

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 28 partnership entities for the quarter ended June 30, 2025 (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 4 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

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6. Other Matter

The accompanying Statement includes Company's share of net profit/(loss) after tax of Rs. 304 million for the quarter ended June 30, 2025 as considered in the Statement, in respect of 28 partnership entities, whose unaudited interim financial results and other financial information which 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, 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

per Sudhir Kumar Jain
Partner
Membership No.: 213157



UDIN: 25213157BMNZFE1927

Place : Bengaluru, India

Date : August 5, 2025



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 ended 30 June 2025

Sl No	Particulars	(Rs. In Million)			
		Quarter ended		Year ended	
		30 Jun 2025	31 Mar 2025	30 Jun 2024	31 Mar 2025
		(Unaudited)	(Audited) (Refer Note 10)	(Unaudited)	(Audited)
1	Income				
	Revenue from operations	4,560	5,876	3,971	28,730
	Other income	677	1,513	716	4,160
	Total income	5,237	7,389	4,687	32,890
2	Expenses				
	(Increase)/ decrease in inventory	(3,533)	(8,414)	(6,086)	(16,403)
	Contractor cost	2,494	3,106	2,037	9,435
	Purchase of completed units	-	40	-	645
	Purchase of materials	581	578	421	2,089
	Land cost	1,418	7,179	3,304	16,451
	Employee benefits expense	781	1,091	1,040	3,977
	Finance costs	1,445	1,458	1,354	5,659
	Depreciation and amortisation expense	1,008	1,056	1,043	4,249
	Other expenses	966	1,092	1,468	6,014
	Total expenses	5,160	7,186	4,581	32,116
3	Profit before exceptional items (1-2)	77	203	106	774
4	Exceptional items (Refer Note 6)	-	-	-	1,104
5	Profit before tax (3+4)	77	203	106	1,878
6	Tax expense				
	Current tax	138	586	-	1,102
	Deferred tax	(192)	(555)	(86)	(1,089)
	Total tax expenses	(54)	31	(86)	13
7	Net profit for the period/ year (5-6)	131	172	192	1,865
8	Other comprehensive income				
	Items that will not be recycled to profit or loss				
	Remeasurements of the defined benefit plans	-	(14)	-	(14)
	Tax impact	-	3	-	3
	Total other comprehensive income	-	(11)	-	(11)
9	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)	131	161	192	1,854
10	Paid-up equity share capital (Face Value of Rs.10/- per share)	4,307	4,307	4,009	4,307
11	Earnings Per Share*(Face Value of Rs.10/- per share)				
	a) Basic	0.30	0.40	0.48	4.46
	b) Diluted	0.30	0.40	0.48	4.46
	See accompanying notes to financial results				

* Not annualised for the quarter.

Notes to financial results

1 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 August 2025. The statutory auditors have carried out limited review of the above results.

2 These unaudited 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.

3 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.





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 ended 30 June 2025

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- 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. As on the date of the financial results, the Company and such group companies have not received any demand or show cause notice from the Income tax authorities pursuant to such search proceedings. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.
- 5 Subsequent to the quarter ended 30 June 2025, the Company has acquired directly / indirectly additional stake in subsidiaries Prestige Nottingham Investments, Apex Realty Ventures LLP and Prestige AAA Investments.
- 6 During the year ended 31 March 2025, the Company had entered into a Business Transfer Agreement ("BTA") with Prestige Hospitality Ventures Limited, a wholly owned subsidiary for transferring certain business undertaking for a consideration of Rs. 3,130 Million, the gain arising on the transfer of such business undertaking amounting to Rs. 1,104 Million had been disclosed as an exceptional item.
- 7 During the year ended 31 March 2025, the Company had issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares had been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 30 June 2025, Rs. 45,467 Million (including interest earned amounting to Rs. 471 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 5,004 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 4,972 million.
- 8 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, 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.
- 9 The Board of Directors of the Company at their meeting held on 29 May 2025, have recommended to the Members for their approval, Final Dividend of Rs. 1.80 per share for the financial year ended 31 March 2025. The said proposed dividend is subject to approval at the ensuing Annual General Meeting and is not recognised as a liability as at 30 June 2025.
- 10 The figures for the quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2025 and the published year to date figures upto the third quarter of the financial year ended 31 March 2025, which were subjected to limited review.

