

Date: 07.11.2025

To,

The General Manager, Listing Operations Department of Corporate Services BSE Limited P. J. Towers, Dalal Street, Fort, Mumbai- 400 001 Stock Code: 532891	The Manager, Listing Department, National Stock Exchange of India Limited, Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai- 400 051 Stock Code: PURVA
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Dear Sir / Madam,

Sub: Analysts/Institutional Investors Meeting – Presentation

Ref: Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

We write to inform you that we are enclosing herewith the presentation on the un-audited standalone and consolidated financial results for the quarter and half-year ended September 30, 2025, to be made to the Analysts/Institutional Investors and the same is also being made available on the Company's website at <https://www.puravankara.com/investors>.

This is for your information and records.

Thanking you,

Yours sincerely,

For Puravankara Limited

(Sudip Chatterjee)

Company Secretary & Compliance Officer

Membership No.: F11373

INVESTOR CORPORATE PRESENTATION Q2 FY26



Artist's impression of our upcoming project in KIADB Hardware Park, Bengaluru

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PURAVANKARA

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Market Insights - Residential

India's residential sector reported sustained buoyancy, with both sales and launches surpassing the 2,00,000-unit mark over the January to September (Q4 FY25 – Q2 FY26) period. A key indicator of healthy market dynamics was the near equilibrium observed between the volumes of newly launched inventory and the number of units sold during this timeframe.

69050

Units sold in Q2 FY26

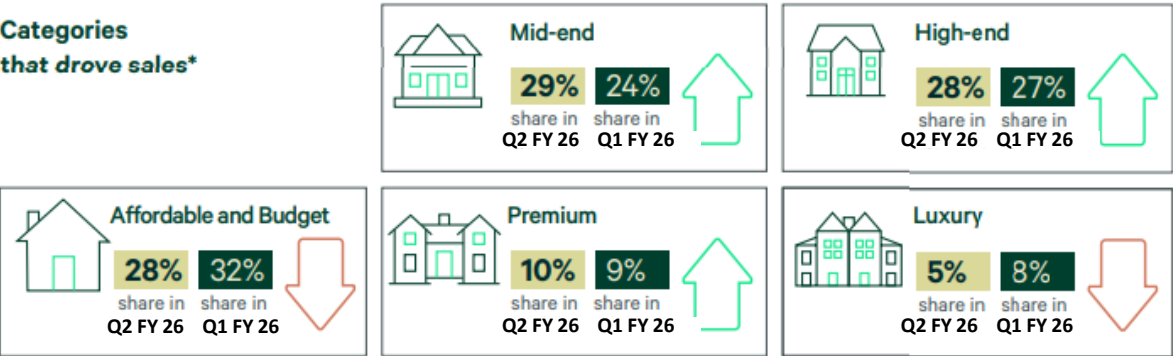
68800

Units launched in Q2 FY26

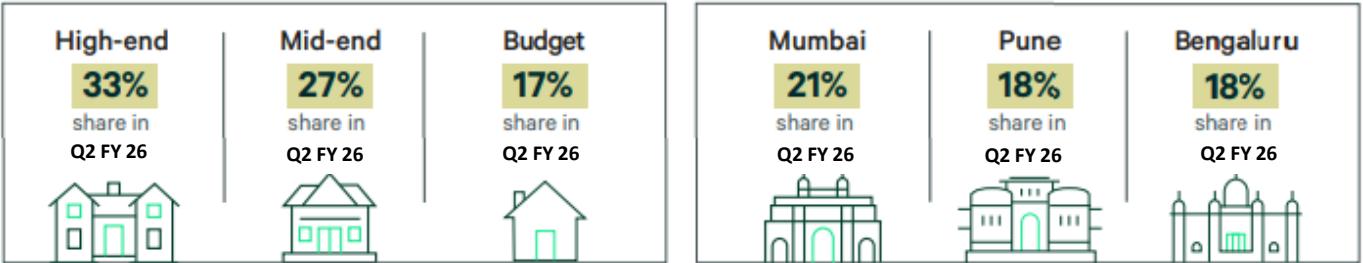
57%

Cumulative share of Mumbai, Pune, Bengaluru in apartment sales in Q2 FY26

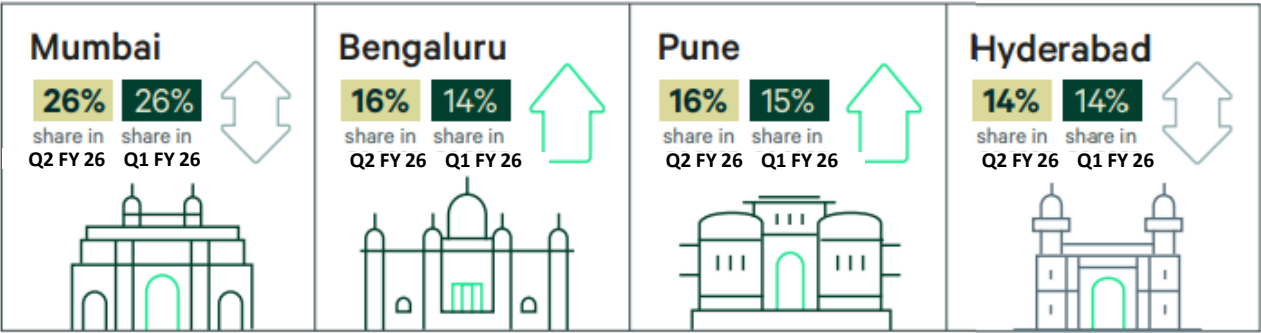
Categories that drove sales*



Prevailing trends in unit launches in Q2 FY 26



Cities that drove sales



~4%

Q-o-Q increase in apartment sales in Q2FY26

*Note - Definition of segments as per ticket size (INR) for (Mumbai & Delhi-NCR): Affordable: up to 45 lakh; Budget: 45-75 lakh; Mid-end: 1- 1.5 cr; High-end: 1.5-3 cr; Premium: 3-6 cr; Luxury: 6-50 cr and Ultra Luxury: 50 cr and above.
For (Bengaluru & Hyderabad): Affordable: up to 45 lakh; Budget: 45-75 lakh; Mid-end: 75 lakh-1.5 cr; High-end 1.5-2.5 cr; Premium: 2.5-5 cr; Luxury: 5-50 cr and Ultra Luxury: 50 cr and above.

India's office real estate market maintained strong growth in Q2 FY26, driven by steady demand from domestic firms and expansion of Global Capability Centers (GCCs). Leasing activity reached 19.9 million sq. ft., pushing cumulative absorption over the last three quarters (Q4 FY25–Q2 FY26) to a record 59.6 million sq. ft.—the highest ever. Meanwhile, new supply stood at 13.6 million sq. ft., indicating robust developer confidence and sustained occupier demand.

19.9 mn sq.ft.

Absorption in Q2 FY 2026

13.6 mn sq.ft.

Supply in Q2 FY 2026

2% Y-o-Y increase in office leasing (Last 3 quarters)

61% Cumulative share of Bengaluru, Mumbai, and Delhi-NCR in space take-up in Q2 FY 26

10% Y-o-Y jump in development completions (Last 3 quarters)

61% Combined share of Delhi-NCR, Bengaluru, and Hyderabad in new supply addition in Q2FY 26

24% Share of leasing by technology sector in Q2 FY 26

38% Share of leasing by GCCs in Q2FY 26

Technology sector drove highest leasing activity followed by Flexible space operators and E&M

Technology



24%

share in Q2 FY 26

Flexible Space Operators



21%

share in Q2 FY 26

Engineering & Manufacturing (E&M)



15%

share in Q2 FY 26

Research, Consulting & Analytics (RCA)



10%

share in Q2 FY 26

Banking, Financial Services & Insurance (BFSI)



7%

Q2 FY 26

FMCG & Retail



6%

Q2 FY 26

Life Sciences



4%

Q2 FY 26

Private Equity Real Estate Investment India (USD bn)

Q2 FY 26	Q1 FY 26
1.5	1.6

Economic Overview

- Real GDP grew 7.8% in Q1 FY26, retaining India's position as the fastest-growing major economy.
- IMF projects 6.4% growth for FY26.
- RBI cut repo rate by 100 bps to 5.5% (by Jun 2025) and maintains a neutral stance.
- 10-Year G-Sec yield at 6.6% (↑30 bps QoQ) reflecting moderate upward rate pressure.

Real Estate PE Trends

- USD 1.5 bn (INR 131 bn) inflows in Q2 FY26, ↓6% QoQ amid investor caution.
- Segment mix: Offices 39%, Data Centres 38%, Residential 20%, Co-living 1%.
- Land deals formed 40% of YTD investments; Mumbai (80%) led, followed by Southern cities (17%) – Bengaluru & Chennai

Outlook

- India remains a key global growth and investment hub.
- Shift toward digital infrastructure and strategic land acquisition continues.



