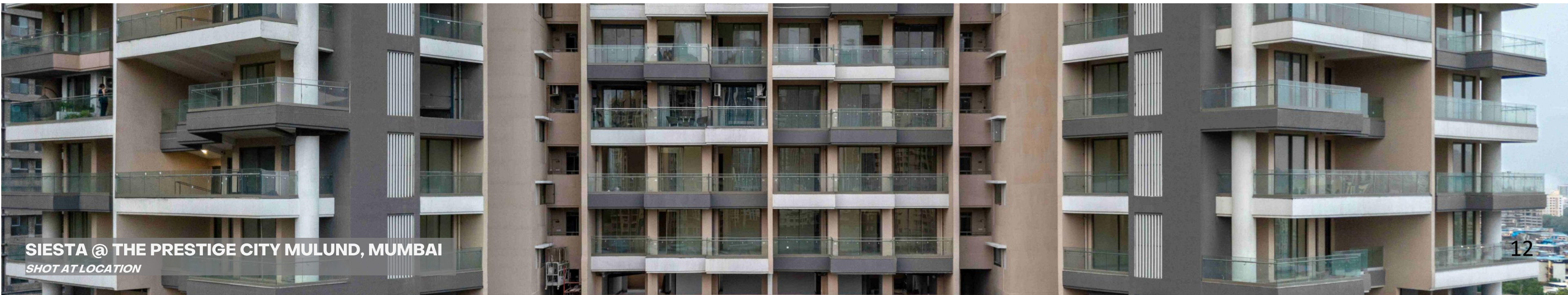


PAT

₹ 3,120 mn

(+1.63% YoY)

PAT% 12.64%



SEGMENT WISE RESULTS

(in ₹ mn)

Quarter 1 FY 2025-26	Residential	Residential	Office	Retail	Services
Revenue	15,733	15,733	1,602	730	1,372
EBITDA (excluding other income)	4,773	4,773	1,364	405	180
EBITDA %	30%	30%	85%	55%	13%
Depreciation	90	90	421	126	46
EBIT (excluding other income)	4,683	4,683	943	279	134
EBIT %	30%	30%	59%	38%	10%
Interest Expenses (net of interest income)	1,447	1,447	550	52	(18)
Other Income	1	1	(11)	(101)	(10)
PBT before JV Share of loss / (profit)	3,235	3,235	404	328	162
PBT %	21%	21%	25%	45%	12%
Joint Venture share of loss	-	-	-	-	-
PBT after Joint Venture share of loss / (profit)	3,235	3,235	404	328	162
Exceptional Items	-	-	-	-	-
PBT after Exceptional Items	3,235	3,235	404	328	162
Tax	926	926	118	83	55
PAT	2,309	2,309	286	245	107

SEGMENT WISE CAPITAL EMPLOYED

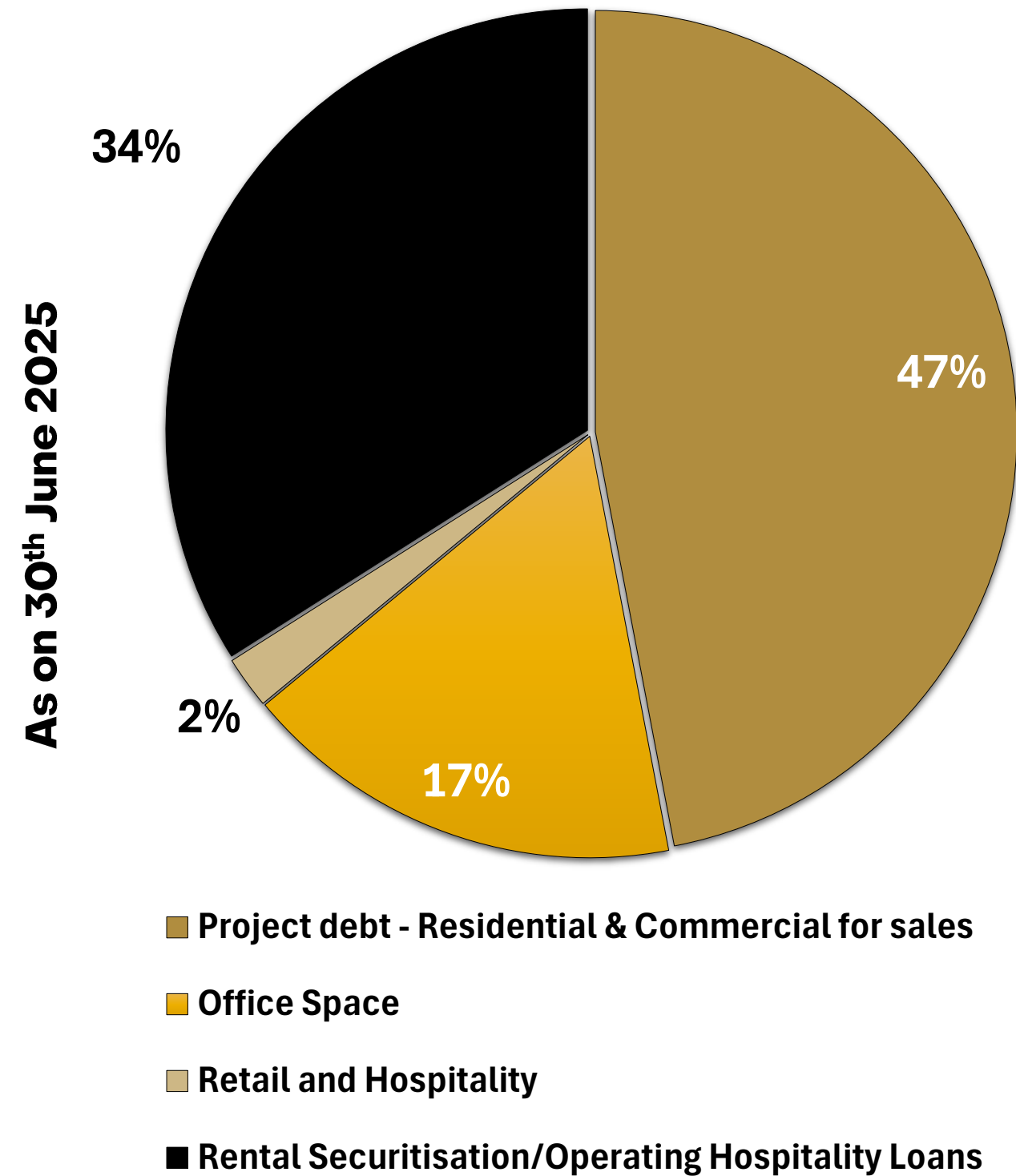
(in ₹ mn)

Quarter 1 FY 2025-26		Residential	Office	Retail	Services
Capital Employed					
Equity	A	41,797	69,788	16,071	1,853
Debt (including ongoing capex)	B	52,062	37,423	7,635	18
Debt taken for ongoing capex project	C	-	16,264	998	-
Debt (excluding ongoing capex)	D=(B-C)	52,062	21,159	6,637	18
Capital Employed	E=(A+B)	93,859	1,07,211	23,706	1,871
Capital employed on Ongoing capex projects and investments	F	182	72,232	13,903	-
Capital Employed (excluding ongoing capex projects)	G=E-F	93,677	34,979	9,803	1,871
Debt (excluding ongoing capex)	D	52,062	21,159	6,637	18
Equity	H=G-D	41,615	13,820	3,166	1,853
ROCE (ANNUALISED)		20.38%	15.60%	16.53%	38.48%
ROE (ANNUALISED)		31.96%	23.87%	57.36%	44.90%

1. ROCE - EBIDTA/ CAPITAL EMPLOYED (G)

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

DEBT PROFILE



AVG COST OF DEBT
10.14%

DEBT EQUITY RATIO
0.42

NET DEBT
₹ 68,306 mn

CASH FLOWS

Q1 FY26

(in ₹ mn)

OPERATIONAL ACTIVITIES	
<u>Inflow</u>	
Residential Collection/ Commercial & Retail Rentals / Property Maintenance / Mall Operations/ Others	52,194
<u>Outflow</u>	
Construction Cost- Development Business	23,682
LO Payments /Sales/ Marketing / Admin Overheads & Taxes	10,350
Sub Total	34,031
Net Cashflow from Operating Activities	18,163
INVESTMENT ACTIVITY	
<u>Outflow</u>	
Construction Cost (Retail/Commercial/Hospitality)	9,187
Investment in Land/TDR/Refundable Deposit/buyback of stakes	8,574
Subtotal	17,761
Net Cashflow from Investing Activities	-17,761
FINANCING ACTIVITY	
<u>Inflow</u>	
Debt Drawn Net	10,649
Others Net	1,083
Subtotal	11,732
<u>Outflow</u>	
Finance Cost	3,893
Subtotal	3,893
Net Cashflow from Financing Activities	7,839