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


Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 5 August 2025



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 ended June 30, 2025 (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
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP
5	Prestige Mulund Realty Private Limited
6	Avyakth Cold Storages Private Limited
7	Dollars Hotel & Resorts Private Limited
8	Eden Investments & Estates
9	ICBI (India) Private Limited
10	K2K Infrastructure (India) Private Limited
11	Kochi Cyber Greens Private Limited



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Sl. No.	Name of the entities
12	Morph
13	Northland Holding Company Private Limited
14	Prestige AAA Investments
15	Prestige Acres Private Limited
16	Prestige Alta Vista Holdings
17	Prestige Bidadi Holdings Private Limited
18	Prestige Builders and Developers Private Limited
19	Prestige Century Megacity
20	Prestige Century Landmark
21	Prestige Construction Ventures Private Limited
22	Prestige Devenahalli Developers LLP
23	Prestige Exora Business Parks Limited
24	Prestige Falcon Business Parks
25	Prestige Falcon Malls Private Limited
26	Prestige Falcon Mumbai Realty Private Limited
27	Prestige Falcon Realty Ventures Private Limited
28	Prestige Garden Estates Private Limited
29	Prestige Garden Resorts Private Limited
30	Prestige Habitat Ventures Private Limited (formerly known as Prestige Habitat Ventures)
31	Prestige Warehousing And Cold Storage Services Private Limited
32	Prestige Hospitality Ventures Limited
33	Prestige Kammanahalli Investments
34	Prestige Leisure Resorts Private Limited
35	Prestige Mall Management Private Limited
36	Prestige Nottinghill Investments
37	Prestige Office Ventures
38	Prestige OMR Ventures LLP
39	Prestige Ozone Properties
40	Prestige Pallavaram Estates Private Limited (formerly known as Prestige Pallavaram Ventures)
41	Prestige Projects Private Limited
42	Prestige Property Management & Services
43	Prestige Retail Ventures Limited
44	Prestige Southcity Holdings
45	Prestige Sterling Infraprojects Private Limited
46	Prestige Sunrise Investments
47	Prestige Valley View Estates LLP
48	Prestige Whitefield Developers
49	Prestige Whitefield Investment and Developers LLP
50	PSN Property Management and Services
51	Sai Chakra Hotels Private Limited
52	Shipco Infrastructure Private Limited
53	Silver Oak Projects



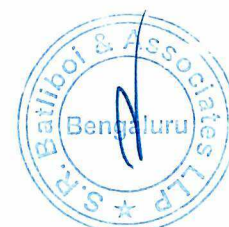
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Sl. No.	Name of the entities
54	Southeast Realty Ventures
55	The QS Company
56	Village-De-Nandi Private Limited
57	Villaland Developers LLP
58	West Palm Developments LLP
59	Prestige (BKC) Realtors Private Limited
60	Turf Estate Joint Venture LLP
61	Evergreen Industrial Estate
62	Prestige Lonavala Estates Private Limited
63	Prestige Realty Ventures
64	Prestige Goa Hospitality Ventures
65	Prestige Office Management Private Limited
66	Prestige Summit Convention Private Limited
67	Prestige Vaishnaoi Hospitality Private Limited (w.e.f. April 11, 2025)
C	Joint ventures
1	Bamboo Hotels and Global Centre (Delhi) Private Limited
2	Worli Urban Development Project LLP
3	Pandora Projects Private Limited
4	Prestige MRG Eco Ventures
5	Thomsun Realtors Private Limited
6	Dashanya Tech Parkz Private Limited
7	Prestige Beta Projects Private Limited
8	Prestige Vaishnaoi Realty Ventures
9	Prestige Vaishnaoi Projects
10	Techzone Technologies Private Limited
11	Prestige Vaishnaoi Hospitality Ventures
12	Canopy Leaving LLP (w.e.f. June 5, 2025)
D	Associates
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 4 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

Chartered Accountants

7. Other Matters

- a) The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
- 63 subsidiaries, whose unaudited interim financial results include total revenues of Rs 10,205 million, total net profit/(loss) after tax of Rs. 1,012 million and total comprehensive income of Rs. 1,020 million for the quarter ended June 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.
 - 10 joint ventures, whose unaudited interim financial results include Group's share of net profit/(loss) of Rs. (166) million and Group's share of total comprehensive income of Rs. (166) million for the quarter ended June 30, 2025, as considered in the Statement which 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 in respect of these subsidiaries and joint ventures 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, whose unaudited interim financial results includes the Group's share of net profit/(loss) of Rs. (34) million and Group's share of total comprehensive income of Rs. (34) million for the quarter ended June 30, 2025, as considered in the Statement.

The unaudited interim financial information/ financial results and other unaudited financial information of the associate have not been reviewed by any auditor 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, 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 the 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: 25213157BMNZFF6357



