



Date: January 14, 2026

To,

<b>The General Manager</b> <b>Dept. of Corporate Services</b> <b>National Stock Exchange of India Limited</b> <b>Bandra Kurla Complex</b> <b>Bandra (E)</b> <b>Mumbai-400051</b> <b>NSE Symbol: PRESTIGE</b>	<b>The Manager</b> <b>Dept. of Corporate Services</b> <b>BSE Limited</b> <b>Floor 25, P J Towers</b> <b>Dalal Street</b> <b>Mumbai - 400 001</b> <b>BSE Scrip code: 533274</b>
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Dear Sir / Madam,

**Sub: Operations update for the quarter and nine-months ended December 31, 2025.**

With reference to the above captioned subject, please find enclosed update on the operations of the Company for the quarter and nine-months ended December 31, 2025.

Kindly take the same on your records.

Thanking you,

Yours faithfully,  
**For Prestige Estates Projects Limited**

**Irfan Razack**  
**Chairman and Managing Director**  
**DIN: 00209022**

Encl a/a

## Prestige Estates Announces Operational results for Q3 and 9M FY 26, Records Highest-Ever Sales (₹223,273 million) and Collections (₹132,833 million) in 9M FY26

**Bengaluru, 14<sup>th</sup> January, 2026:** Prestige Estates Projects Limited announced its operational performance for the quarter and nine months ended December 31, 2025 (Q3 FY26 and 9M FY26), delivering record-breaking sales and collections alongside sustained execution momentum.

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### Operational Highlights

#### Sales Performance

- The Company recorded pre-sales of **₹41,836 million in Q3 FY26**, representing a **39% year-on-year growth**.
  - For the nine months ended FY26, pre-sales **surged to ₹223,273 million**, up 122% year-on-year, marking the **highest sales ever achieved by the** and **surpassing Prestige's previous full-year peak sales; all within just nine months**. This landmark performance reaffirms the exceptional demand visibility for the Company's portfolio and the strong resonance of its offerings across key markets.
  - Sales volume for Q3 FY26 stood at **2.99 million sq. ft.**, while cumulative sales volume for 9M FY26 reached **16.95 million sq. ft.**
  - During Q3 FY26, the Company sold **1,811 units**, taking total units sold in 9M FY26 to **8,598 units**.
  - The geographical sales mix remained well diversified, with **Mumbai contributing 36%**, **Bengaluru 25%**, **Hyderabad 16%**, **NCR 16%**, **Chennai 5%** and **Kochi 2%** of total sales, during the quarter.
  - Average realization during the quarter stood at **₹14,459 per sq. ft.**, reflecting a **6% year-on-year growth**.
  - Plot realizations continued to see strong traction, with average realization at **₹9,165 per sq. ft.**, recording a **31% year-on-year increase**.
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#### Collections

- Collections for Q3 FY26 stood at **₹45,475 million**, registering a **40% year-on-year growth**.

- Collections for 9M FY26 reached **₹132,833 million**, marking the **highest collections ever achieved by the Company in any nine-month period and exceeding the collections recorded in previous full financial years**. This reflects the scale of recent sales momentum, sustained customer confidence, and the Company's disciplined execution and cash flow management.

## Launches

During Q3 FY26, the Company launched **5.02 million sq. ft.**, taking total launches in 9M FY26 to **23.83 million sq. ft.** The cumulative **GDV** of Residential launches during the nine-month period was at **₹196,190 million**.

Sl. No	Project	Location	Segment	Developable Area (Mn sft)
1	Forum @ The Prestige City (Hyd)	Hyderabad	Retail	1.71
2	Forum @ The Prestige City Indirapuram	NCR	Retail	1.21
3	Prestige Garden Trails	Mumbai	Residential	2.10
<b>Total</b>				<b>5.02</b>

## Completions

During Q3 FY26, the Company completed **4.72 million sq. ft.**, taking total completions for 9M FY26 to **12.71 million sq. ft.**

Sl. No	Project	Location	Segment	Developable Area (Mn sft)
1	Eden Park @ TPC	Bengaluru	Residential	2.69
2	Prestige Green Gables	Bengaluru	Residential	0.71
3	Prestige Tech Hub	Bengaluru	Commercial	1.33
<b>Total</b>				<b>4.72</b>

## Office Portfolio Update

- Leasing during Q3 FY26 stood at **0.56 million sq. ft.**
  - Occupancy across the operating office portfolio remained strong at **over 95%** as of December 31, 2025.
  - The **Exit rentals from the office portfolio for FY26 to be ₹8,286 million.**
  - Upon completion of the ongoing construction pipeline, office annuity income is projected to reach **~₹40,000 million by FY30**, strengthening the Company's long-term recurring income profile.
  - The Company recently completed **Prestige Lakeshore Drive and Prestige Capital Square**, premium office developments spanning **3.7 million sq. ft.** (TDA) in Bengaluru. With leasing largely concluded, these assets will shortly augment the Company's steady cash flow profile and annuity income.
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## Retail Portfolio Update

- Total mall footfalls during Q3 FY26 stood at **5.2 million**.
  - **Gross Turnover (GTO)** across malls was **₹7,015 million**, reflecting a **14% year-on-year growth**, indicating sustained strength in retail consumption and tenant performance.
  - Occupancy across the retail portfolio remained robust at **over 99%** as of December 31, 2025.
  - **Exit rentals from the retail portfolio for FY26 are expected to be ₹2,754 million.**
  - With **13 malls in the development pipeline**, exit rentals are projected to grow to **~₹10,920 million by FY30**, significantly scaling Prestige's retail annuity platform.
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Commenting in the performance, **Mr. Irfan Razack, Chairman & Managing Director, Prestige Estates Projects Limited, said:**

“The record-breaking performance delivered in the first nine months of FY26 is a strong validation of the demand environment for our portfolio and the strength of our execution platform. Achieving our highest-ever sales and collections — surpassing even previous full-year peaks within just nine months, reflects the trust customers continue to place in the Prestige brand and the consistency of our market positioning.



We have built a well-diversified portfolio across geographies and across asset classes, with a healthy mix of residential development complemented by stable and growing annuity income from our office and retail assets. This diversification provides resilience to market cycles and helps insulate the business from short-term fluctuations in any single market or segment.

With strong occupancies across our commercial and retail portfolios, a robust development pipeline, and sustained launch and execution momentum, we remain well positioned to continue building scale, visibility and long-term value for all stakeholders.”

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#### **About Prestige Group:-**

Prestige Group is one of India’s most respected and diversified real estate developers, with a legacy of almost four decades and a portfolio spanning residential, commercial, retail, hospitality, and integrated townships across major cities. As at September 2025, the Group has delivered 310 projects spanning 202 mn sft and currently has a pipeline of 130 projects across 199 mn sft.