Company Overview

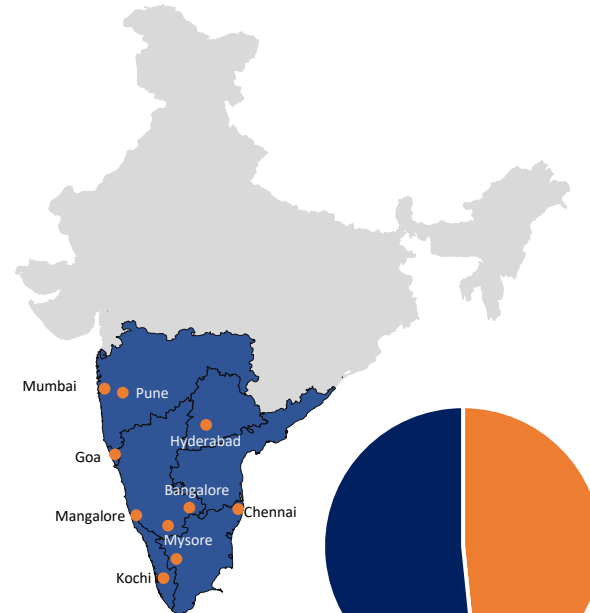
Diversified across price segments and geographies

PURAVANKARA



- Operations was started in 1975 & Company incorporated on June 3, 1986 , a strong legacy in real estate development.
- Presence in luxury residences, commercial, premium affordable housing and plotted development.
- Investment from IFC, IFC EAF of INR 322 crores for affordable housing development in India
- Investment from HDFC Capital for INR 1,150 crores for Provident Housing Limited
- ICRA has reaffirmed Puravankara Ltd.'s rating at "A-" Stable.

Investor Presentation Q2FY26



■ Land Assets 48% 32.11msft ■ Ongoing 52% 34.26msft

Developable Area

93

Completed residential projects and commercial projects

55 msft

93 projects delivered with 55.34 msft of completed Developable Area.

23,300+

Homes with total Developable Area of over 34.26 msft under development

32 msft

Land bank of over 32.11 msft of Developable Area, with Group's economic interest of 28.56 msft



Operational Overview Sales and Collections

Key Business Highlights – Q2FY26

PURAVANKARA

~INR **1,322** Cr

Sales Value

Q2FY25 sales of INR 1,270 Cr

1.50 msft

Sales volume*

Q2FY25 sales volume of 1.54 msft

~INR **1047** Cr

Customer Collections

8% YoY increase

~INR **8,814**

Average Realization ₹ per sft

7% YoY increase

~INR **663** Cr

Total Revenue

Revenue for Q2FY25 was INR 520 Cr

~INR **42** Cr loss

PAT

PAT for Q2FY25 was loss of INR 20 Cr

18%

EBIDTA Margin^

EBIDTA margin for Q2FY25 was 28%

*Saleable Area

^EBIDTA/Total Income

Key Business Highlights – H1FY26

PURAVANKARA

~INR **2,455** Cr

Sales Value

H1FY25 sales of INR 2,349 Cr

2.75 msft

Sales volume*

H1FY25 sales volume of 2.84 msft

~INR **1904** Cr

Customer Collections

H1FY25 collection of INR 1,883 msft

~INR **8,891**

Average Realization ₹ per sft

8% YoY increase

~INR **1,201** Cr

Total Revenue

Revenue for H1FY25 was INR 1,195 Cr

~INR **111** Cr loss

PAT

PAT for H1FY25 was loss of INR 5 Cr

17%

EBIDTA Margin^

EBIDTA margin for H1FY25 was 24%

*Saleable Area

^EBIDTA/Total Income

A detailed architectural rendering of a modern apartment complex at dusk. The scene features several tall, multi-story buildings with balconies and large windows, some of which are illuminated from within. In the foreground, there is a swimming pool with lounge chairs and umbrellas. A landscaped garden with trees and a small stream flows through the complex. A couple is walking on a path in the lower left. The text "Diversified Offerings Across Market Segments" is overlaid on the left side of the image.

Diversified Offerings Across Market Segments

Sales Q2FY26 Vs Q2FY25

Based on Bookings

	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-25	Sep-24	%	Sep-25	Sep-24	%	Sep-25	Sep-24	%	Sep-25	Sep-24	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Purva South	1.10	1.40	-22%	870	1122	-22%	958	1127	-15%	8,733	8,051	8%
Completed Projects	0.18	0.05	264%	150	45	233%	180	45	298%	9,877	9,034	9%
Ongoing Projects	0.91	1.35	-32%	720	1077	-33%	778	1082	-28%	8,505	8,014	6%
West & Commercial	0.40	0.14	187%	381	137	178%	363	143	154%	9,035	10,241	-12%
Completed Projects	0.00	0.01	-100%	0	8	-100%	0	7	-100%	0	6,780	-100%
Ongoing Projects	0.40	0.13	209%	381	129	195%	363	137	166%	9,035	10,507	-14%
Total Gross	1.50	1.54	-3%	1251	1259	-1%	1322	1270	4%	8,814	8,250	7%

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.03 msft during Q2FY26 and 0.08 msft during Q2FY25
- “South” –
 - South sales value reduced due to no new launches but maintained its sustenance sales velocity with 8% increase in realization.
- “West & commercial” –
 - The sales value more than doubled YoY primarily due to launch of ‘Purva Panorama’ in Thane, Mumbai
- Overall Pre- sales value has grown by 4% YoY
- Average realization of the Group is at 7% higher YoY, reflecting improved pricing and product mix.

* Sales pertains to the bookings of that respective period which is reported.

Sales H1FY26 Vs H1FY25

Based on Bookings

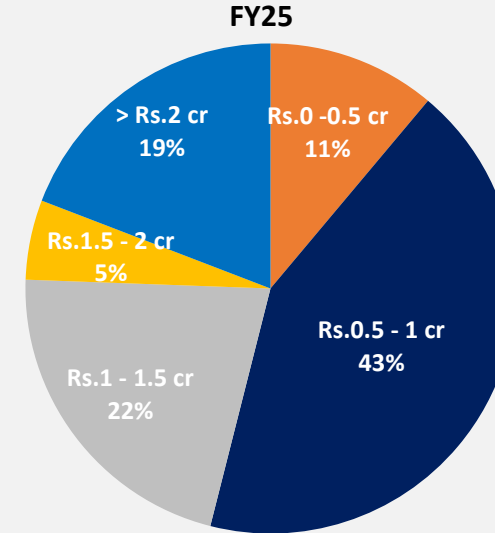
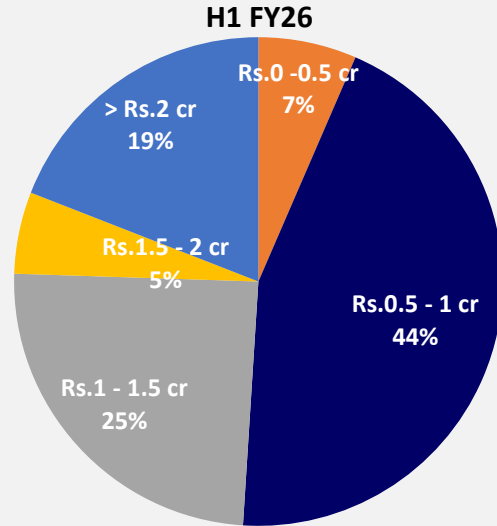
	Period Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-25	Sep-24	%	Sep-25	Sep-24	%	Sep-25	Sep-24	%	Sep-25	Sep-24	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Purva South	2.05	2.52	-19%	1593	2053	-22%	1809	2033	-11%	8,826	8,069	9%
Completed Projects	0.34	0.16	113%	279	136	105%	328	143	129%	9,637	8,961	8%
Ongoing Projects	1.71	2.36	-28%	1314	1917	-31%	1482	1890	-22%	8,665	8,008	8%
West & Commercial	0.7	0.32	119%	653	312	109%	636	315	102%	9,082	9,858	-8%
Completed Projects	0.01	0.02	-50%	12	20	-40%	12	19	-39%	11,550	9,420	23%
Ongoing Projects	0.69	0.30	130%	641	292	120%	624	297	110%	9,046	9,887	-9%
Total Gross	2.75	2.84	-3%	2246	2365	-5%	2445	2349	4%	8,891	8,270	8%

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.05 msft during H1FY26 and 0.16 msft during H1FY25
- “South” –
 - South maintained its sustenance sales velocity with 9% increase in realization.
- “West & commercial” –
 - The sales value increased by 102% YoY primarily due to launch of ‘Purva Panorama’ in Thane, Mumbai
- Overall Pre- sales value has grown by 4% YoY
- Average realization of the Group is at 8% higher YoY