BUSINESS SEGMENTS

RESIDENTIAL



RETAIL



COMMERCIAL



HOSPITALITY



RESIDENTIAL

COMPLETED

157 PROJECTS

136 mn sft

ONGOING

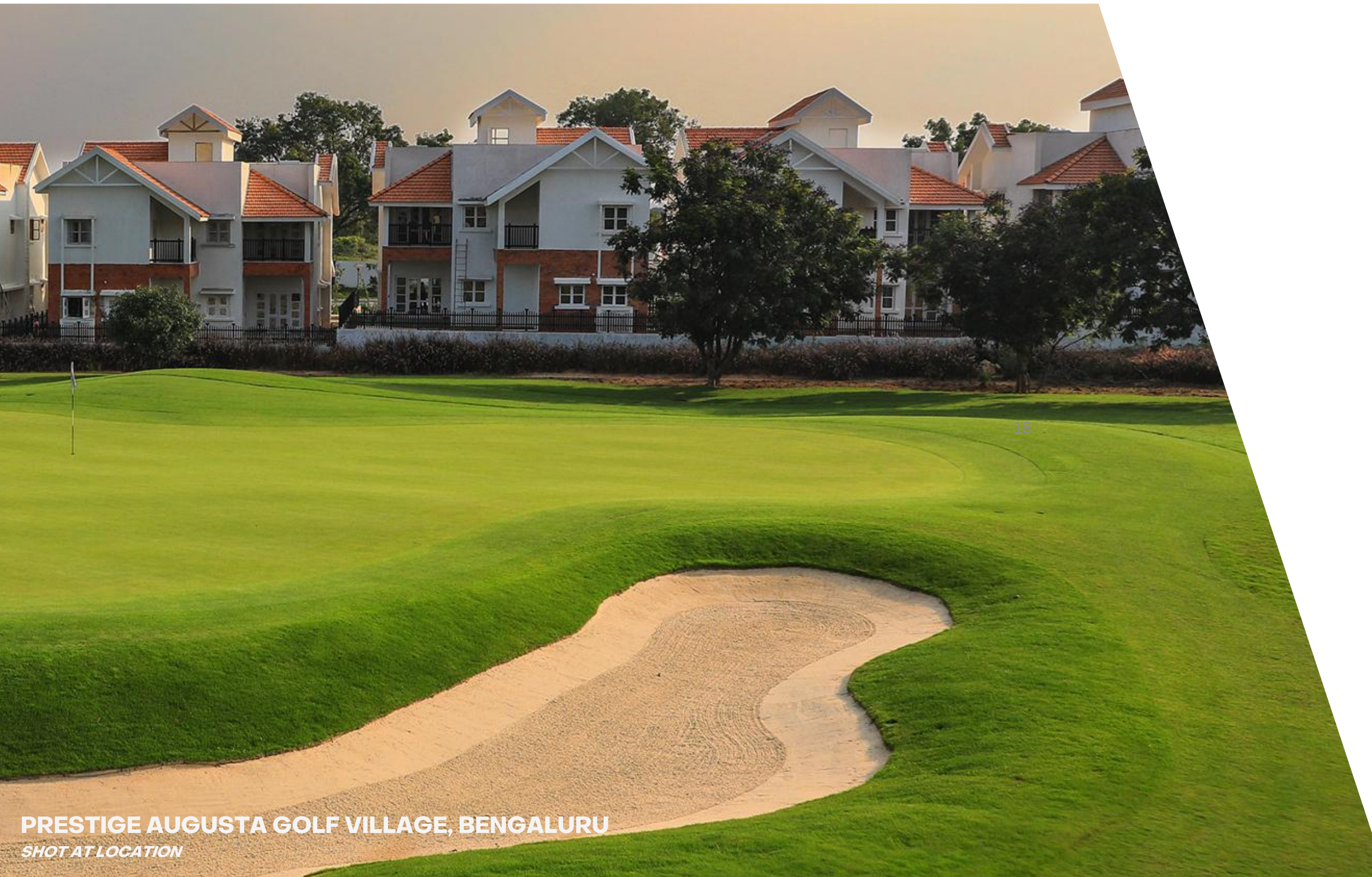
44 PROJECTS

95 mn sft

UPCOMING

35 PROJECTS

46 mn sft

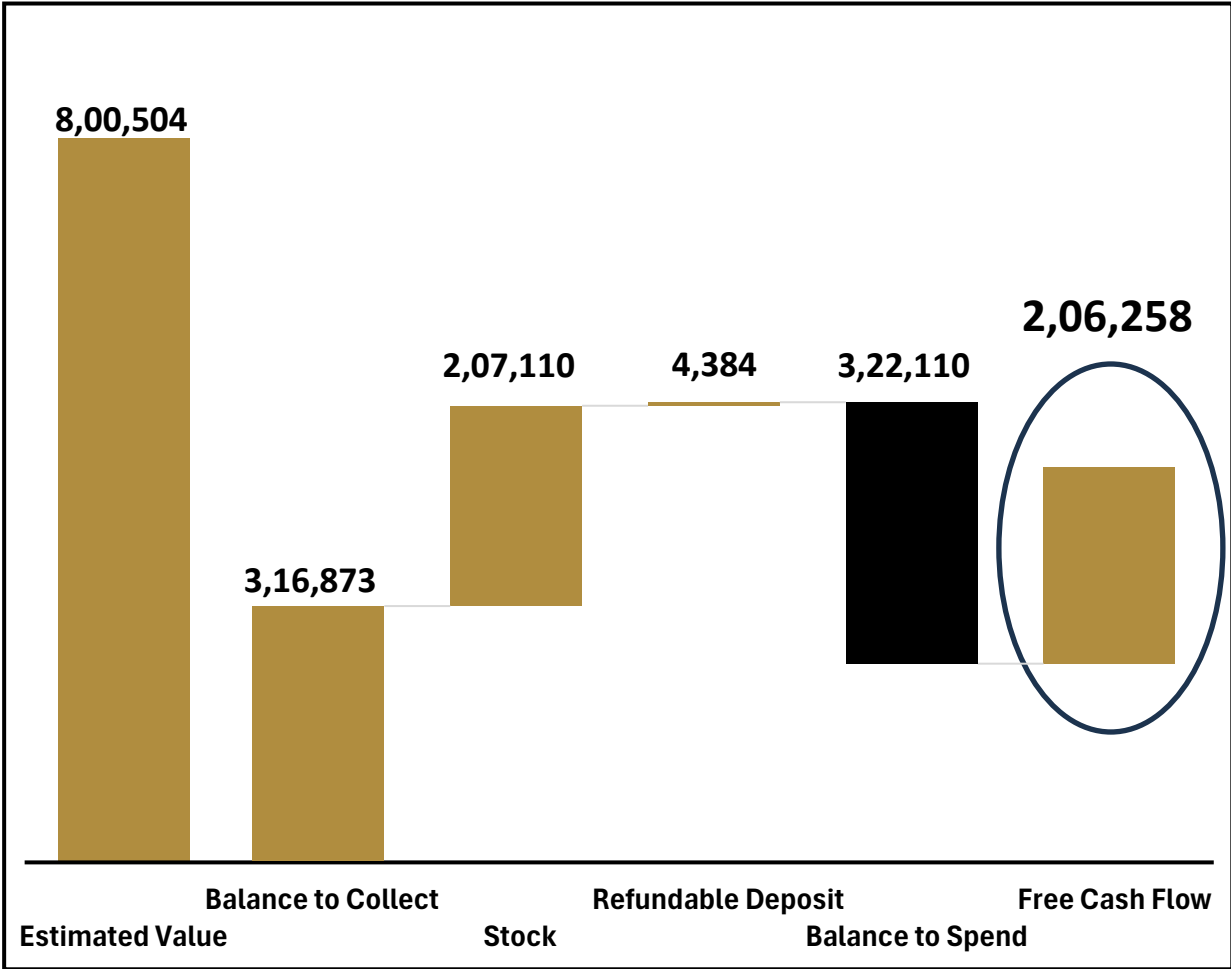


RESIDENTIAL PORTFOLIO

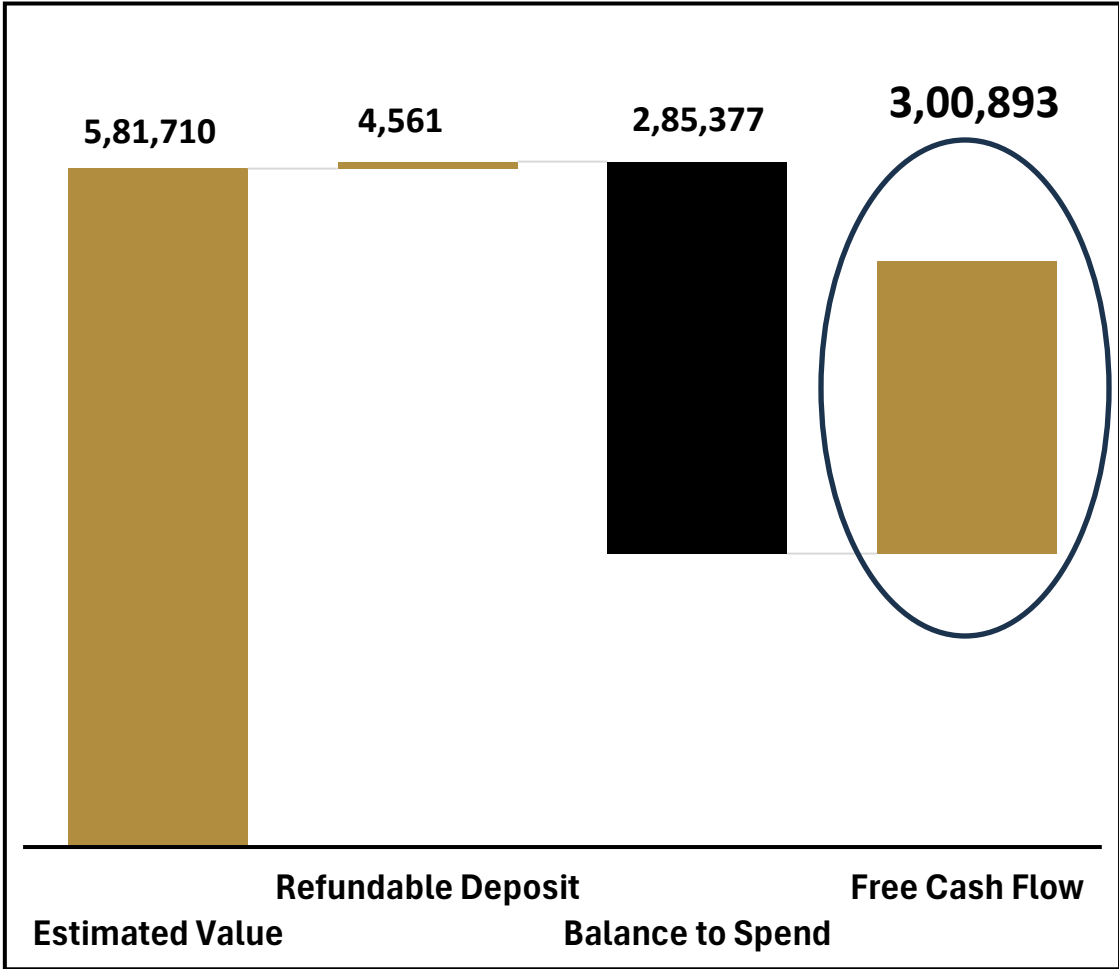
CASH FLOWS (₹ mn)

