

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 and nine months ended December 31, 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

Chartered Accountants

6. Other Matter

The accompanying Statement includes Company's share of net profit/(loss) after tax of Rs. 246 million and Rs. 576 million for the quarter ended December 31, 2025 and nine months ended December 31, 2025 respectively as considered in the Statement, in respect of 28 partnership entities, whose unaudited interim financial results and other financial information have been reviewed by their respective independent 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 Company's 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

per Sudhir Kumar Jain
Partner
Membership No.: 213157



UDIN: 26213157UHKQIZ6357

Place : Bengaluru, India

Date : January 29, 2026

Statement of Standalone Unaudited Financial Results for the quarter and nine months ended 31 December 2025

Sl No	Particulars	(Rs. In Million)					
		Quarter ended			Nine months ended		Year ended
		31 Dec 2025 (Unaudited)	30 Sep 2025 (Unaudited)	31 Dec 2024 (Unaudited)	31-Dec-25 (Unaudited)	31 Dec 2024 (Unaudited)	31 Mar 2025 (Audited)
1	Income						
	Revenue from operations	11,294	7,982	7,100	23,836	22,854	28,730
	Other income	937	723	1,141	2,337	2,647	4,160
	Total income	12,231	8,705	8,241	26,173	25,501	32,890
2	Expenses						
	(Increase)/ decrease in inventory	(4,928)	(2,553)	(3,902)	(11,014)	(7,989)	(16,403)
	Contractor cost	2,627	4,247	1,726	9,368	6,329	9,435
	Purchase of completed units	-	-	430	-	605	645
	Purchase of materials	598	484	669	1,663	1,511	2,089
	Land cost	8,216	1,529	4,127	11,163	9,272	16,451
	Employee benefits expense	1,264	944	882	2,989	2,886	3,977
	Finance costs	1,449	1,677	1,390	4,571	4,201	5,659
	Depreciation and amortisation expense	1,044	1,013	1,075	3,065	3,193	4,249
	Other expenses	1,651	1,096	1,457	3,713	4,922	6,014
	Total expenses	11,921	8,437	7,854	25,518	24,930	32,116
3	Profit before exceptional items (1-2)	310	268	387	655	571	774
4	Exceptional items (Refer Note 6)	-	-	1,104	-	1,104	1,104
5	Profit before tax (3+4)	310	268	1,491	655	1,675	1,878
6	Tax expense						
	Current tax	190	239	415	567	516	1,102
	Deferred tax	(338)	(172)	(241)	(702)	(534)	(1,089)
	Total tax expenses	(148)	67	174	(135)	(18)	13
7	Net profit for the period/ year (5-6)	458	201	1,317	790	1,693	1,865
8	Other comprehensive income						
	Items that will not be recycled to profit or loss						
	Remeasurements of the defined benefit plans	-	-	-	-	-	(14)
	Tax impact	-	-	-	-	-	3
	Total other comprehensive income	-	-	-	-	-	(11)
9	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)	458	201	1,317	790	1,693	1,854
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	1.06	0.47	3.06	1.83	4.09	4.46
	b) Diluted	1.06	0.47	3.06	1.83	4.09	4.46
	See accompanying notes to financial results						

* Not annualised for the quarter and year to date.

Notes to financial results

- 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 29 January 2026. The statutory auditors have carried out limited review of the above results.
- 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.
- 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.
- 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.





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 nine months ended 31 December 2025

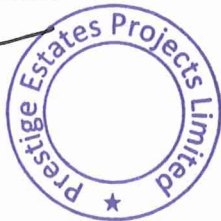
Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides 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 During the nine months ended 31 December 2025, the Company has acquired directly / indirectly
- a) additional stake in subsidiaries Prestige Nottingham Investments, Apex Realty Ventures LLP and Prestige AAA Investments.
 - b) controlling stake in Bharatnagar Buildcon LLP.
- 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 31 December 2025, Rs. 46,784 Million (including interest earned amounting to Rs. 534 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. 3,750 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 3,707 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 Government of India has consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, namely, Code on Wages, 2019, Code on Social Security, 2020, Industrial Relations Code, 2020 and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the 'New Labour Codes'). The New Labour Codes have been made effective from 21 November 2025. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. Based on Company's assessment, the New Labour Codes do not have a material impact on the Company's financial results. The Company continues to monitor the finalization of the rules and clarifications from the Government on the New Labour Codes and would provide appropriate accounting effect, if any, as and when such clarifications are issued / rules are notified.