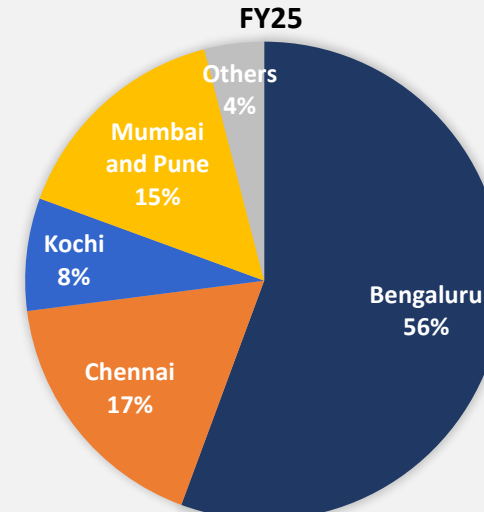
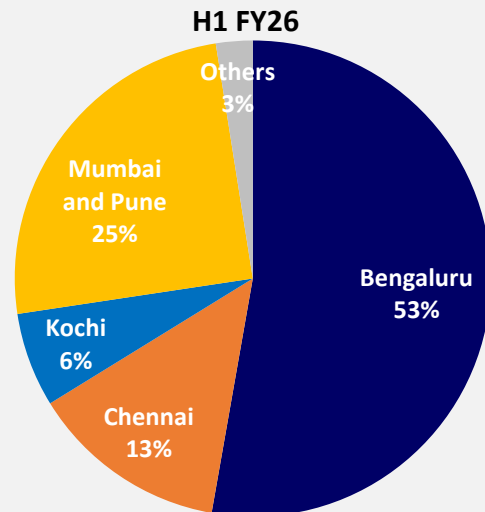
* Sales pertains to the bookings of that respective period which is reported.

Sales area classification – unit value & regional contribution

Unit Value wise contribution to sales value



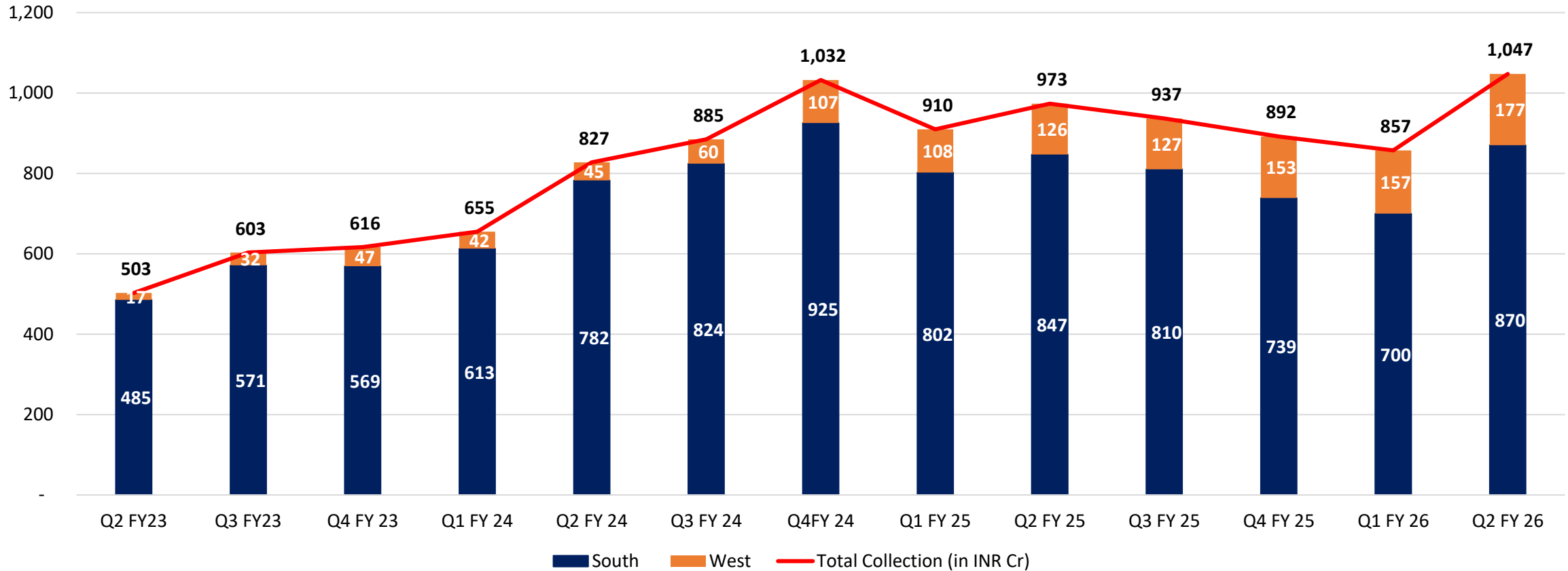
Regional contribution to sales value



- Unit Value wise –81% of the Group's sales are accounted by units, for which average sales price per unit is less than Rs 2 Cr in H1FY26
- Unit Value wise –51% of the Group's sales are accounted by units which costs less than 1 Cr in H1FY26
- ~47% of the sales volume were from outside Bengaluru Real estate market in H1FY26 vs 44% in FY25.
- Increase in sales from Mumbai and Pune from 15% in FY25 to 25% in H1FY26 is indicative of growing presence in Western region.

Collections trend

Collections (INR cr)



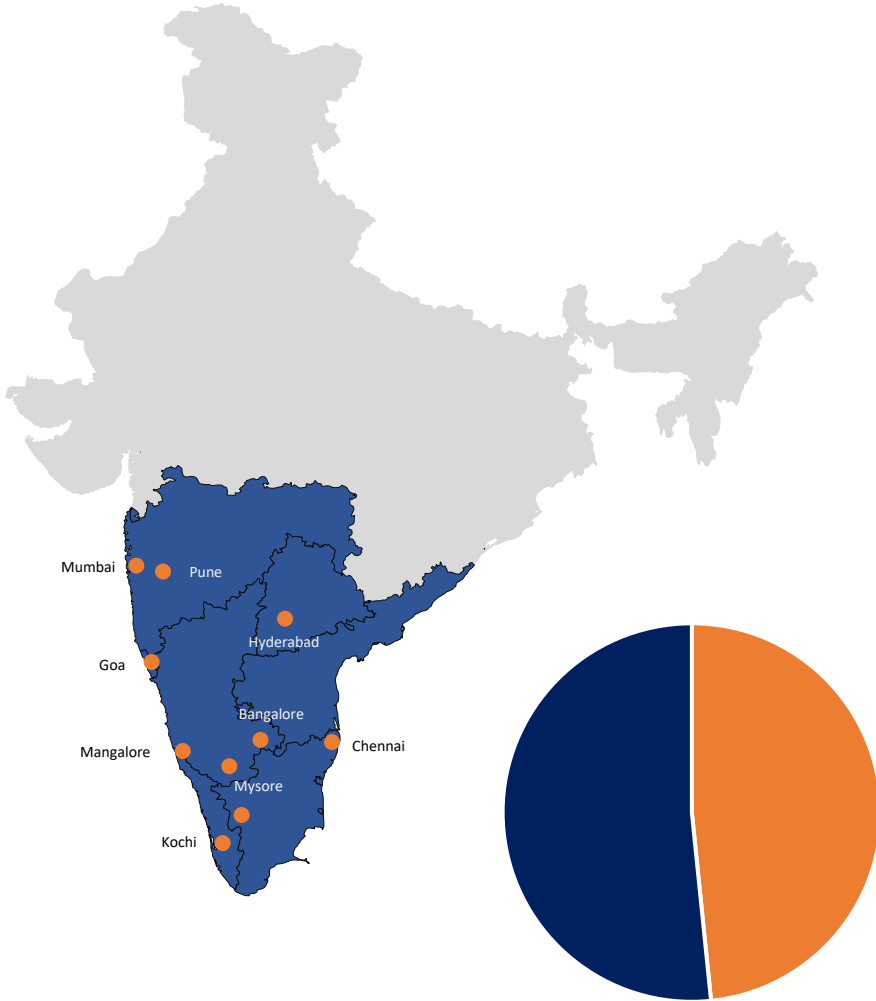
- Collections have more than doubled over the last three years, rising from INR 503 Cr in Q2 FY23 to INR 1,047 Cr in Q2 FY26.
- South region contributed 83% of collections, while West contributed 17% in Q2 FY26.
- Rising contribution from the West indicates a growing market presence in the region.



Expanding with a Pan-India Presence

Diversified across markets, brands and stages of development

PURAVANKARA



■ Land Assets 48% 32.11msft ■ Ongoing 52% 34.26msft

Developable Area

Developable Area as at 30 September 2025 in million sq. ft.

