

Date: **08.08.2025**

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
--	---

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 ended June 30, 2025, to be made to the Analysts/Institutional Investors and the same is also being made available on the Company's website <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



Celebrating 50 years of Puravankara

The River of Life

Always flowing forward

What began as a dream has become a river, deep with purpose and ever flowing with hope. In this journey, you became a part of ours. And somewhere along the way, we became a part of yours.

With all our hearts, we're grateful for your trust, your belief, and for letting us grow alongside you.

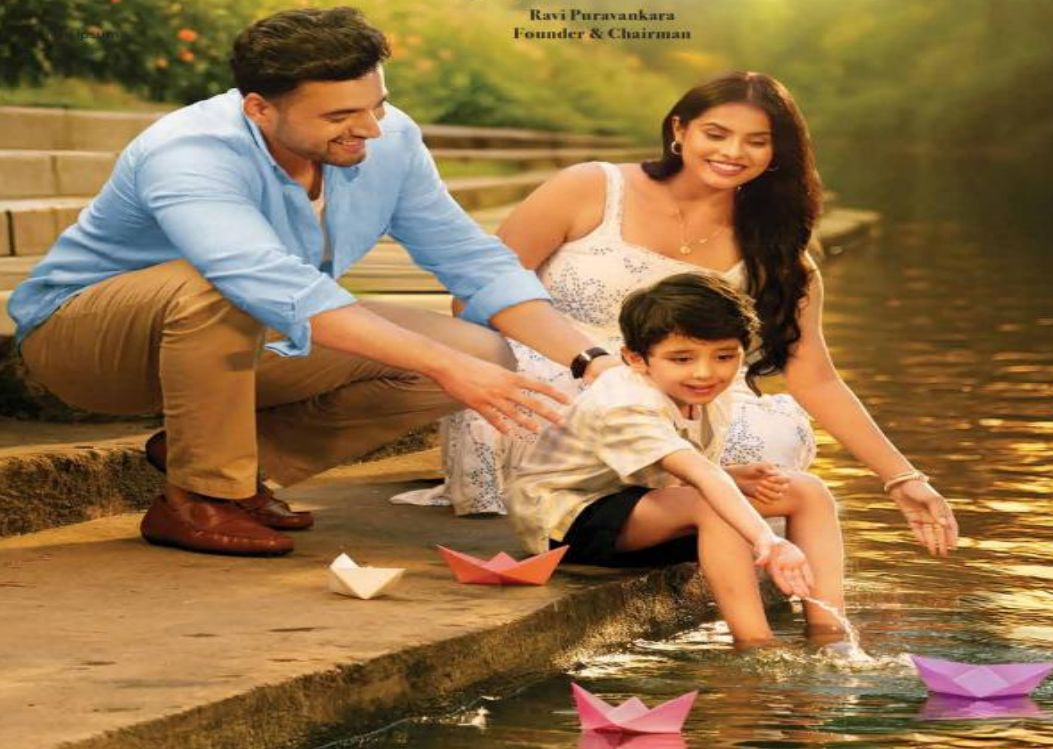
This milestone equally belongs to you, our customers, partners, architects, investors, landowners, shareholders, and well-wishers.

You are the reason we've flowed this far, and with strength. And we're flowing into the next 50 and beyond, with you.

From all of us at Puravankara Group,

Ravi Puravankara

Ravi Puravankara
Founder & Chairman



INVESTOR CORPORATE PRESENTATION

Q1 FY26

Table of contents

PURAVANKARA

* Market insights	3 – 4
* Company overview	5– 6
* Operational overview – sales and collections	7– 8
* Diversified offerings across market segments	9 – 12
* Expanding with a pan-India presence	13– 16
* Efficient capital management	17 – 19
* Update on Financials	20– 21
* Update on Cash flows	22 – 25
* Project status	26 – 33
* Growing sustainably with good governance practices	34 – 37
* Other corporate information	38– 46
* Disclaimer	47

Market Insights - Residential

India's residential real estate market witnessed a 9% Q-o-Q growth in new unit launches as sales remained largely stable in Q2 2025. The mid-end and high-end housing segments continued capturing the attention of home buyers, constituting about 58% of the total sales across the top seven cities during the quarter.