FREE CASH FLOWS FROM SALES : ₹ 5,07,151 mn

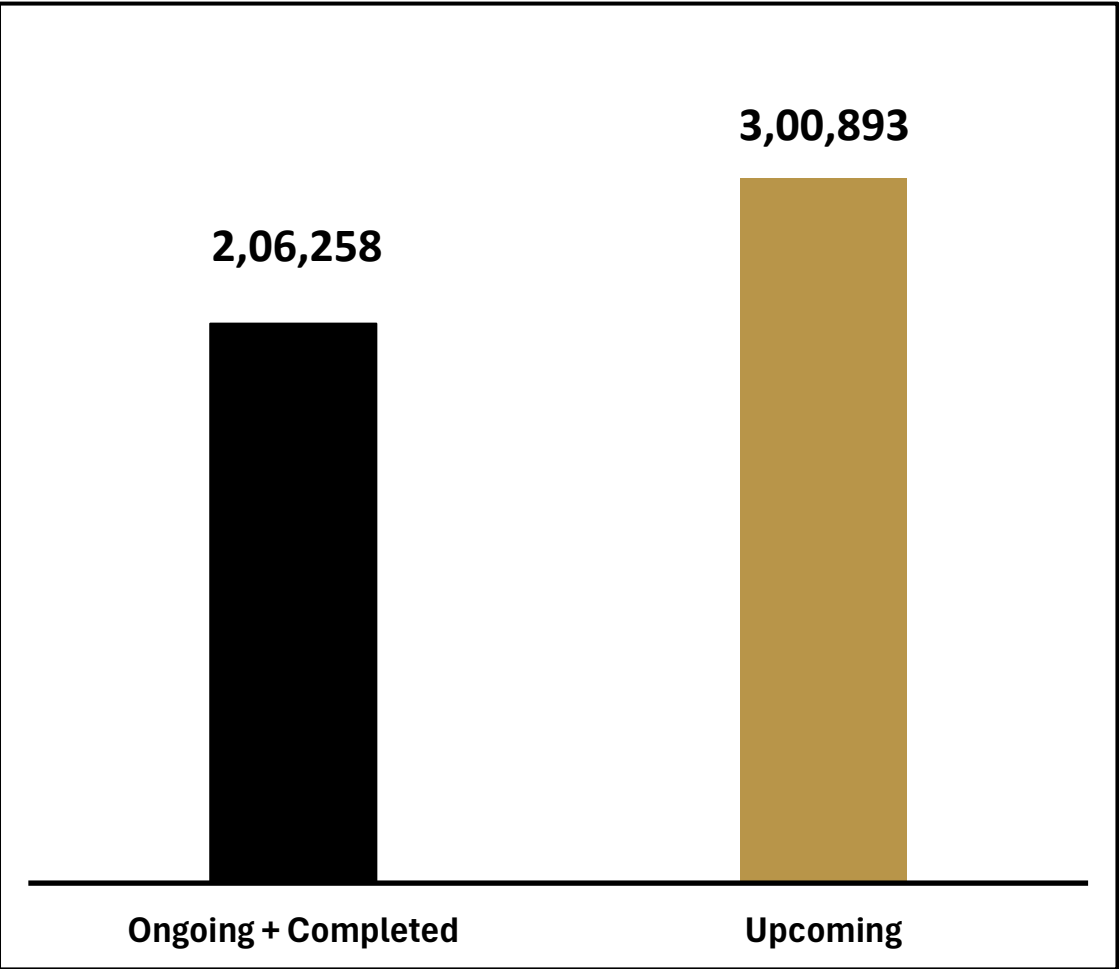
Ongoing + Completed Projects



Upcoming Projects



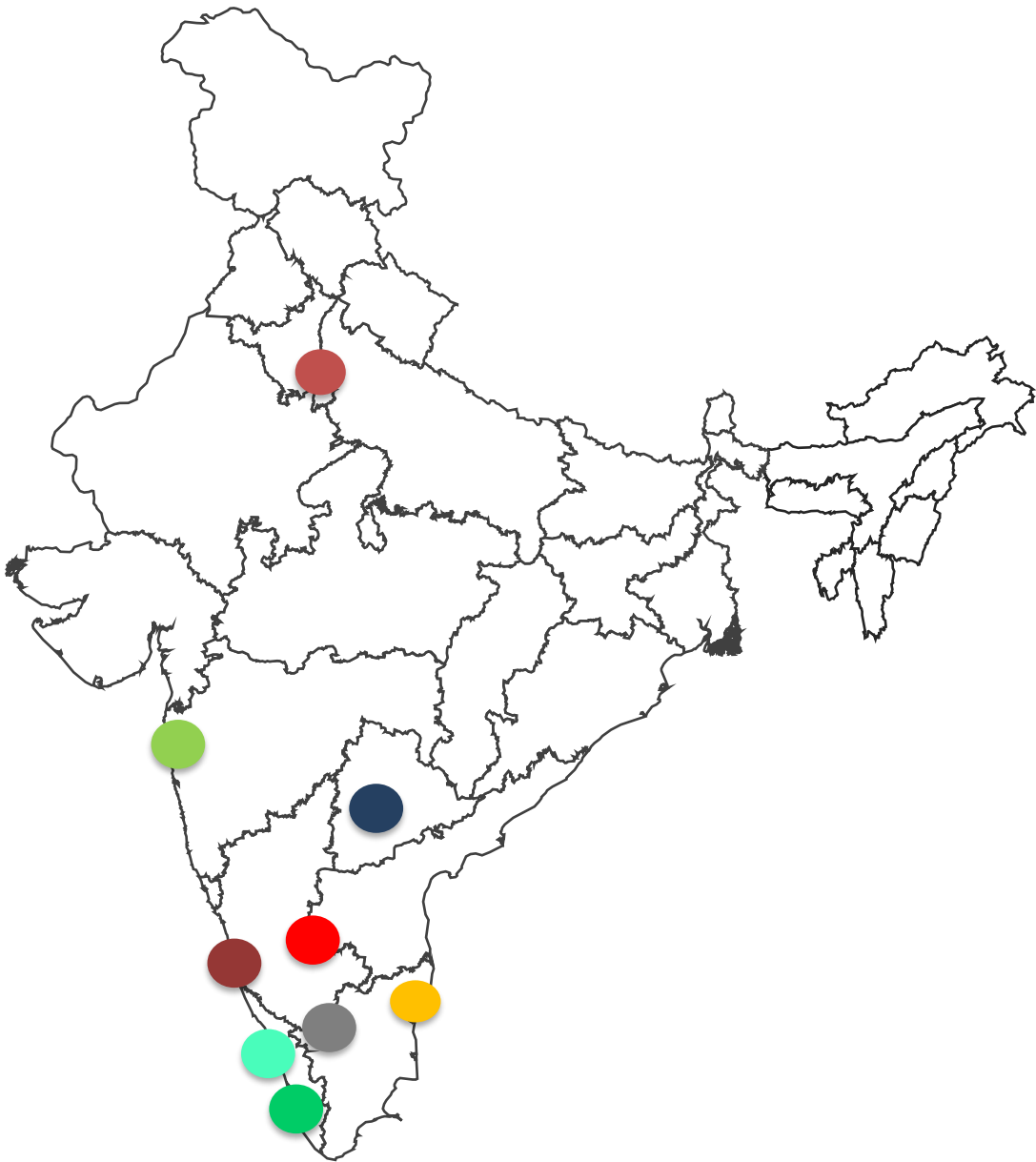
Free Cash Flows (₹ mn)



RESIDENTIAL - ONGOING PROJECTS



44 Projects 95 mn sft



Projects Launched in Q1

● **Bengaluru**

1	Prestige White Meadows - Clover Leaf	0.50	100%	0.50	FY 26
2	Aspen Greens @ TPC	0.50	76%	0.38	FY 26
3	Avalon Park @ TPC	2.03	76%	1.55	FY 26
4	Eden Park @ TPC	2.69	76%	2.04	FY 26
5	Meridian Park Phase I @ TPC	1.82	76%	1.39	FY 26
6	Meridian Park Phase II @ TPC	2.34	76%	1.78	FY 26
7	Meridian Park Phase III @ TPC	1.81	76%	1.38	FY 26
8	Prestige Green Gables	0.71	62%	0.44	FY 26
9	Prestige Sanctuary	0.43	100%	0.43	FY 26
10	Prestige King's County	1.52	82%	1.26	FY 26
11	Aston Park @ TPC	1.35	76%	1.03	FY 27
12	Prestige Elm Park	0.57	65%	0.37	FY 27
13	Prestige Dew Drops	0.12	100%	0.12	FY 27
14	Prestige Lavender Fields	3.11	90%	2.81	FY 28
15	Prestige Park Grove - Apartments	9.12	62%	5.66	FY 28
16	Prestige Park Grove-Villas	0.34	68%	0.23	FY 28
17	Prestige Serenity Shores	1.57	80%	1.25	FY 28
18	Prestige Glenbrook	0.62	100%	0.62	FY 28
19	Prestige Somerville	0.84	64%	0.54	FY 28
20	Prestige Camden Gardens	0.33	66%	0.22	FY 28
21	Prestige Gardenia Estates	1.06	40%	0.42	FY 28
22	Prestige Raintree Park	4.67	100%	4.67	FY 29
23	Prestige Pine Forest	1.16	60%	0.70	FY 29
24	Prestige Suncrest	0.86	70%	0.60	FY 29
25	Prestige Southern Star Ph I	5.21	98%	5.10	FY 30
Total		45.29		35.47	