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


Irfan Razack
Chairman and Managing Director



Place: Bengaluru
Date: 29 January 2026

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

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"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
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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

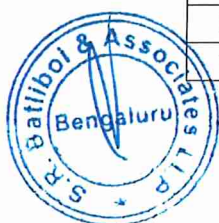
Review Report to The Board of Directors Prestige Estates Projects Limited

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 nine months ended December 31, 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:

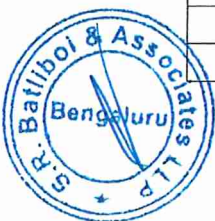
Sl. No.	Name of the entities
A	Parent Company
1	Prestige Estates Projects Limited
B	Subsidiaries
1	Ace Realty Ventures
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP
5	Prestige Mulund Realty Private Limited
6	Avyakth Cold Storages Private Limited
7	Dollars Hotel & 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
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
54	Southeast Realty Ventures



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Sl. No.	Name of the entities
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 Vaishnai Hospitality Private Limited (w.e.f. April 11, 2025)
68	Bharatnagar Buildcon LLP (w.e.f. December 09, 2025)
C	Joint ventures
1	Bamboo Hotel 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 Vaishnai Realty Ventures
9	Prestige Vaishnai Projects
10	Techzone Technologies Private Limited
11	Prestige Vaishnai Hospitality Ventures
12	Canopy Living 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.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

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.

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 18,324 million and Rs 39,912 million, total net profit/(loss) after tax of Rs. 892 million and Rs. 3,966 million, total comprehensive income of Rs. 896 million and Rs. 3,981 million, for the quarter ended December 31, 2025 and the nine months ended on that date respectively, 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. 199 million and Rs. 93 million and Group's share of total comprehensive income of Rs. 199 million and Rs. 93 million for the quarter ended December 31, 2025 and for the nine months 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 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/ statements and other unaudited financial information in respect of:

- 1 subsidiary, whose interim financial results and other financial information reflect total revenues of Rs Nil and Rs Nil, total net profit/(loss) after tax of Rs. Nil and Rs. Nil, total comprehensive income of Rs. Nil and Rs. Nil for the quarter ended December 31, 2025 and the nine months ended on that date respectively.
- 1 associate, whose interim financial results includes the Group's share of net profit/(loss) of Rs. (6) million and Rs. (19) million and Group's share of total comprehensive income of Rs. (6) million and Rs. (19) million for the quarter ended December 31, 2025 and for the nine months ended on that date respectively.

The unaudited interim financial information/ financial results and other unaudited financial information of the subsidiary and associate has 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 subsidiary and 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.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

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: 26213157BRWGNP6117

Place: Bengaluru, India

Date: January 29, 2026



Statement of Consolidated Unaudited Financial Results for the quarter and nine months ended 31 December 2025

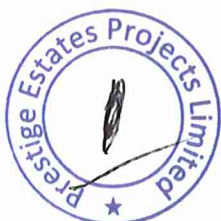
(Rs. In Million)