66,300

Units sold in Q2 2025

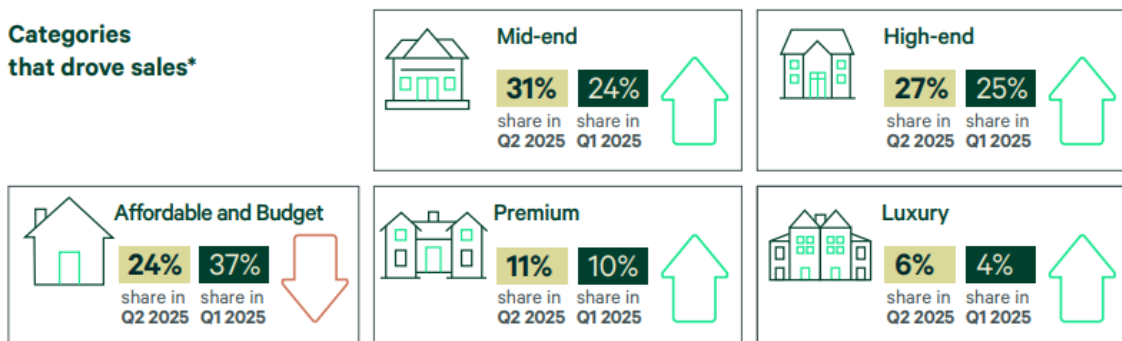
72,200

Units launched in Q2 2025

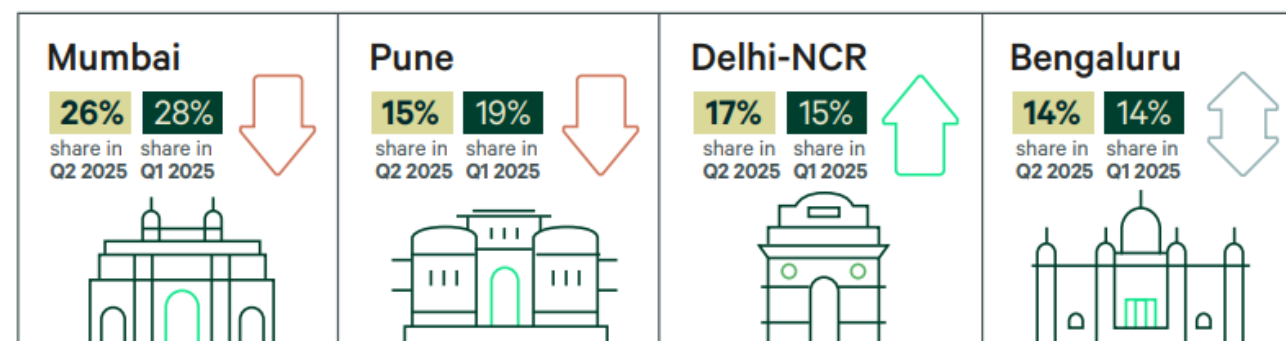
58%

Cumulative share of Mumbai, Pune and Delhi-NCR in apartment sales in Q2 2025

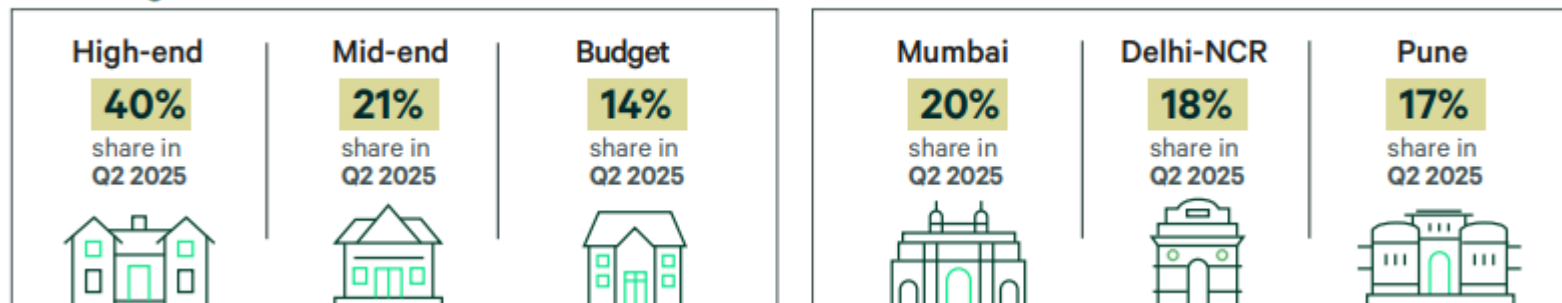
Categories that drove sales*



Cities that drove sales



Prevailing trends in unit launches in Q2 2025



~60%

Q-o-Q and 88% Y-o-Y growth in luxury apartment sales in Q2 2025

The office sector continued its strong momentum in Q2 2025, with steady absorption observed across key markets. Office leasing in the quarter reached 20.3 million sq. ft. while new office supply of approximately 17.1 million sq. ft. became operational. Space take-up by domestic corporates and global capability centres (GCCs) played a pivotal role in boosting office absorption.