● **Chennai**

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

● **Kochi**

27	Prestige Cityscape	0.30	50%	0.15	FY 27
28	Prestige Panorama	0.29	50%	0.15	FY 27
Total		0.60		0.30	

● **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
Total		23.13		12.74	

● **Calicut**

34	Prestige Ocean Pearl	1.50	72%	1.08	FY 27
Total		1.50		1.08	

● **Mangaluru**

35	Prestige Palm Residences	0.35	75%	0.26	FY 26
Total		0.35		0.26	

● **Mumbai**

36	Bellanza PH I @ TPC Mulund	1.70	100%	1.70	FY 27
37	Prestige Daffodils	0.26	64%	0.16	FY 27
38	Bellanza Ph II @ TPC Mulund	1.69	100%	1.69	FY 28
39	Prestige Ocean Towers	1.35	76%	1.03	FY 31
40	Prestige Forest Hills Mulund Ph1	2.36	100%	2.36	FY 31
41	Prestige Nautilus	2.92	64%	1.87	FY 33
Total		10.28		6.94	

● **Ooty**

42	Prestige Hillcrest	0.11	50%	0.05	FY 26
Total		0.11		0.05	

● **NCR**

43	Mulberry at The Prestige City	4.60	67%	3.08	FY 30
44	Oakwood at The Prestige City	5.04	67%	3.38	FY 30
Total		9.64		6.46	

Table Header

Developable
Area (Mn sft)

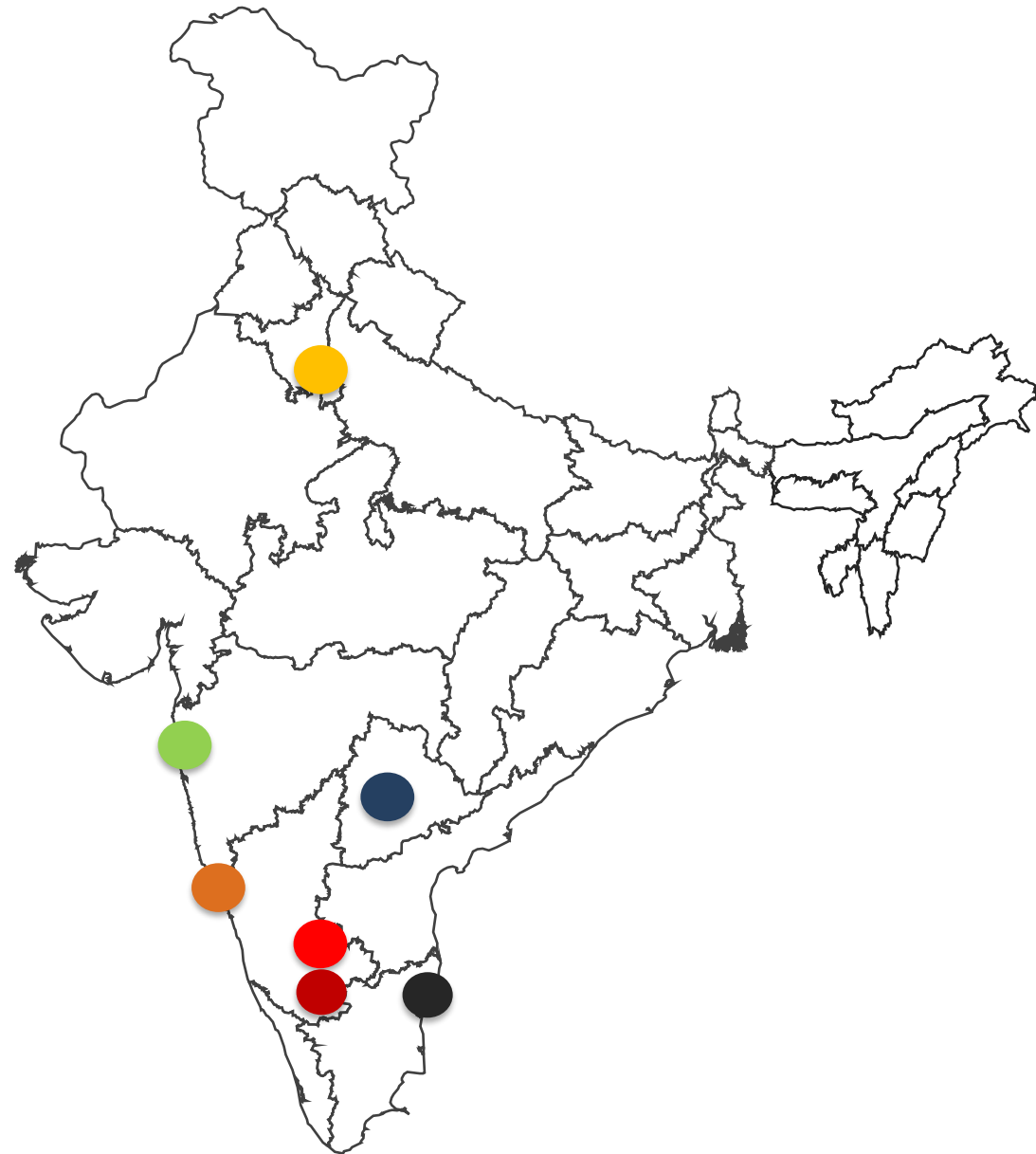
Economic
Interest (%)

Prestige Share
(Mn sft)

Completions
(Yr)

RESIDENTIAL - UPCOMING PROJECTS

35 Projects **46** mn sft



● Bengaluru

1	Prestige Southern Star Ph II	1.28	94%	1.20	FY 26
2	Prestige Falcon City Luxe	4.38	76%	3.33	FY 26
3	Eaton Park @ TPC	1.23	76%	0.94	FY 26
4	Fernvale @ TPC	0.79	51%	0.40	FY 26
5	Evergreen @ Prestige Raintree Park	4.76	100%	4.76	FY 26
6	Prestige Avon	0.61	69%	0.42	FY 26
7	Prestige Forest Edge	0.56	60%	0.33	FY 26
8	Prestige Marigold Ph II	1.34	100%	1.34	FY 26
9	Prestige Greenbrook	0.74	40%	0.30	FY 26
11	Prestige Autumn Leaves	0.63	40%	0.25	FY 26
12	Prestige Oakville	0.48	70%	0.34	FY 26
16	Prestige Windgates	0.55	70%	0.39	FY 26
10	Prestige Gardenia Estates Ph II	0.55	40%	0.22	FY 27
13	Prestige Crystal Lawns	0.56	40%	0.23	FY 27
14	Prestige Park Ridge	2.81	69%	1.92	FY 27
15	Prestige Greenmoor	0.80	26%	0.20	FY 27
17	Prestige Grove Hills	0.43	65%	0.28	FY 27
18	Prestige Park Street	0.20	65%	0.13	FY 27
Total		22.71		16.99	

● Mumbai

19	Prestige Forest Hills Mulund - Ph2	2.45	100%	2.45	FY 26
20	Prestige Horizon Heights	2.10	100%	2.10	FY 26
21	Residential @ The Prestige Place	2.53	50%	1.26	FY 27
Total		7.08		5.81	

● Hyderabad

22	Prestige Rock Cliff	0.81	55%	0.45	FY 26
23	Prestige Imperial Park	2.78	76%	2.12	FY 27
Total		3.60		2.56	

● Chennai

24	Prestige Palm Court	1.47	69%	1.02	FY 26
25	Residential @ Chennai, Velachery	0.88	50%	0.44	FY 27
Total		2.35		1.46	

● Delhi/NCR

26	Mayflower at The Prestige City	1.93	67%	1.30	FY 26
27	Prestige Bougainvillea Gardens	2.74	72%	1.97	FY 27
28	Prestige Imperium	0.18	76%	0.13	FY 27
Total		4.85		3.40	

● Goa

29	Prestige Bayfront	0.71	78%	0.55	FY 26
30	Beach Gardens @ Prestige Sea Scapes	1.49	100%	1.49	FY 26
31	Veranda Bay @ Prestige Sea Scapes	0.35	100%	0.35	FY 26
32	Shimmering Shores @ Prestige Sea Scapes	0.46	100%	0.46	FY 26
33	Palm Coast @ Prestige Sea Scapes	0.50	100%	0.50	FY 27
34	Villas - Prestige Golf Shire	1.15	100%	1.15	FY 27
Total		4.67		4.51	

● Sakleshpur

35	JW Marriot Residences	0.38	50%	0.19	FY 27
Total		0.38		0.19	

Table Header

Developable
Area (Mn sft)

Economic
Interest (%)

Prestige Share
(Mn sft)

Launches
(Yr)

21

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

Sl No	Project Name	Location	TDA (mn sft)	Segment	GDV (₹ Mn)
Launched in Q1 FY26					
1	Prestige Gardenia Estates	Bengaluru	1.06	Plots	8,032
2	Prestige Pallavaram Gardens	Chennai	4.24	Mid-Segment	34,158
3	Oakwood at The Prestige City	NCR	5.04	Mid-Segment	48,990
4	Mulberry at The Prestige City	NCR	4.60	Mid-Segment	45,073
Sub Total			14.94		1,36,253
Planned for upcoming quarters					
5	Prestige Falcon City Luxe	Bengaluru	4.38	Mid-Segment	50,686
6	Evergreen @ Prestige Raintree Park	Bengaluru	4.76	Mid-Segment	49,167
7	Prestige Southern Star Ph II	Bengaluru	1.28	Mid-Segment	13,662
8	Prestige Forest Edge	Bengaluru	0.56	Luxury	11,156
9	Eaton Park @ TPC	Bengaluru	1.23	Mid-Segment	9,681
10	Prestige Marigold Ph II	Bengaluru	1.34	Plots	8,067
11	Prestige Windgates	Bengaluru	0.55	Premium	7,515
12	Prestige Oakville	Bengaluru	0.48	Premium	6,560
13	Fernvale @ TPC	Bengaluru	0.79	Mid-Segment	6,241
14	Prestige Avon	Bengaluru	0.61	Mid-Segment	5,670
15	Prestige Greenbrook	Bengaluru	0.74	Plots	5,540
16	Prestige Autumn Leaves	Bengaluru	0.63	Plots	4,737
17	Prestige Palm Court	Chennai	1.47	Mid-Segment	7,925
18	Prestige Bayfront	Goa	0.71	Luxury	14,291
19	Beach Gardens @ Prestige Sea Scapes	Goa	1.49	Plots	7,467
20	Shimmering Shores @ Prestige Sea Scapes	Goa	0.46	Mid-Segment	2,790
21	Veranda Bay @ Prestige Sea Scapes	Goa	0.35	Mid-Segment	1,966
22	Prestige Rock Cliff	Hyderabad	0.81	Luxury	9,093
23	Prestige Forest Hills Mulund - Ph2	Mumbai	2.45	Mid-Segment	35,407
24	Prestige Horizon Heights	Mumbai	2.10	Mid-Segment	20,400
25	Mayflower at The Prestige City	NCR	1.93	Mid-Segment	21,297
Sub Total			29.16		2,99,319
Grand Total			44.10		4,35,572