	Completed	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
South India				
Bengaluru	39.96	14.53	19.73	34.26
Chennai	6.54	6.13	0.00	6.13
Hyderabad	2.78	0.00	0.00	0.00
Kochi	2.74	3.12	2.93	6.06
Others	2.40	1.50	1.07	2.57
West India				
Mumbai	0.14	4.47	4.38	8.85
Pune	0.79	4.52	0.00	4.52
Overseas				
Colombo	0.00	0.00	4.00	4.00
Total Developable Area	55.34	34.26	32.11	66.38
<i>South</i>	52.50	22.11	27.73	49.84
<i>West</i>	1.63	8.99	4.38	13.37
<i>Commercial</i>	1.22	3.17	0.00	3.17
Group's economic interest	47.99	31.15	28.56	59.71
<i>South</i>	46.10	20.10	25.89	45.99
<i>West</i>	1.13	8.18	2.67	10.84
<i>Commercial</i>	0.76	2.87	0.00	2.87
<i>Land Bank under settlement/clearances</i>			16.06	16.06
Total Developable Area	55.34	34.26	48.17	82.43

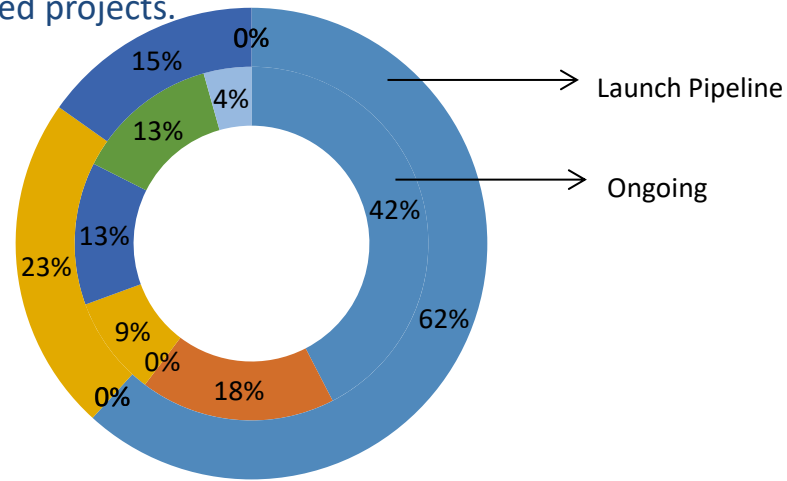
Note:

1. Includes JVs and other subsidiaries
2. Group's economic interest is estimated developer's share after deducting economic interest of JD|JV partners

We are actively discussing multiple land acquisitions. We have signed many MOUs and paid advances. We expect these efforts will significantly expand our land bank in the coming quarters.

Ongoing and new launches

Non-Bengaluru projects now account for 58% of the share of ongoing and 38% of Planned projects. Mumbai & Pune together constitute 15% of the Planned projects.



■ Bengaluru ■ Chennai ■ Hyderabad ■ Kochi ■ Mumbai ■ Pune ■ Others

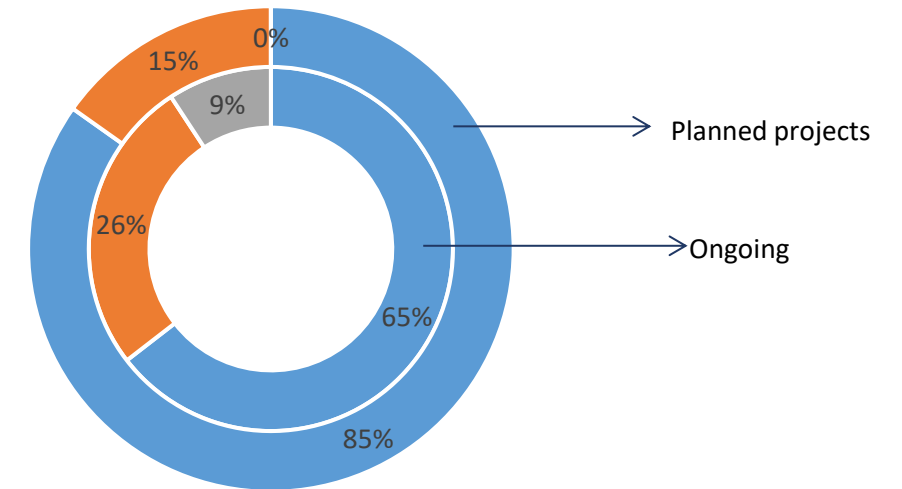
	Ongoing msft	Planned projects msft	Ongoing	Planned projects
Bengaluru	14.53	7.80	42%	62%
Chennai	6.13	0.00	18%	0%
Hyderabad	0.00	0.00	0%	0%
Kochi	3.12	2.93	9%	23%
Mumbai	4.47	1.93	13%	15%
Pune	4.52	0.00	13%	0%
Others	1.50	0.00	4%	0%
Total	34.26	12.67	100%	100%

Note: 1. Based on Developable Area in msft

2. Ongoing projects includes approx. 10.4 million sqft of area not open for sale.

Investor Presentation Q2FY26

Geography wise Ongoing and Planned projects;



■ South ■ West ■ Commercial

	Ongoing msft	Planned projects msft	Ongoing	Planned projects
South	22.11	10.73	65%	85%
West	8.99	1.93	26%	15%
Commercial	3.17	0.00	9%	0%
Total	34.26	12.67	100%	100%

Planned projects

Sr. no	Location/ Project Name	City	Development Model	New Project/New phase	Developable Area (msft)	PL Share in JD	Saleable area (msft)	Inventory that will be opened at the time of launch	Expected launch quarter
Puravankara South									
1	Bellandur	Bengaluru	Owned	New project	0.48	100%	0.48	0.48	Q4FY26
2	Puravankara- Winworth - 2	Kochi	Owned	New project	1.26	100%	1.26	0.63	Q4FY26
3	Grand Hills	Bengaluru	Owned	New project	0.84	100%	0.84	0.84	Q4FY26
4	Hebbagodi	Bengaluru	Owned	New project	0.77	100%	0.77	0.77	Q3FY26
5	Westend	Bengaluru	JDA	New project	0.26	65%	0.26	0.26	Q4FY26
6	Hennur Road	Bengaluru	Owned	New project	0.44	100%	0.44	0.44	Q4FY26
7	Cityspire - Winworth (2)	Kochi	Owned	New project	1.67	100%	1.67	0.42	Q4FY26
8	Mallasandra	Bengaluru	Owned	New project	0.84	100%	0.84	0.42	Q3FY26
9	Kanakapura	Bengaluru	Owned	New project	0.52	100%	0.52	0.52	Q4FY26
10	KIADB	Bengaluru	Owned	New project	3.48	67%	3.48	1.16	Q4FY26
11	Nellakunte (plotted)	Bengaluru	Owned	New project	0.17	100%	0.17	0.17	Q3FY26
Total					10.73		10.73	6.10	
Puravankara West									
12	Apna ghar redevelopment (Unit 4 &5)	Mumbai	Redevelopment	New project	1.07	100%	0.63	0.29	Q4FY26
13	Miami	Mumbai	Redevelopment	New project	0.19	100%	0.08	0.03	Q1FY27
14	Deccan	Mumbai	Redevelopment	New project	0.68	100%	0.36	0.06	Q4FY26
Total					1.93		1.07	0.38	
Total New Launches					12.67		11.80	6.48	
New phase launches					2.80		2.80	2.80	
Total launches					15.46		14.60	9.28	

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change & are in relation to financial year April - March
3. All the projects are at different stages of approval and some of the projects will be launched in phases
4. Estimated future cashflow potential from total new launches (excluding new phases) is approx. INR 5,881 crore



Efficient capital management

Debt movement

Debt/ sft of under construction area

	Sep-25	June-25	Mar-25	Mar-24	Mar-23	Mar-22
Net Debt	2894	2825	2949	2151	2208	1846
Ongoing Projects (msft)*	26	27	26	25	20	15
Debt/ sft (Rs/ sft)	1111	1060	1131	874	1106	1248
Debt/ sft for Residential & Land	859	830	913	795	1021	1248
Debt/ sft for commercial	252	230	217	80	85	0
Total	1111	1060	1131	874	1106	1248

*ongoing open for sale and includes commercial projects.