Sl No	Particulars	Quarter ended			Nine months ended		Year ended
		31 Dec 2025	30 Sep 2025	31 Dec 2024	31 Dec 2025	31 Dec 2024	31 Mar 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	Revenue from operations	38,726	24,317	16,545	86,116	58,210	73,494
	Other income	129	2,661	434	4,404	3,252	3,861
	Total income	38,855	26,978	16,979	90,520	61,462	77,355
2	Expenses						
	(Increase)/ decrease in inventory	(11,504)	(18,888)	(15,518)	(50,031)	(36,307)	(74,637)
	Contractor cost	20,547	13,191	10,421	47,270	27,079	38,182
	Purchase of materials	2,390	2,758	2,054	7,049	4,994	7,218
	Purchase of completed units	-	-	883	-	1,058	1,103
	Land cost	9,389	8,096	4,505	28,825	17,332	41,270
	Employee benefits expense	2,566	2,216	1,863	6,751	5,995	8,217
	Finance costs	3,838	3,851	3,451	11,528	10,477	13,338
	Depreciation and amortisation expense	2,335	2,186	2,047	6,683	5,956	8,123
	Other expenses	6,738	7,846	6,436	19,616	17,882	26,553
	Total expenses	36,299	21,256	16,142	77,691	54,466	69,367
3	Profit before exceptional items (1-2)	2,556	5,722	837	12,829	6,996	7,988
4	Exceptional items	-	-	-	-	-	-
5	Profit before Share of profit from joint ventures and associate (3+4)	2,556	5,722	837	12,829	6,996	7,988
6	Share of profit / (loss) from joint ventures and associate (net of tax)	227	118	(70)	180	(309)	(430)
7	Profit before tax (5+6)	2,783	5,840	767	13,009	6,687	7,558
8	Tax expense						
	Current tax	1,133	2,423	856	6,153	2,518	4,318
	Deferred tax (Refer Note 7)	(797)	(1,157)	(411)	(3,280)	(1,569)	(2,929)
	Total tax expenses	336	1,266	445	2,873	949	1,389
9	Net profit for the period/ year (7-8)	2,447	4,574	322	10,136	5,738	6,169
10	Other comprehensive income						
	Items that will not be reclassified to profit or loss						
	Remeasurements of the defined benefit plans	3	5	-	15	-	(3)
	Tax impact	(1)	(1)	-	(4)	-	(1)
	Total other comprehensive income	2	4	-	11	-	(4)
11	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (9+10)	2,449	4,578	322	10,147	5,738	6,165
12	Profit for the period/year attributable to:						
	Owners of the parent	2,226	4,303	177	9,454	4,425	4,675
	Non controlling interests	221	271	145	682	1,313	1,494
13	Other comprehensive income for the period/ year attributable to:						
	Owners of the parent	2	4	-	11	-	(4)
	Non controlling interests	-	-	-	-	-	-
14	Total comprehensive income for the period/ year attributable to:						
	Owners of the parent	2,228	4,307	177	9,465	4,425	4,671
	Non controlling interests	221	271	145	682	1,313	1,494
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	5.17	9.99	0.41	21.95	10.70	11.19
	b) Diluted	5.17	9.99	0.41	21.95	10.70	11.19
	See accompanying notes to financial results						

* Not annualised for the quarter and year to date.

Notes to financial results

- 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 29 January 2026. The statutory auditors have carried out limited review of the above results.
- 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.
- 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			Nine months ended		Year ended
	31 Dec 2025	30 Sept 2025	31 Dec 2024	31 Dec 2025	31 Dec 2024	31 Mar 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	11,294	7,982	7,100	23,836	22,854	28,730
Profit before tax	310	268	1,491	655	1,675	1,878
Profit after tax	458	201	1,317	790	1,693	1,865

The unaudited standalone financial results for the quarter and nine months ended 31 December 2025 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.

6 During the nine months ended 31 December 2025, the Group has acquired

- a) additional stake in subsidiaries Prestige Nottinghill Investments, Apex Realty Ventures LLP and Prestige AAA Investments. Consequently, the Group has recognised Rs. 2,419 million as reduction to consolidated other equity representing the difference between the amount by which the non-controlling interests are adjusted and the consideration paid.
- b) controlling stake in Bharatnagar Buildcon LLP.

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 from 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.

8 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 31 December 2025, Rs. 46,784 Million (including interest earned amounting to Rs. 534 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. 3,750 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 3,707 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 Government of India has consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, namely, Code on Wages, 2019, Code on Social Security, 2020, Industrial Relations Code, 2020 and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the 'New Labour Codes'). The New Labour Codes have been made effective from 21 November 2025. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. Based on Group's assessment, the New Labour Codes do not have a material impact on the Group's financial results. The Group continues to monitor the finalization of the rules and clarifications from the Government on the New Labour Codes and would provide appropriate accounting effect, if any, as and when such clarifications are issued / rules are notified.

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


Irfan Razaq
Chairman and Managing Director

Place: Bengaluru
Date: 29 January 2026