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

GDV OF NEW ACQUISITIONS

Q1 FY26

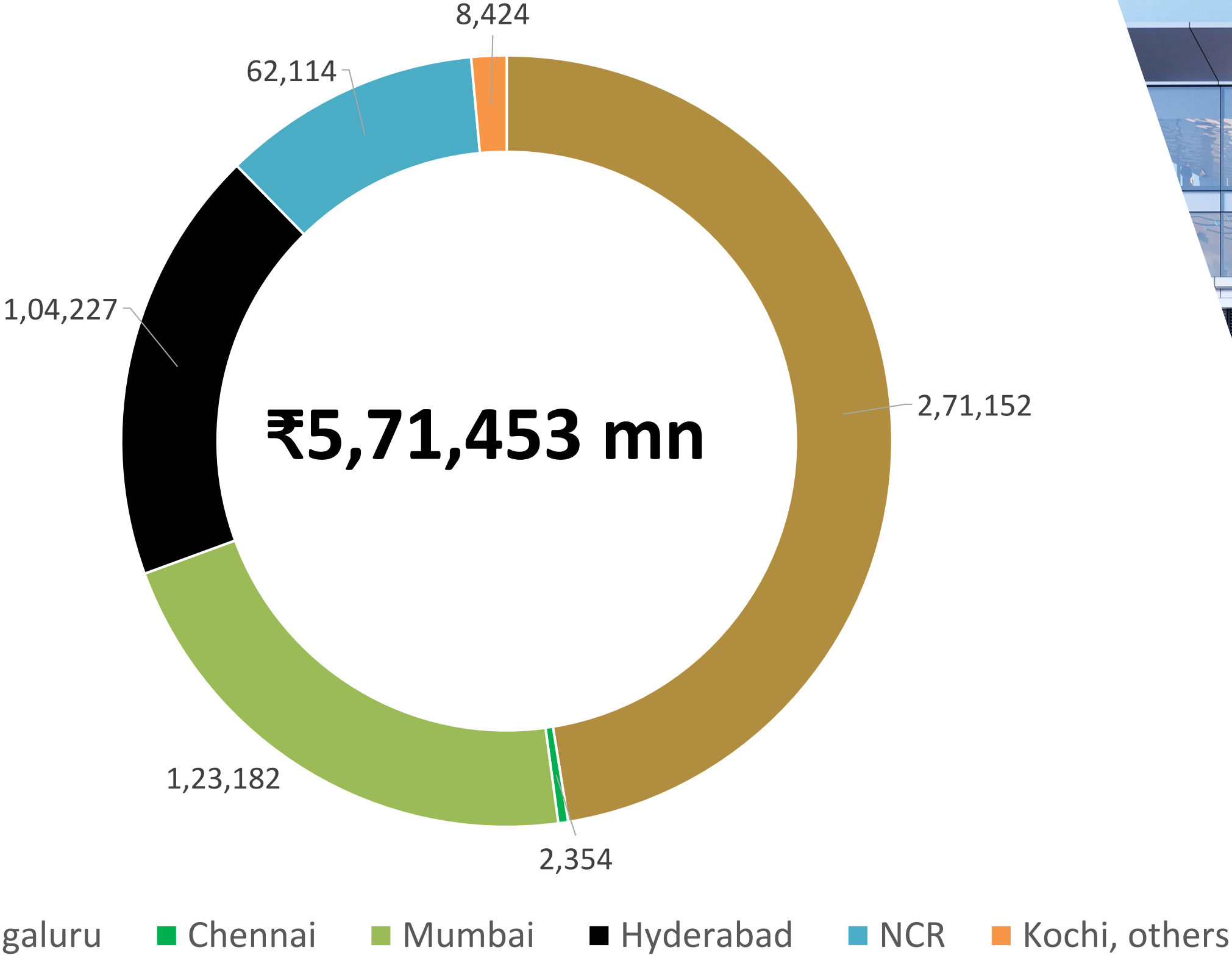
PRESTIGEFOREST HILLS, MUMBAI
ARTIST IMPRESSION

Location	Land Area (in acres)	Tentative GDV (₹ mn)
Tellapur, Hyderabad	28	85,000
Poojanahalli - Devanahalli Bengaluru	10	13,000
Kothanuru , KR Puram Bengaluru	7	4,500
Ittangur, Sarjapura Bengaluru	10	13,000
Pulimamidi, Hyderabad	37	2,500
Velachery, Chennai	3.48	16,000
Prestige Business Bay, Mumbai	6.3	70,000
Total	102	2,04,000

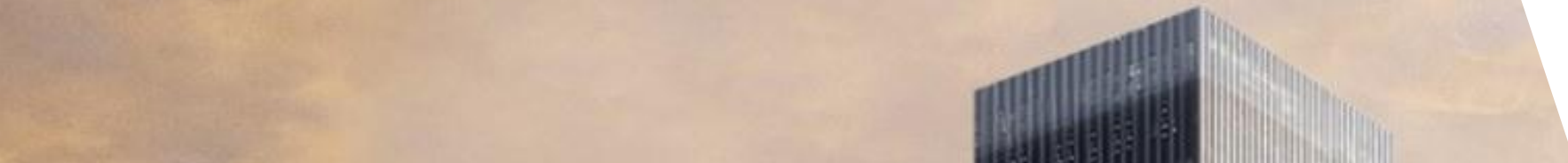
Only areas for sale have been considered in the above GDV.

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

UNRECOGNISED REVENUE



PRESTIGE NAUTILUS, MUMBAI
ARTIST'S IMPRESSION



COMMERCIAL

COMPLETED

125 PROJECTS

49 mn sft

ONGOING

13 PROJECTS

24 mn sft

UPCOMING

11 PROJECTS

14 mn sft



OPERATIONAL HIGHLIGHTS

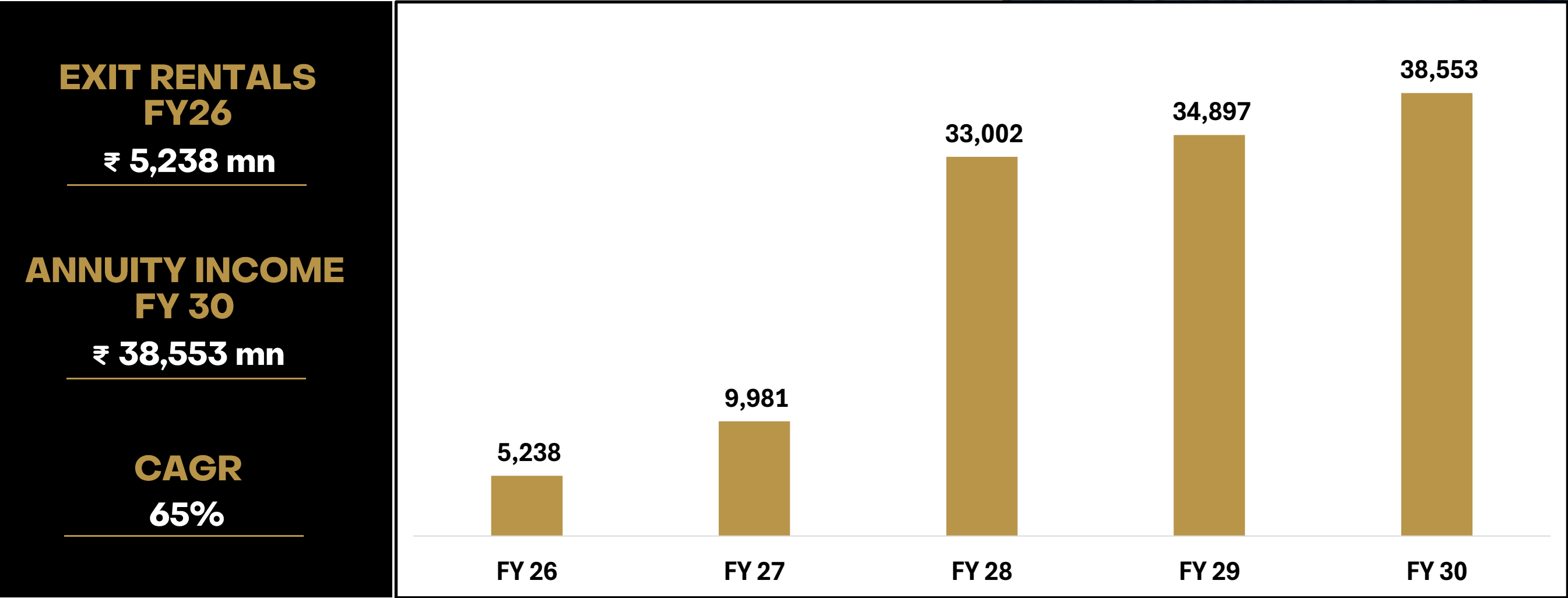
Q1 FY26

TOTAL LEASING
1.21 mn sft

OCCUPANCY
~94%

COMMERCIAL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)