Debt movement pattern

in Rs. Cr	Sep-25	June-25	Mar-25	March 24	March 23	March 22
Opening Balance	3543	3681	3560	2,563	2,575	2,283
Net Addition (Repayment)	56	-138	121	519	51	-93
Debt Outstanding**	3599	3543	3681	3,082	2,626	2,190
Less: Cash and Cash Equivalents	705	718	732	931	418	345
Net debt	2894	2825	2949	2,151	2,208	1,846
Cost of Debt*	11.32%	11.35%	11.85%	11.59%	11.31%	10.56%
Net Worth	1637	1678	1736	1,890	1,993	2,049
Net Debt / Equity Ratio	1.77	1.68	1.70	1.14	1.11	0.90

* Cost of debt is weighted average of closing balance of debt and interest rates as at 30th September 2025

**Debt does not include NCD issued to HCARE Fund 3 of INR 605 cr, 360 One of INR 50 cr and Purva Excellence Fund of INR 116 cr as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of INR 97 crores

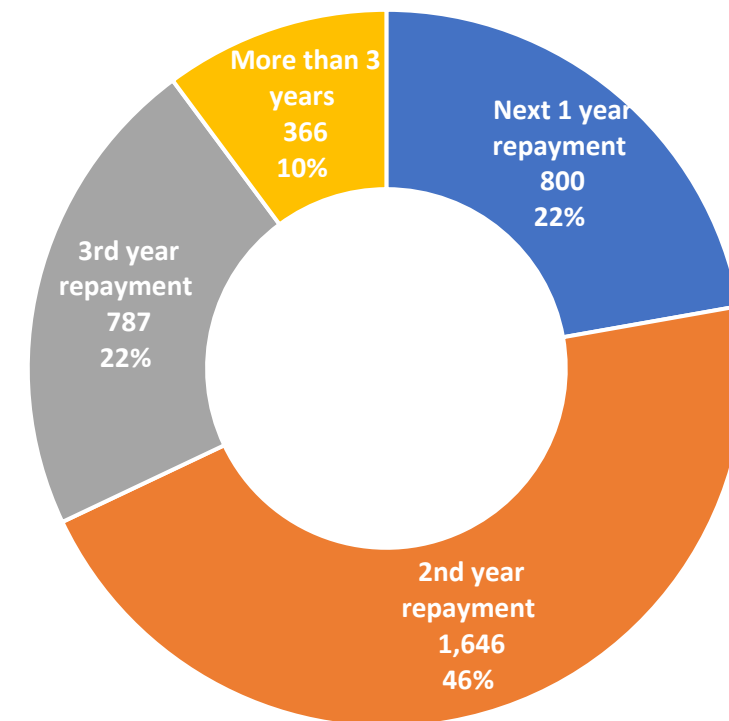
- Gross debt increased by INR 56 crore, primarily on account of INR 51 crore of Capex investment towards asset creation.
- Debt per sq. ft. for Residential and Land portfolios has reduced by 31% over the last 3 years, from INR 1,248 in March 2022 to INR 859 in September 2025, reflecting improved capital efficiency.
- Cost of debt has further reduced to 11.32% QoQ, driven by our focus on optimizing borrowing mix and funding efficiency.

Debt composition and repayment schedule

Debt Composition			
	As at 30 June 2025	As at 30 September 2025	Increase/(decrease)
Residential	1,889	1,924	34
Land	1,042	1012	-30
Capex towards Commercial development	612	663	51
Total Gross Debt	3,543	3,599	56
Less Cash and equivalent	718	705	-13
Net Debt*	2,825	2,894	69

- Residential debt has slightly increased by INR 34 crore, to support ongoing project construction.
- Land-related debt decreased by INR 30 crore.
- Our overall gross debt has increased by INR 56 crore mainly due to Capex investment of 51 cr towards asset creation.
- The company continues to maintain a balanced debt profile, with incremental borrowing aligned to business growth and capital expenditure plans.

Repayment Schedule as at 30 September 2025 INR Cr



***Debt does not include NCD issued to HCARE Fund 3 of INR 605 cr, 360 One of INR 50 cr and Purva Excellence Fund of INR 116 cr as these investments are payable when able nature.*

It also does not include unamortised processing fee, accrued interest and others to the extent of INR 97 crores



Update on Financials

Consolidated statement of profit & loss for the quarter ended September 30, 2025

PURAVANKARA

All numbers in INR Cr

Particulars	Q2FY26	Q1FY26	Q2FY25
Income			
Revenue from operations	644.20	524.40	495.54
Other income	18.53	14.24	24.14
Total income	662.73	538.64	519.68
Expenses			
Sub-contractor cost	516.68	405.44	251.21
Cost of raw materials and components consumed	83.25	76.84	74.04
Land purchase cost	10.05	57.73	35.02
Purchase of stock of flats	0.00	0.00	86.00
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-269.07	-283.01	-241.14
Employee benefit expense	81.08	79.04	74.47
Finance expense	168.58	160.90	140.78
Depreciation and amortization expense	10.52	10.15	8.00
Other expenses	118.16	121.67	103.95
Total expenses	719.25	628.76	532.33
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures	-56.52	-90.12	-12.65
Share of profit/(loss) of associates and joint ventures, net	-0.13	0.04	7.87
Exceptional Item	0.00	0.00	0.00
Profit before tax	-56.65	-90.08	-4.78
Tax expense/(credit)	-13.66	-21.53	12.28
Net Profit for the period	-42.99	-68.55	-17.06
Other comprehensive Income/(loss) (net of tax expense/credit)	0.86	-0.74	-2.82
Total comprehensive income/(loss) for the period	-42.13	-69.29	-19.88

Consolidated statement of profit & loss for six months ended September 30, 2025

All numbers in INR Cr

Particulars	H1 FY26	H1 FY25
Income from operations		
Revenue from projects	1,168.60	1,153.87
Other Income	32.77	41.36
Total Income from operations	1,201.37	1,195.23
Expenses		
Sub-contractor cost	922.12	499.16
Cost of raw materials and components consumed	160.09	139.79
Land purchase cost	67.78	490.02
Purchase of stock of flats	0.00	393.43
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-552.08	-979.28
Employee benefit expense	160.12	144.23
Finance expense	329.48	259.84
Depreciation and amortization expense	20.67	15.49
Other expenses	239.83	224.06
Total expenses	1,348.01	1,186.74
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	-146.64	8.49
Share of profit/(loss) of associates and joint ventures, net	-0.09	8.25
Exceptional Item	0.00	0.00
Profit before tax	-146.73	16.74
Tax expense	-35.19	19.02
Net Profit for the period	-111.54	-2.28
Other Comprehensive Income/(Loss) (net of tax expense)	0.12	-2.51
Total Comprehensive Income/(Loss) for the period	-111.42	-4.79

Consolidated Balance sheet as at September 30, 2025

Equity and Liabilities	30-Sep-25 Unaudited	31-Mar-25 Audited	Assets	30-Sep-25 Unaudited	31-Mar-25 Audited
Shareholders' Funds			Non-Current Assets		
(a) Equity share capital	119	119	(a) Property, plant and equipment	220	218
(b) Other equity attributable to:			(b) Investment property under development	7	0
(i) Owners of the parent company	1,500	1,612	(c) Investment property	10	10
(ii) Non-controlling interest	18	5	(d) Other Intangible assets	3	3
Sub-total - Equity	1,637	1,736	(e) Intangible assets under development		
LIABILITIES			(f) Financial assets		
Non-Current Liabilities			(i) Investments	39	40
(a) Financial liabilities			(ii) Other investments	-	-
(i) Borrowings	144	116	(ii) Loans	-	-
(ii) Lease liabilities	18	23	(iii) Other financial assets	544	505
(iii) Other financial liabilities	2	3	(g) Deferred tax assets (net)	345	297
(b) Provisions	14	15	(h) Assets for current tax (net)	108	81
(c) Deferred tax liabilities (net)	12	13	(i) Other non-current assets	182	170
Sub-total - Non Current Liabilities	191	172	Sub-total - Non Current Assets	1,459	1,325
Current Liabilities			Current Assets		
(a) Financial liabilities			(a) Inventories	11,329	10,675
(i) Borrowings	4,322	4,181	(b) Financial assets		
(ii) Lease liabilities	13	11	(i) Trade receivables	605	462
(iii) Trade payables			(ii) Cash and cash equivalents	679	696
a) total outstanding dues of micro enterprises and small enterprises	24	36	(iii) Bank balances other than (ii) above	26	36
b) total outstanding dues of creditors other than micro enterprises and small enterprises	748	645	(iv) Loans	-	-
(iii) Other financial liabilities	39	28	(v) Other financial assets	207	193
(b) Other current liabilities	8,284	7,367	(c) Other current assets	1,031	859
(c) Provisions	61	62	Sub-total - Current Assets	13,876	12,920
(d) Current tax liabilities (net)	17	6	Non-current assets held for sale	-	-
Sub-total - Current Liabilities	13,507	12,338			
TOTAL EQUITY AND LIABILITIES	15,335	14,245	TOTAL ASSETS	15,335	14,245