Place: Bengaluru, India

Date: August 5, 2025



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 ended 30 June 2025

Sl No	Particulars	(Rs. In Million)			
		Quarter ended		Year ended	
		30 Jun 2025 (Unaudited)	31 Mar 2025 (Audited) Refer Note 11)	30 Jun 2024 (Unaudited)	31 Mar 2025 (Audited)
1	Income				
	Revenue from operations	23,073	15,284	18,621	73,494
	Other income	1,614	609	1,624	3,861
	Total income	24,687	15,893	20,245	77,355
2	Expenses				
	(Increase)/ decrease in inventory	(19,639)	(38,330)	(13,717)	(74,637)
	Contractor cost	13,532	11,103	7,797	38,182
	Purchase of materials	1,901	2,224	1,234	7,218
	Purchase of completed units	-	45	-	1,103
	Land cost	11,340	23,938	7,704	41,270
	Employee benefits expense	1,969	2,222	2,090	8,217
	Finance costs	3,839	2,861	3,461	13,338
	Depreciation and amortisation expense	2,162	2,167	1,905	8,123
	Other expenses	5,032	8,671	5,550	26,553
	Total expenses	20,136	14,901	16,024	69,367
3	Profit before exceptional items (1-2)	4,551	992	4,221	7,988
4	Exceptional items	-	-	-	-
5	Profit before Share of profit from joint ventures and associate (3+4)	4,551	992	4,221	7,988
6	Share of profit / (loss) from joint ventures and associate (net of tax)	(165)	(121)	(128)	(430)
7	Profit before tax (5+6)	4,386	871	4,093	7,558
8	Tax expense				
	Current tax	2,597	1,800	1,119	4,318
	Deferred tax (Refer Note 7)	(1,326)	(1,360)	(96)	(2,929)
	Total tax expense	1,271	440	1,023	1,389
9	Net profit for the period/ year (7-8)	3,115	431	3,070	6,169
10	Other comprehensive income				
	Items that will not be reclassified to profit or loss				
	Remeasurements of the defined benefit plans	7	(3)	-	(3)
	Tax impact	(2)	(1)	-	(1)
	Total other comprehensive income	5	(4)	-	(4)
11	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (9+10)	3,120	427	3,070	6,165
12	Profit for the period/year attributable to:				
	Owners of the parent	2,925	250	2,326	4,675
	Non controlling interests	190	181	744	1,494
13	Other comprehensive income for the period/ year attributable to:				
	Owners of the parent	5	(4)	-	(4)
	Non controlling interests	-	-	-	-
14	Total comprehensive income for the period/ year attributable to:				
	Owners of the parent	2,930	246	2,326	4,671
	Non controlling interests	190	181	744	1,494
15	Paid-up equity share capital (Face Value of Rs.10/- per Share)	4,307	4,307	4,009	4,307
16	Earnings Per Share* (Face Value of Rs.10/- per Share)				
	a) Basic	6.79	0.58	5.80	11.19
	b) Diluted	6.79	0.58	5.80	11.19
	See accompanying notes to financial results				

* Not annualised for the quarter.

Notes to financial results

1 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 August 2025. The statutory auditors have carried out limited review of the above results.





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 ended 30 June 2025

2 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.

3 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.

4

- 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. As on the date of the financial results, the Company and such group companies have not received any demand or show cause notice from the Income tax authorities pursuant to such search proceedings. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

5 The figures of standalone financial results are as follow:

Particulars	Quarter ended			(Rs. In Million)
	30 Jun 2025	31 Mar 2025	30 Jun 2024	Year ended
	(Unaudited)	(Audited Refer Note 11)	(Unaudited)	31 Mar 2025 (Audited)
Revenue from operations	4,560	5,876	3,971	28,730
Profit before tax	77	203	106	1,878
Profit after tax	131	172	192	1,865

The unaudited standalone financial results for the quarter ended 30 June 2025 can be viewed on the Company's website www.prestigeconstructions.com and can also be viewed on the website of NSE and BSE.

6 Subsequent to the quarter ended 30 June 2025, the Group has acquired directly / indirectly additional stake in subsidiaries Prestige Nottingham Investments, Apex Realty Ventures LLP and Prestige AAA Investments.

7 The Finance (No. 2) Act, 2024 (the "Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% (unlisted securities with indexation) / 10% (listed securities without indexation) to 12.5% (without indexation). Pursuant to such amendment, the Group had remeasured the carrying value of deferred tax relating to capital gains and accounted for reduction in deferred tax liability amounting to Rs.991 million through statement of profit and loss for the year ended 31 March 2025.





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 ended 30 June 2025

- 8 During the year ended 31 March 2025, the Company has issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 million. The said equity shares have been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 30 June 2025, Rs.45,467 Million (including interest earned amounting to Rs. 471 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 5,004 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 4,972 million.
- 9 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, 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.
- 10 The Board of Directors of the Company at their meeting held on 29 May 2025, have recommended to the Members for their approval, Final Dividend of Rs. 1.80 per share for the financial year ended 31 March 2025. The said proposed dividend is subject to approval at the ensuing Annual General Meeting and is not recognised as a liability as at 30 June 2025.
- 11 The figures for the quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2025 and the published year to date figures upto the third quarter of the financial year ended 31 March 2025, which were subjected to limited review.

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


Irfan Razaek
Chairman and Managing Director

Place: Bengaluru
Date: 5 August 2025