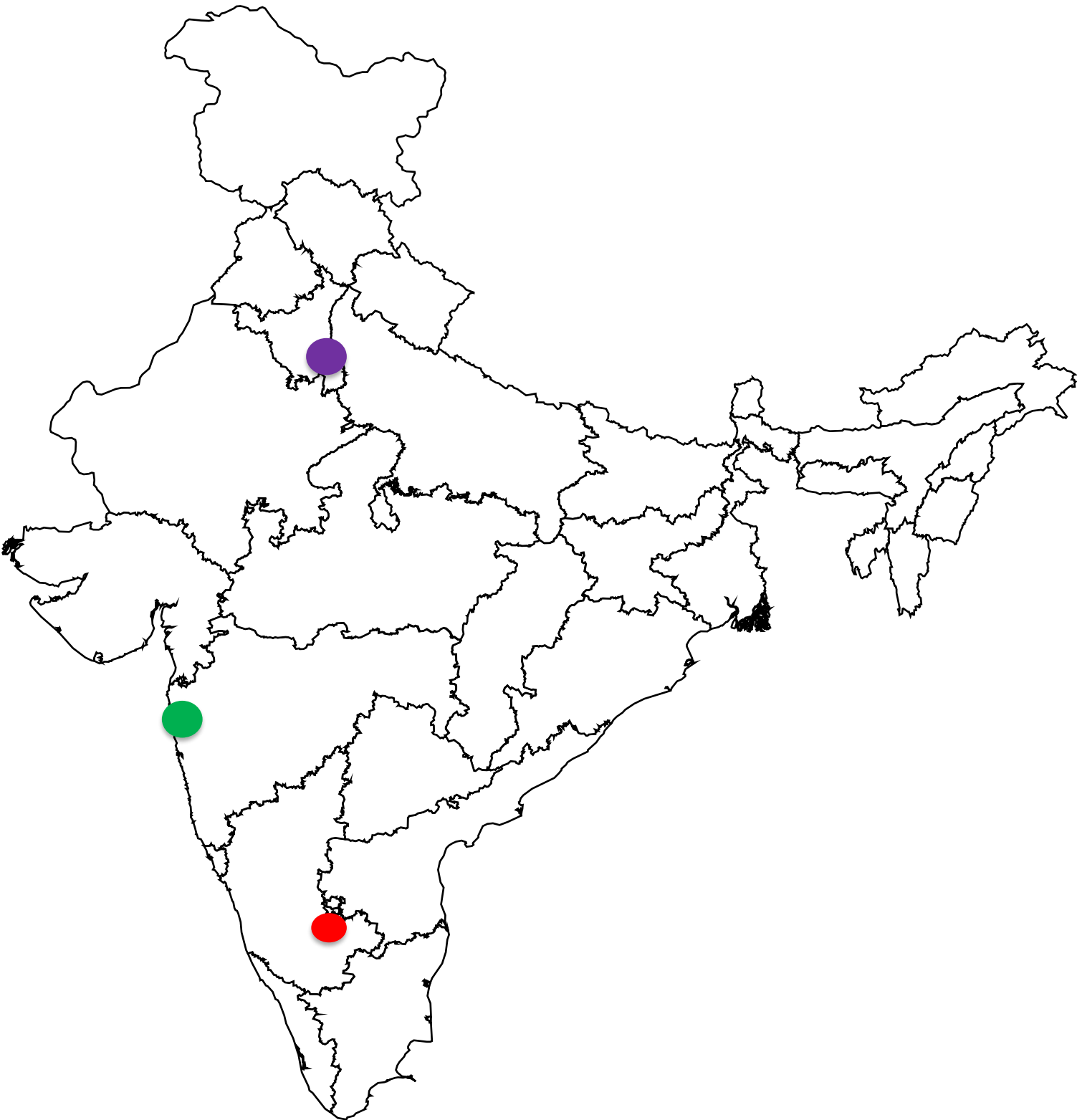
PG Share



COMMERCIAL - ONGOING PROJECTS



13 Projects 24 mn sft



● Bengaluru

1	Prestige Lake Shore Drive Ph I	3.51	40%	1.40	FY 27
2	Prestige Tech Hub	1.33	60%	0.80	FY 26
3	Prestige Tech Forest	3.73	68%	2.54	FY 27
4	Prestige Capital Square	0.18	100%	0.18	FY 27
5	Prestige Waterfront	0.54	60%	0.32	FY 27
6	Prestige Tech Habitat	1.04	74%	0.77	FY 27
7	Prestige Techzone	2.53	67%	1.70	FY 27
8	Prestige Signature Tower (JRC)	0.28	100%	0.28	FY 27
9	Prestige Lake Shore Drive Ph I Block 3	0.82	40%	0.33	FY 28
Total		13.96		8.32	

● Mumbai

10	The Prestige' Mumbai	4.28	90%	3.86	FY 28
11	Prestige 1O1, BKC (X)	2.94	100%	2.94	FY 28
12	Prestige 1O1, BKC (Y)	1.83	50%	0.91	FY 28
Total		9.05		7.72	

● Delhi

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

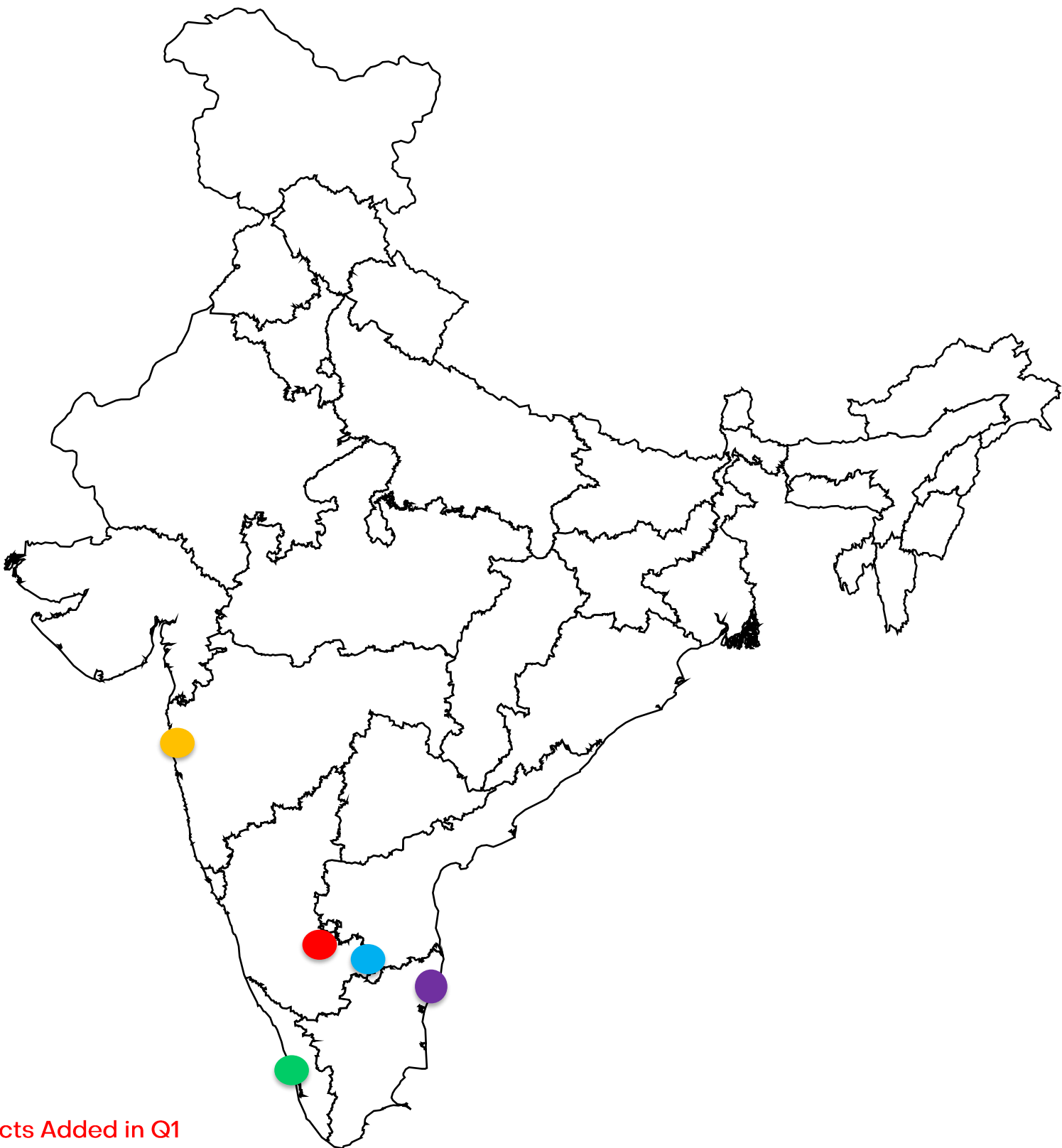
Table Header

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



11 Projects 14 mn sft



Bengaluru

1	Prestige Landmark	2.92	50%	1.46	FY 26
2	Prestige Tech park 5	0.14	100%	0.14	FY 26
3	Commercial - Kensington Road	0.08	100%	0.08	FY 26
4	Prestige Turning Point	0.52	45%	0.23	FY 26
Total		3.65		1.91	

Kolar

5	Shipco (Wharehousing)	2.04	70%	1.43	FY 26
Total		2.04		1.43	

Kochi

6	Prestige Cyber Green- Phase II	0.62	100%	0.62	FY 26
7	Prestige Vantage Point	0.45	60%	0.27	FY 26
Total		1.07		0.89	

Chennai

8	WS Industries	1.64	64%	1.05	FY 26
Total		1.64		1.05	

Mumbai

9	Prestige Quantum	1.63	50%	0.81	FY 27
10	Commercial @ The Prestige Place	1.31	50%	0.65	FY 27
11	Prestige Business Bay	2.72	60%	1.63	FY 27
Total		5.66		3.10	

Table Header

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

COMMERCIAL - CAPEX & BALANCE TO SPEND



**BALANCE TO SPEND
(PG SHARE)**

ONGOING COMMERCIAL
₹ **67,622 mn**

UPCOMING COMMERCIAL
₹ **39,071 mn**

TOTAL
₹ **1,06,693 mn**

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Commercial Capex	1,22,898	1,10,588	72,706	67,622
Upcoming Commercial Capex	58,739	39,566	58,205	39,071
Total Capex (Ongoing & Upcoming)	1,81,637	1,50,074	1,30,911	1,06,693

(Values in ₹ mn)