Update on Cash flows

Direct cashflows

All numbers in INR Cr

	Cash Flow Statement	Q2 FY26	Q1 FY26	Q2 FY 25	H1 FY26	H1 FY25	Half year YoY
A	Operating Inflows	1,182	961	1,182	2,144	2,147	0%
	<i>Collection from operations</i>	1,182	961	1,182	2,144	2,147	0%
B	Operating Outflows	(871)	(808)	(874)	(1,679)	(1,559)	8%
C=A-B	Operating Surplus	311	154	308	465	588	-21%
	<i>Less</i>						
	Interest Cost(Net)	(177)	(122)	(116)	(299)	(219)	
	Tax Paid	(50)	(65)	(49)	(115)	(83)	
D	Operating Surplus after tax and interest	84	(34)	143	51	286	-82%
	Investment Activity						
	Land Payments including advances & deposits	(33)	(144)	(317)	(176)	(945)	
	Purchase of Fixed Assets	(19)	(7)	(0)	(26)	(0)	
	Other Assets & Investments	(0)	(14)	0	(14)	0	
E	Total from Investing Activity	(52)	(165)	(317)	(217)	(945)	-77%
	Financing Activity						
	Loan Drawal/(Repayments)	56	(138)	88	(82)	287	
	Exit/Investment equity in nature	(100)	322	(19)	222	381	
F	Total from Financing Activity	(44)	184	69	140	667	-79%
G=D+E+F	Net Operating Surplus	(12)	(14)	(105)	(26)	8	-430%
	Opening Cash and Bank Balances	718	732	1,044	732	931	-21%
	Closing Cash and Bank Balances	705	718	939	705	939	-25%

Note: Numbers have been regrouped & reclassified and does not strictly confirm to the presentation under audited INDAS 7 Cash Flow format
Cash and bank includes 'Cash and cash equivalents ' and 'Bank balances other than Cash and cash equivalents ' presented in the audited balance sheet.

Cash flow potential

		South	West	Total
Balance collections from sold units	(A)	3,708	864	4,572
Value of Inventory open for sale ¹	(B)	5,233	1,961	7,195
Balance cost to go ^{2&3}	(C)	4,424	2,131	6,555
Surplus (A) + (B) – (C)	(D)	4,518	694	5,212
Surplus from Inventory not open for sale (F)-(G+H)	(E)	905	1,562	2,467
Value of Inventory not open for sale	(F)	2,515	5,089	7,604
Balance cost to complete	(G)	1,510	3,427	4,937
Contingencies ⁴	(H)	100	100	200
Total Estimated Surplus (D +E)		5,423	2,256	7,679

		Commercial projects
Capital Value	(A)	3,252
Balance cost to go	(B)	1,244
Surplus (A) + (B)	(D)	2,008

- Cashflow Visibility of INR **7,679 Crores** in next 3-5 years
- Balance receivables of ~INR **4.572 crore** from sold units, covers ~ **70%** of the balance cost to complete the Inventory open for sale

The projects that are yet to be launched are not included. However, the surplus from pipeline projects will be INR 5,881 crores and hence total surplus will be INR 15,568 crores.

Note:

1. Value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost, corporate overheads, income tax and future repayment of debt.
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties

Cashflow and debt management

Particulars		Amount (in INR crore)
Group A - Ongoing (including not launched for sale) projects		
Balance customer collection 1	A	19,371
Balance cost to go 2 & 3	B	11,692
Surplus from ongoing (including not launched for sale) projects	C= A-B	7,679
Group B - Projects which are in launch pipeline		
Unsold Inventory value	D	15,447
Cost to complete	E	9,565
Surplus from projects which are in launch pipeline	F=D-E	5,881
Group C - Surplus from Commercial projects	G	2,008
Total Surplus	H=C+F+G	15,568
Gross debt*	I	3,599
cash and cash equivalent	J	705
Net Debt	K = I-J	2,894

1. Includes debtors and unbilled amount and value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost, corporate overheads, income tax and future repayment of debt.

***Debt does not include NCD issued to HCARE Fund 3 of INR 605 cr, 360 One of INR 50 cr and Purva Excellence Fund of INR 116 cr as these investments are payable when able nature.*

It also does not include unamortised processing fee, accrued interest and others to the extent of INR 97 crores

- Net debt stands at INR 2,894 crore, comfortably offset by a projected surplus of INR 15,568 crore — more than 5x coverage — ensuring strong cash flow visibility and financial stability.
- This includes INR 7,679 crore from approved projects, INR 5,881 crore from a well-established pipeline of upcoming developments and INR 2,008 from our commercial projects.



Project Status



Puravankara expands its redevelopment portfolio in Mumbai

PURAVANKARA



Acres – 4.97
 Saleable Area - 0.63 msft (Unit 4 & 5)
 Location – Apnagar, Lokhandwala, Mumbai
 DA signed for unit 4 & 5.
 DA is in process for Unit 3 - 0.27 msft



Acres – 2.6
 Saleable Area – 0.36 msft
 Location – Deccan, Pali Hills, Mumbai
 Development agreement signed.



Acres – 0.60
 Saleable Area – 0.08 msft
 Location – Miami, Breach Candy, Mumbai
 Development agreement signed.



Acres – 3.78
 Saleable Area – 0.98 msft
 Location – Deonar Baug, Chembur, Mumbai
 Appointed as preferred developer.
 MOU signed, DA is underway.



Acres – 1.43
 Saleable Area – 0.35 msft
 Location – Malabar Hills, Mumbai
 Appointed as preferred developer.
 DA is under process

*We are actively pursuing multiple opportunities and are shortlisted with advance discussions ongoing with few societies
 Currently , we have total redevelopment in Mumbai of approx. 4.38 msft of developable area and approx. 2.67 msft of saleable area. (Our share)*

Recent land acquisitions with INR 9,100 Cr GDV – H1 FY26

PURAVANKARA

Joint Venture in North Bengaluru

- Partnered with KVN Property Holdings LLP
- 24.59 acres | ~3.48 msft developable area
- Estimated GDV: INR 3,300+ Cr
- Near airport | Launch expected in 4- 6 months

• Redevelopment Project in Chembur, Mumbai

- Selected as preferred developer for 8 residential societies
- 3.78-acre project | ~ 1.28 msft developable area
- Estimated GDV: INR 2,100 Cr

• Joint Development in East Bengaluru

- 5.5 acres in Balegere | ~0.85 msft developable area
- Estimated GDV: INR 1,000+ Cr
- Launch expected in 6–9 months

• Redevelopment Project in Malabar Hills, Mumbai

- 1.43-acre project | ~ 0.7 msft developable area
- Estimated GDV: INR 2,700 Cr

Update on possession for completed projects

Projects	Q2 FY 26	Q1 FY 26	Q4 FY 25	Q3 FY 25	Q2 FY 25	Q1 FY 25
Total possession in units	663	667	671	319	591	929
Total possession in area (msft)	0.67	0.68	0.74	0.43	0.77	1.16
Pending to be recognised in units	2352	3015	1522	825	1054	1653
Pending to be recognised in area (msft)	2.97	3.65	1.79	1.26	1.52	2.29

We handed over 663 units, spanning 0.67 msft, in Q2 FY26, generating revenue of INR 663 crore.

As of September 30, 2025, we have completed 2.97 msft of inventory (2352 units) for which the Occupancy Certificate has been obtained and are awaiting issuance of e-Khata to proceed with handovers.

Project Status -Completed Projects with inventory as on September 30, 2025 **PURAVANKARA**

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
COMPLETED														
PL-South														
1	Adora De Goa	Zuari Nagar, Goa	0.56	670	100%	0.56	665	0.56	599	0.49	86%	66	0.08	14%
2	Atmosphere	Thanisandra, Bengaluru	0.96	641	87%	0.84	561	0.84	539	0.80	96%	22	0.04	4%
3	Bougainville	Whitefield, Bengaluru	0.09	22	100%	0.09	22	0.09	-	0.00	0%	22	0.09	100%
4	Capella	Soukya Rd, Bengaluru	0.65	770	100%	0.65	770	0.65	750	0.63	97%	20	0.02	3%
5	Kenworth I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1,453	1.39	1,435	1.38	99%	18	0.00	0%
6	Kenworth II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	210	0.26	90%	24	0.03	10%
7	Park Square	Judicial Layout, Bengaluru	1.94	2061	87%	1.94	2,061	1.94	2,017	1.89	98%	44	0.05	2%
8	Raagam	Thirumazhisa, Chennai	0.77	664	100%	0.77	664	0.77	592	0.67	88%	72	0.10	12%
9	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	62	0.08	57%	43	0.06	43%
10	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	113	0.23	63%	68	0.13	37%
11	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	848	1.34	96%	15	0.05	4%
12	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	343	0.46	96%	13	0.02	4%
West														
13	Silversand - I	Keshavnagar, Pune	0.73	665	100%	0.73	665	0.73	641	0.70	96%	24	0.03	4%
Total Completed - (A)			10.43	9347	100%	9.64	8600	9.63	8,149	8.94	93%	451	0.69	7%

* Does not include the projects which has less than 10 units of inventory which is not material.