20.3 mn sq.ft.

Absorption in Q2 2025

17.1 mn sq.ft.

Supply in Q2 2025

8% Q-o-Q increase in office leasing in Q2 2025

73% Cumulative share of Bengaluru, Mumbai, Pune, and Chennai in space take-up in Q2 2025

63% Q-o-Q jump in supply in Q2 2025; 27% increase Y-o-Y

73% Combined share of Pune, Bengaluru, and Hyderabad in supply addition in Q2 2025

26% Share of leasing by Technology sector in Q2 2025; 25% share in H1 2025

36% Share of leasing by GCCs in Q2 2025

Technology sector drove highest leasing activity followed by BFSI sector and Flexible space operators

Technology



26%

share in Q2 2025

Banking, Financial Services
& Insurance (BFSI)



21%

share in Q2 2025

Flexible Space
Operators



19%

share in Q2 2025

Research, Consulting
& Analytics (RCA)



8%

share in Q2 2025

Engineering &
Manufacturing (E&M)



5%

share in Q2 2025

Aviation



4%

share in Q2 2025

Life Sciences



3%

share in Q1 2025



Company Overview

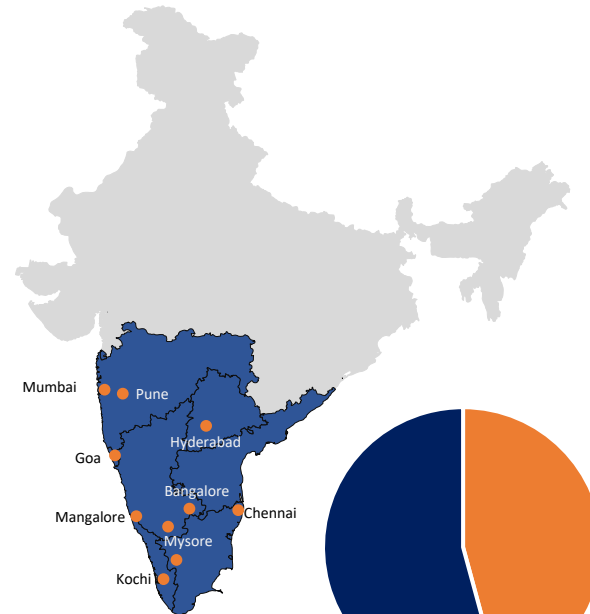
Diversified across price segments and geographies

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 Q1FY26



■ Land Assets 45.78% 30.18msft ■ Ongoing 54.22% 35.75msft

Developable Area

92

Completed residential projects and commercial projects

54 msft

92 projects delivered with 53.79 msft of completed Developable Area.

23,950+

Homes with total Developable Area of over 35.75 msft under development

30 msft

Land bank of over 30.18 msft of Developable Area, with Group's economic interest of 27.11 msft



Operational Overview Sales and Collections

Key Business Highlights – Q1FY26

PURAVANKARA

~INR **1,124** Cr

Sales Value

Q1FY25 sales of INR 1,064 Cr

1.25 msft

Sales volume*

Q1FY25 sales volume of INR 1.29 msft

~INR **857** Cr

Customer Collections

Q1FY25 collections of INR 910 Cr

~INR **8,988**

Average Realization ₹ per sft

9% YoY increase

~INR **539** Cr

Total Revenue

Revenue for Q1FY25 was INR 676 Cr

~INR **69** Cr loss

PAT

PAT for Q1FY25 was profit of INR 15 Cr

15%

EBIDTA Margin^

EBIDTA margin for Q1FY25 was 22%

*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 a rocky edge and a small waterfall. The pool area is surrounded by lush landscaping, including trees and plants. A few people are visible walking on a path and sitting on lounge chairs near the pool. The overall atmosphere is serene and modern.