RETAIL

COMPLETED

13 PROJECTS

10 mn sft

ONGOING

2 PROJECTS

2 mn sft

UPCOMING

11 PROJECTS

10 mn sft



FORUM REX WALK, BENGALURU
SHOT AT LOCATION

OPERATIONAL HIGHLIGHTS

Q1 FY26

PORTFOLIO LEVEL
OCCUPANCY

99%

GTO

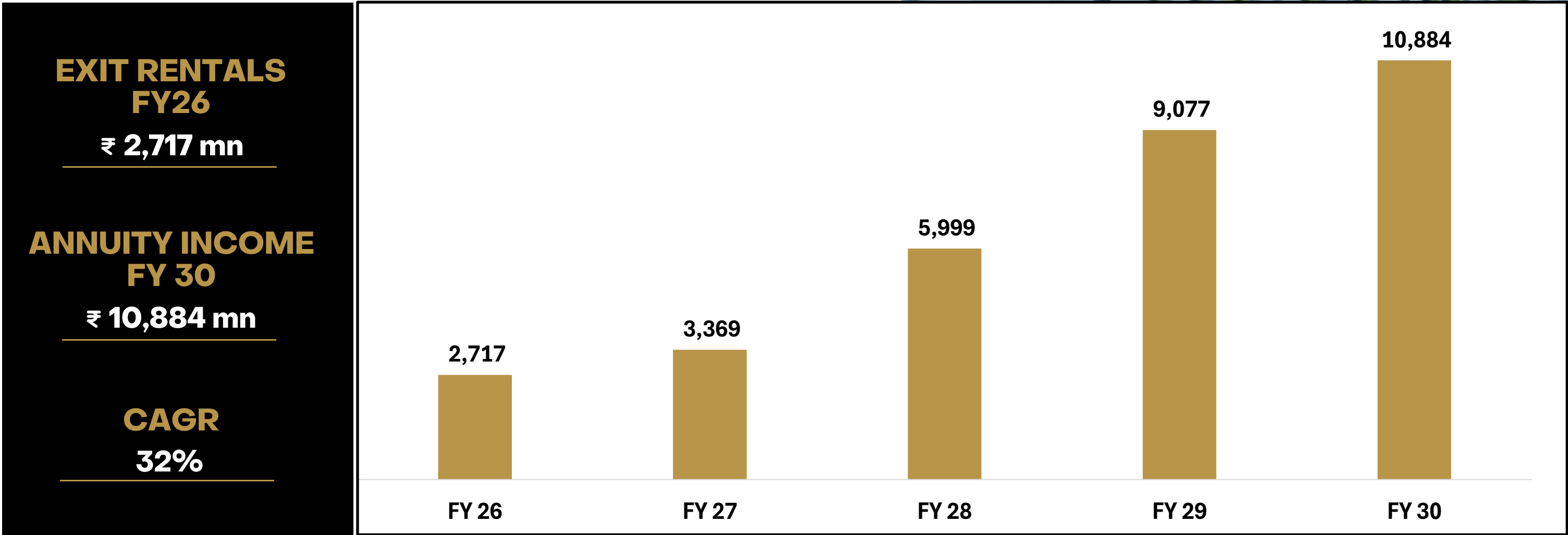
₹ 5,900 mn

MALL FOOTFALLS

~ 4.6 mn

RETAIL PORTFOLIO

PROJECTED ANNUITY INCOME STEP UP (₹ mn)



PG Share

RETAIL - ONGOING & UPCOMING PROJECTS

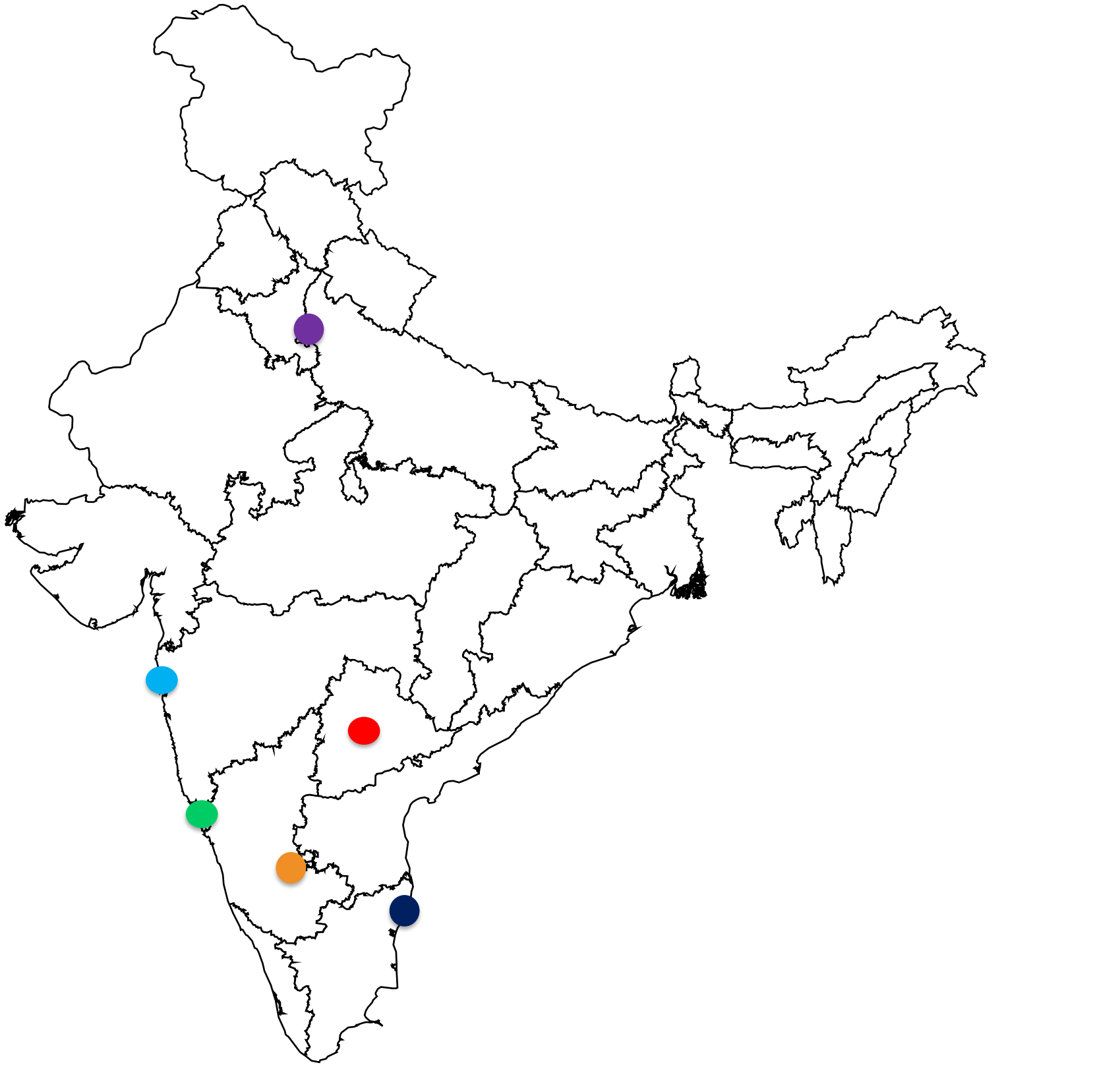


Table Header

Projects Added in Q1	Developable Area (Mn sft)	Economic Interest (%)	Prestige Share (Mn sft)	Completions/ Launches(Yr)
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ONGOING

2 Projects 2.4 mn sft

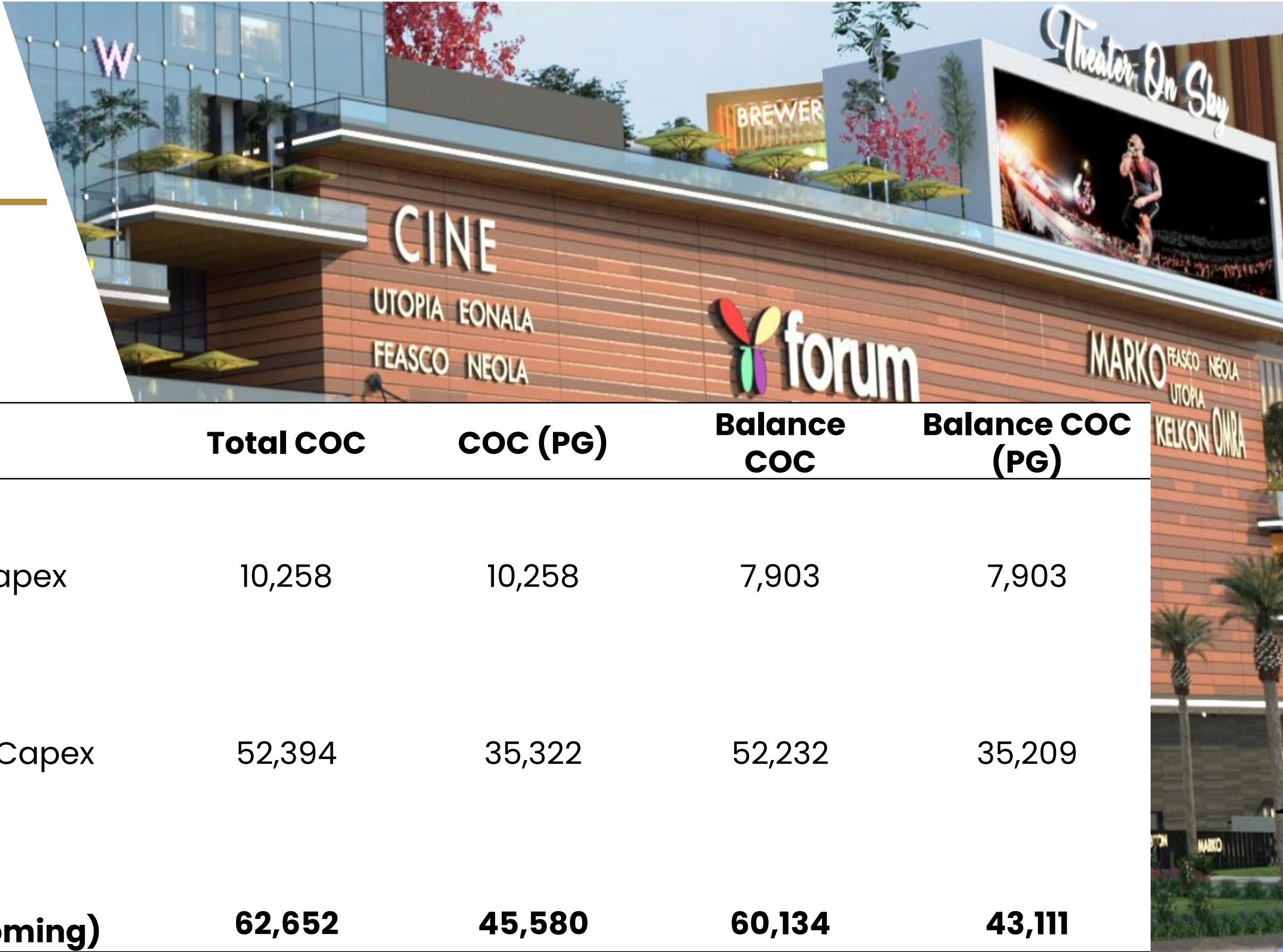
BENGALURU					
1	Forum 13o North	1.13	100%	1.13	FY 27
2	Forum TPC Bengaluru	1.27	100%	1.27	FY 28
Total		2.40		2.40	