Project Status – Under Construction as on September 30, 2025

PURAVANKARA

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
UNDER CONSTRUCTION														
PL-South														
1	Adora De Goa	Zuari Nagar, Goa	1.07	1,232	100%	1.07	1232	1.07	938	0.74	69%	293	0.33	31%
2	Atmosphere	Thanisandra, Bengaluru	0.63	401	87%	0.55	353	0.55	326	0.51	92%	27	0.05	8%
3	Bayscape	Kelambakkam, Chennai	0.83	676	100%	0.83	676	0.83	201	0.25	30%	475	0.58	70%
4	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.37	245	0.37	205	0.31	84%	40	0.06	16%
5	Botanico	Soukya Rd, Bengaluru	1.52	1,275	100%	1.52	1275	1.52	958	1.17	77%	317	0.36	23%
6	Deansgate	IVC Rd, Bengaluru,	0.60	288	100%	0.60	288	0.60	165	0.34	57%	123	0.25	43%
7	Ecopolitan	Gummanahalli, Bengaluru	1.41	1537	86%	1.30	1391	1.30	1,348	1.25	96%	43	0.05	4%
8	Equinox	Mysore Road, Bengaluru	1.23	1140	100%	1.23	1140	1.23	746	0.79	65%	394	0.43	35%
9	Kensho Hills	S.Medihalli, Bengaluru	0.79	509	89%	0.70	452	0.70	-	0.00	0%	452	0.70	100%
10	Marina One	Kochi	2.35	848	50%	1.18	848	1.18	525	0.77	65%	323	0.41	35%
11	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	32	0.09	75%	12	0.03	25%
12	Orient Grand	Lal Bagh Main Rd, Sudhama Nagar, Bengaluru	0.26	97	55%	0.14	53	0.14	10	0.03	19%	43	0.11	81%
13	Park Hill	Mallasandra, Bengaluru	0.87	492	100%	0.87	492	0.87	480	0.85	97%	12	0.02	3%
14	Soukhyam	Guduvancheri, Chennai	3.14	2241	100%	3.14	2241	3.14	795	1.00	32%	1,446	2.13	68%
15	Sound of Water	Kammanahalli, Bengaluru	0.43	114	57%	0.26	67	0.26	45	0.17	66%	22	0.09	34%
16	Windermere - IV	Medavakkam, Chennai	1.57	1432	100%	1.57	1432	1.57	649	0.75	48%	783	0.82	52%
17	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	497	0.52	96%	18	0.02	4%
18	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	427	0.47	98%	9	0.01	2%
West														
19	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	135	0.20	68%	77	0.09	32%
20	Atmosphere - Pune	Keshavnagar, Pune	0.94	711	100%	0.94	711	0.94	279	0.37	40%	432	0.57	60%
21	Clermont	Chembur, Mumbai	0.36	316	100%	0.36	316	0.36	259	0.29	80%	57	0.07	20%
22	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	246	0.31	88%	34	0.04	12%
23	Kenvista	Kondhwa, Pune	0.39	431	71%	0.28	306	0.28	150	0.08	30%	156	0.19	70%
24	One Park Avenue (Panorama)	Ghodbunder Road, Thane	0.41	318	100%	0.41	318	0.41	135	0.17	41%	183	0.24	59%
25	PalmVista	Daighar Gaon, Thane	1.08	1251	64%	0.69	796	0.69	518	0.44	64%	278	0.25	36%
26	Panorama	Ghodbunder Road, Thane	0.52	385	100%	0.52	385	0.52	108	0.14	28%	277	0.37	72%
27	Silversand II	Keshavnagar, Pune	0.13	337	100%	0.13	337	0.13	288	0.11	84%	49	0.02	16%
Commercial														
28	Zentech Business Park	Kanakapura, Bengaluru	0.97	-	70%	0.67	-	0.67	-	0.05	7%	-	0.62	93%
Total Under Construction (B)			23.86	17921		21.08	16841	21.08	10465	12.16	58%	6375	8.93	42%

Project Status – Not yet open for Sale as on September 30, 2025

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Unsold Inventory		
						Msft	Units		Msft	Nos	Msft	%	Nos	Mn sft
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
PHASES NOT OPEN FOR SALE														
PL-South														
1	Amaiti II	Trichy Road, Coimbatore	1.07	288	100%	1.07	288	-	-	-	0%	288	-	0%
2	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
3	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
4	Sunworth III,IV	Mysore Road, Bengaluru	1.39	1356	100%	1.39	1356	-	-	-	0%	1,356	-	0%
5	Windermere 4C	Medavakkam, Chennai	0.59	478	100%	0.59	478	-	-	-	0%	478	-	0%
West														
6	Atmosphere - Pune	Keshavnagar, Pune	0.92	691	100%	0.92	691				0%	691	-	0%
7	Emerald Bay	Keshavnagar, Pune	0.52	443	100%	0.52	443	-	-	-	0%	443	-	0%
8	Kenvista	Kondhwa, Pune	0.95	765	71%	0.67	543				0%	543	-	0%
9	Panorama	Ghodbunder Road, Thane	2.11	1103	100%	2.11	1103				0%	1,103	-	0%
Commercial														
10	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
11	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.20	-	100%	2.20	-	-	-	-	0%	-	-	0%
Total - Phases to be launched			10.41	5423		10.07	5153		-		0%	5,153		0%
Total Ongoing - (B) + (C)			34.26	23,344		31.15	21,993	21.08	10,465	12.16	58%	11527	8.93	42%

Ongoing (open for sale) residential projects- city wise

City	Total Projects	Area (Msft)	Puravankara's share	Sold Area	Inventory (Msft)
Mumbai	4	2.36	1.97	1.04	0.93
Bengaluru	13	9.87	8.81	6.03	2.78
Chennai	3	5.53	5.53	2.00	3.54
Kochi	2	2.89	1.71	1.29	0.43
Pune	5	2.14	1.99	1.07	0.92
Goa	1	1.07	1.07	0.74	0.33
Total	28	23.86	21.08	12.16	8.93

The background image shows a modern urban environment. In the center, there are two tall, dark-colored apartment buildings with many windows. The foreground features a road with several cars, including a white SUV, a dark car, and a red car. There are green trees and bushes along the road, and a few people are visible walking. The sky is clear and blue. A large orange arrow points downwards from the top left corner towards the text.

Good governance practices

Board of Directors

PURAVANKARA



Ravi Puravankara
Chairman of the Board



Ashish Puravankara
Managing Director



Anup Shah Sanmukh
Non- Executive Independent Director



Shailaja Jha
Non- Executive Independent Director



K G Krishnamurthy
Non- Executive Independent Director

Leadership team

PURAVANKARA



Ravi Puravankara
Chairman of the Board



Ashish Puravankara
Managing Director



Mallanna Sasalu
CEO - South



Rajat Rastogi
CEO – West and Commercial



Niraj Gautam
Chief Financial Officer



Appendix 1: Other Corporate Information

Awards and Accolades

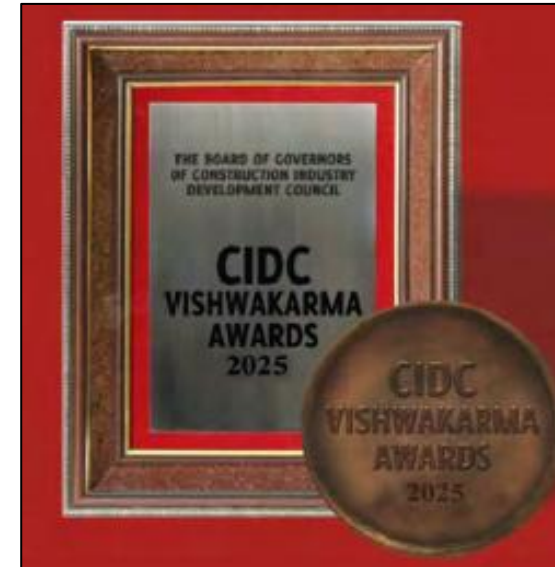
PURAVANKARA



Pride of India Award 2025 to Mr Ashish Puravankara, MD, Puravankara Limited by Construction Week



Orient Grand - Luxury Real Estate Project of the Year by The Times Real Estate Conclave & Awards