UPCOMING

11 Projects 9.97 mn sft

BENGALURU					
1	Forum Park Grove	0.83	76%	0.63	FY 26
2	Forum Mall @ Prestige Falcon City Phase 2	0.46	100%	0.46	FY 27
CHENNAI					
3	Forum One OMR	1.49	85%	1.26	FY 26
GOA					
4	Forum @ South Goa	1.05	100%	1.05	FY 26
5	Galeria Centro @ Prestige Sea Scapes	0.11	100%	0.11	FY 26
HYDERABAD					
6	Forum @ The Prestige City(Hyd)	1.84	38%	0.70	FY 26
7	Forum @ Budvel	0.65	76%	0.49	FY 26
8	Forum @ Banjarahills	0.59	50%	0.30	FY 26
MUMBAI					
9	Forum @ Mulund	0.17	100%	0.17	FY 26
10	Forum @ The Prestige Place	1.61	50%	0.80	FY 27
NCR					
11	Forum @ TPC Indirapuram	1.18	68%	0.80	FY 26
Total		9.97		6.77	

RETAIL - CAPEX & BALANCE TO SPEND



**BALANCE TO SPEND
(PG SHARE)**

ONGOING RETAIL
₹ 7,903 mn

UPCOMING RETAIL
₹ 35,209 mn

TOTAL
₹ 43,111 mn

PARTICULARS	Total COC	COC (PG)	Balance COC	Balance COC (PG)
Ongoing Retail Capex	10,258	10,258	7,903	7,903
Upcoming Retail Capex	52,394	35,322	52,232	35,209
Total Capex (Ongoing & Upcoming)	62,652	45,580	60,134	43,111

(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	175	100%	175
2	The QS Company	Padil Mangaluru	22	100%	22
3	Prestige Warehousing And Cold Storage Services Pvt Ltd	Dobaspet, Bengaluru	50	100%	50
4	Prestige Sterling Infra Projects Pvt Ltd	ORR Bengaluru	36	90%	32
5	Northland Holdings	Sonnenahalli, Bengaluru	9	100%	9
6	Prestige Whitefield Developers	Whitefield, Bengaluru	20	47%	9
7	Prestige Estates Projects Ltd	Huyilalu, Mysuru	4	100%	4
8	Prestige Estates Projects Ltd	Bannergatta Road, Bengaluru	104	80%	83
9	Prestige Estates Projects Ltd	Meesaganahalli, Bengaluru	60	100%	60
10	Apex Realty Management	Bagaluru, Bengaluru	32	100%	32
11	Prestige Lonavala Estates Pvt Ltd	Taje Village, Pune	47	100%	47
12	Prestige Estates Projects Ltd	Kasavanahalli, Bengaluru	9	60%	6
13	Prestige Acres Pvt Ltd	Kodagurki - Devanahalli, Bengaluru	55	45%	25
14	Prestige Southcity Holdings	Merces, Goa	34	37%	12
15	Prestige Estates Projects Ltd	Varthur, Bengaluru	15	100%	15
16	Prestige Projects Private Ltd	Ittangur Sarjapura Bengaluru	10	52%	5
17	Apex Realty Management	Pulimamidi, Hyderabad	37	100%	37
18	Prestige Estates Projects Ltd	Kodagurki - Devanahalli, Bengaluru	61	66%	41
19	Prestige Estates Projects Ltd	Tellapur , Hyderabad	28	100%	28
20	Prestige Estates Projects Ltd	Poojanahalli - Devanahalli Bengaluru	10	69%	7
21	Prestige Estates Projects Ltd	Kothanuru , KR Puram Bengaluru	7	66%	5
	Total		825		704

ESG ACHIEVEMENTS & RECOGNITION



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

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

Key Updates

Environmental

- * Six commercial properties have been certified with UGBC LEED (Platinum & Gold).
- * V. Gopal, Executive Director - Projects & Planning appointed as the Co-Chairman of the IGBC Bengaluru Chapter.

Social

- * Prestige Technostar, Bengaluru awarded with the British Safety Council's Five Star Occupational Health and Safety Audit.

Governance

- * ISO 27001:2022 certification, demonstrating a steadfast commitment to data security and information protection.

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

Executive Director –
Hospitality



Faiz Rezwan

Executive Director –
Contracts and Projects



Zayd Noaman

Executive Director –
CMD's Office



Mohmed Zaid Sadiq

Executive Director –
Liasion and Hospitality



Anjum Jung

Executive Director –
Interior Design



Zackria Hashim

Executive Director –
Land Acquisitions



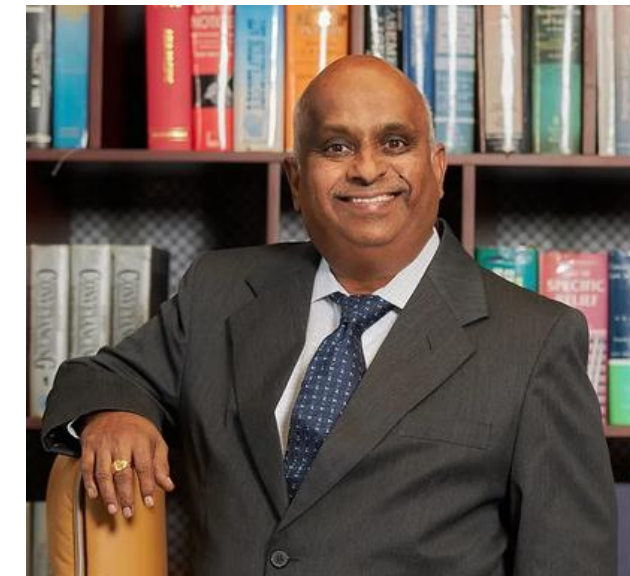
Sana Rezwan

Executive Director –
North India



Nayeem Noor

Executive Director –
Government Relations



T. Arvind Pai

Executive Director –
Legal



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



V.V.B.S. Sarma

Executive Director –
Accounts



Shivaprasad Naik N

Executive Director –
Accounts



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

Executive Director –
HR, IT and Admin



Manoj Krishna J.V

Company Secretary
and Compliance Officer



Javed Shafiq Rao

CEO – Property
Management

THANK YOU

For further information please contact –

Ms. Khizra Bandukwala

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www.prestigeconstructions.com

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+91-080 25591080

khizra.atique@prestigeconstructions.com

+91-91483 35123



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	94
2	Prestige Polygon	0.33	100	0.33	360
3	Prestige Tech Park (West Palm)	0.32	61	0.20	256
4	SKN Commercial	0.13	100	0.13	96
5	Prestige Estates Projects Limited	0.86	100	0.86	279
6	Prestige Cybertower	0.29	100	0.29	130
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	92
10	Prestige Saleh Ahmed	0.07	44	0.03	60
11	Prestige Cube	0.03	100	0.03	39
12	Prestige Phoenix	0.05	50	0.02	20
13	Prestige Cosmopolitan	0.08	100	0.08	77
14	Prestige Metropolitan	0.31	45	0.14	135
15	Prestige D' Art	0.01	50	0.00	4
16	Prestige Tech Park IV	0.77	50	0.38	413
17	Prestige Summit	0.13	16	0.02	36
18	Prestige Cyber Green- Phase I	0.55	100	0.55	296
19	Prestige Sky Tech	2.33	56	1.30	779
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	66	0.79	905
23	Prestige Ocean Crest Commercial	0.02	50	0.01	9
Total		9.41		6.87	5,238

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	45	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	-	-	-	520
Total		1.87		1.40	2,717

RESIDENTIAL PROJECTS FREE CASHFLOWS

Ongoing + Completed Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	107.66	
Common Area/ Car Park Area	29.96	
Net Saleable Area	77.70	
PG area share	69.82	
Estimated Sale Value		8,00,504
Sold	54.60	5,93,394
Collections		2,76,521
Balance to collect		3,16,873
Stock	15.22	2,07,110
Recovery from Land Owner		-
Refundable Deposit		4,384
Projected Inflow-A		5,28,367
Cost of Development		5,33,012
Cost Incurred		2,10,902
Balance to Spend-B		3,22,110
Free Cash flow (A-B)		2,06,258

Upcoming Projects

Particulars	Area in Mn Sft	Value in ₹ Mn
Total Developable Area	48.37	
Common Area/ Car Park Area	12.66	
Net Saleable Area	35.71	
PG area share	30.80	
Estimated Sale Value-A		5,81,710
Cost of Development		3,30,941
Cost Incurred (Incl RD)		45,563
Balance to spend-B		2,85,377
Refundable Deposit -C		4,561
Free Cash flow (A-B+C)		3,00,893