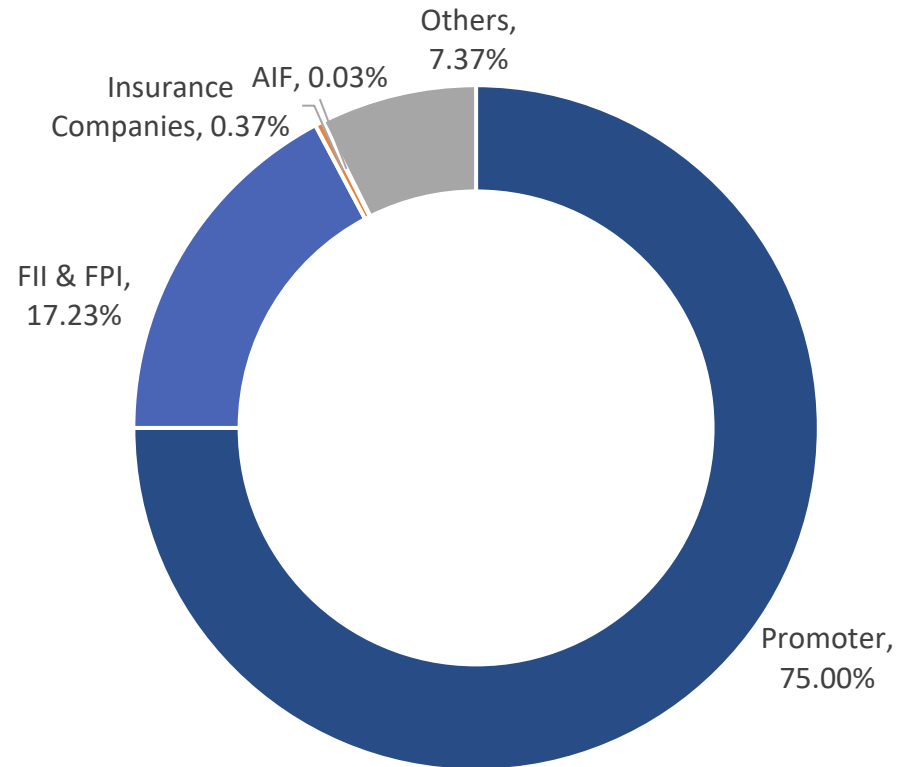
CIDC Vishwakarma Awards 2025: Achievement Award for Social Development & Impact



CIDC Vishwakarma Awards 2025: Outstanding contribution to the construction ecosystem | SICL

Shareholding Pattern as of Sept 30, 2025

PURAVANKARA



Notes

1. Promoter Shares are unencumbered

FPIs

Atyant Capital
Gothic Corporation
Duke Endowment
Vanguard
Abu Dhabi Investment Authority
Ishares

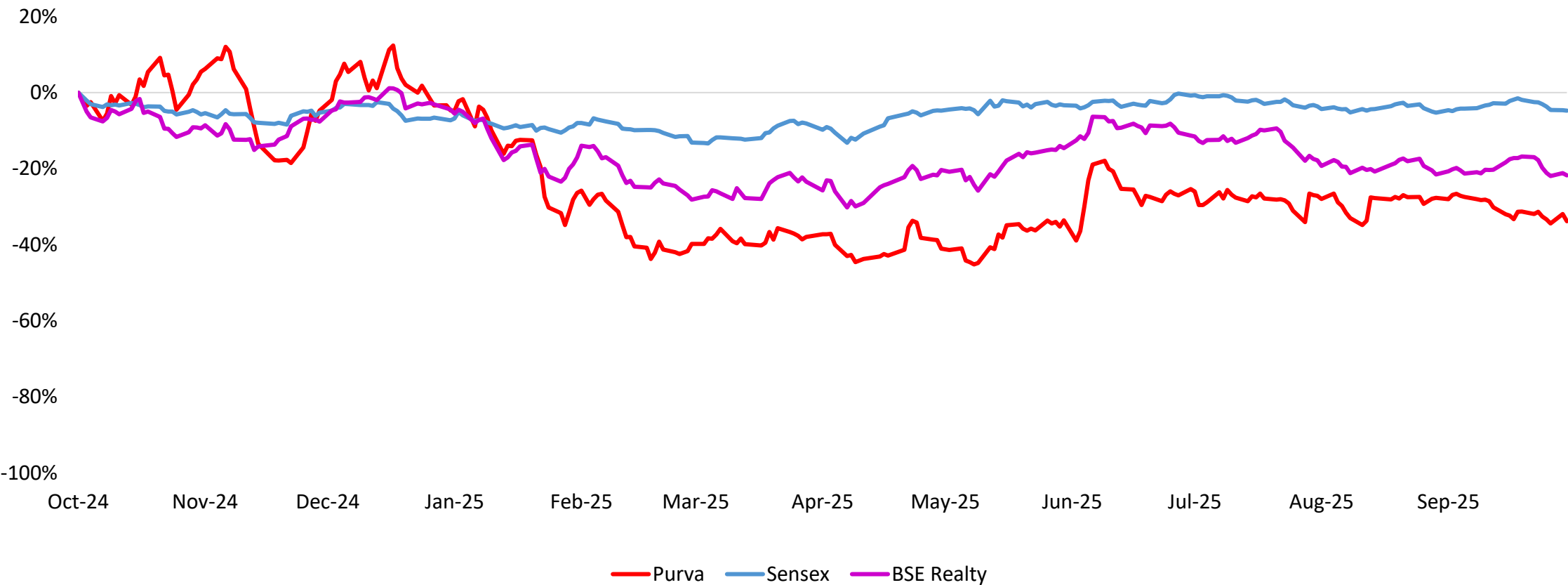
Insurance and Bodies Corporate

Life Insurance Corporation

Alternate Investment Funds

Motilal Oswal
Nuvama

Share Price Movement



Notes: Graph rebased to 100

	01-Oct-24	30-Sept-25	% Change
PURVA	397.80	263.25	(33.82)%
SENSEX	84,257.17	80,267.62	(4.73) %
BSE REALTY	8,617.70	6,740.13	(21.79)%

Appendix 1: Recently completed projects

PURAVANKARA



PROVIDENT ADORA DE GOA (received OC for Phase 1 to 6)
Goa



PROVIDENT CAPELLA
Bengaluru

Appendix 1: Recently completed projects

PURAVANKARA



PROVIDENT PARKSQUARE
Bengaluru



PURVA ATMOSPHERE
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PURVA LAKEVISTA
Chennai

Investor Presentation Q2FY26



PURVA PARKHILL
Bengaluru

Appendix 2: Ongoing projects

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PROVIDENT BOTANICO
Bengaluru



PURVA ZENIUM PHASE 2
Bengaluru

Appendix 2: Ongoing projects

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PURVA MERAKI
Bengaluru



PROVIDENT ECOPOLITAN
Bengaluru

Appendix 2: Ongoing projects

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PURVA CLERMONT
Mumbai



SILVERSANDS AND EMERALD BAY
Pune

Appendix 3 : Ongoing commercial projects

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PURVA AEROCITY
Bengaluru



PURVA ZENTECH
Bengaluru

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THANK YOU

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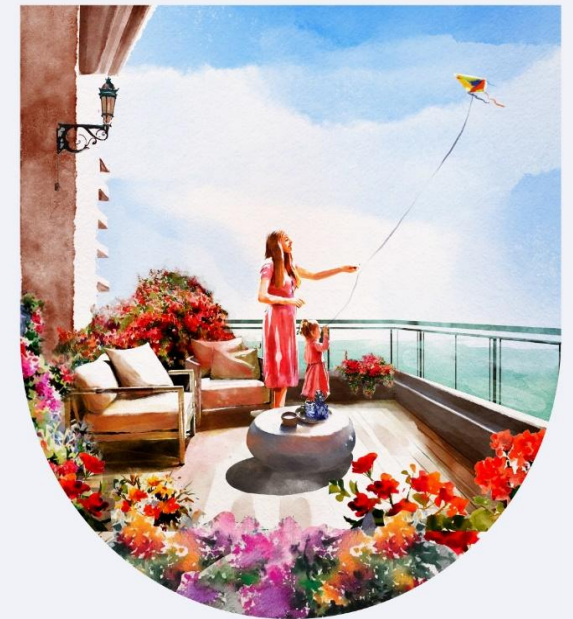
AT PURVA, WE DO WHATEVER IT TAKES TO CREATE MAGIC FOR YOU.
WE SPEND HOURS CRAFTING BLUEPRINTS, SO YOU HAVE HOMES YOU'LL
ADMIRE FOR A LIFETIME. WE GO THE EXTRA MILE TO FIND THE RIGHT
LOCATION, SO YOU LIVE IN PROXIMITY TO EVERYTHING YOU LOVE.

WE EMPLOY CUTTING EDGE TECHNOLOGY, SO YOUR LIFESTYLE WILL
BE A CUT ABOVE THE REST.

AND, WE OFFER THE RIGHT PLATFORM FOR OUR ARCHITECTS,
ENGINEERS AND SALES FORCE, SO THEY CAN CREATE WHAT THEY ARE
MOST PASSIONATE ABOUT. BEAUTIFUL SPACES.

THAT'S RIGHT, BE IT OUR HOMEBUYERS, OR OUR COLLABORATORS,
YOUR DREAMS ARE AT THE CENTRE OF WHAT WE DO.

BECAUSE FOR US, IT'S ALWAYS ABOUT YOU.



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