Diversified Offerings Across Market Segments

Sales Q1FY26 Vs Q1FY25

Based on Bookings

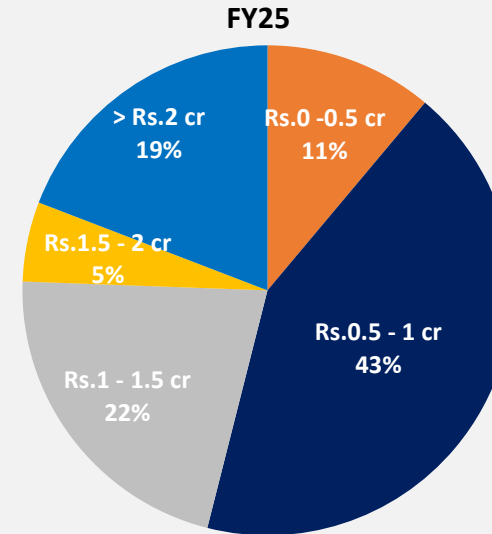
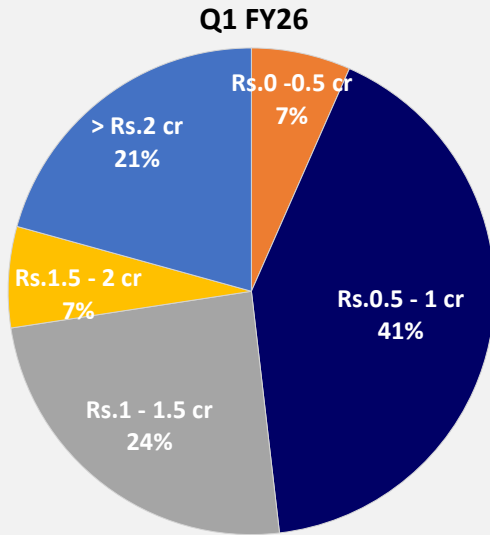
	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Jun-25	Jun-24	%	Jun-25	Jun-24	%	Jun-25	Jun-24	%	Jun-25	Jun-24	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
South	0.95	1.12	-15%	723	931	-22%	851	892	-5%	8,961	7,962	13%
Completed Projects	0.16	0.11	45%	129	91	42%	148	98	50%	9,237	8,927	3%
Ongoing Projects	0.79	1.01	-22%	594	840	-29%	704	794	-11%	8,905	7,856	13%
West & Commercial	0.3	0.17	76%	272	175	55%	272	172	58%	9,075	10,123	-10%
Completed Projects	0.01	0.01	0%	12	12	0%	12	12	-4%	11,550	12,060	-4%
Ongoing Projects	0.29	0.16	81%	260	163	60%	261	160	63%	8,990	10,002	-10%
Total Gross	1.25	1.29	-3%	995	1106	-10%	1124	1064	6%	8,988	8,246	9%

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.03 msft during Q1FY26 and 0.08 msft during Q1FY25
- “South” –
 - South maintained its sustenance sales velocity with 13% increase in realization.
- “West & commercial” –
 - The sales value increased by 58% YOY primarily due to new launch of ‘Purva Panorama’ in Thane, Mumbai
- Pre- sales value has grown by 6% YoY
- Average realization of the Group is at 9% higher YoY

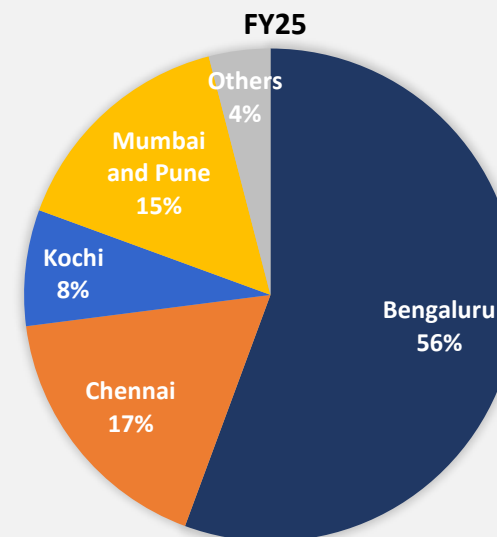
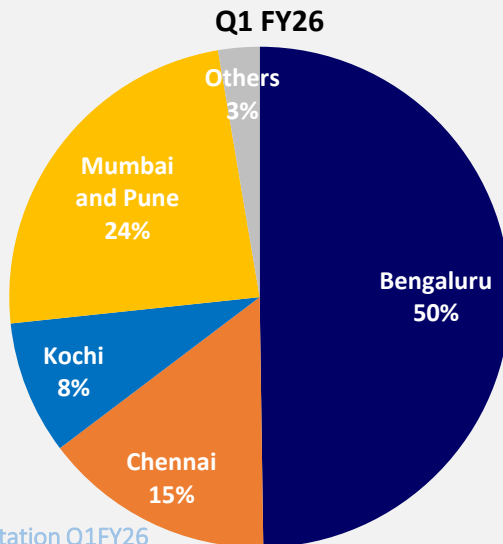
* Sales pertains to the bookings of that respective period which is reported.

Sales area classification – unit value & regional contribution

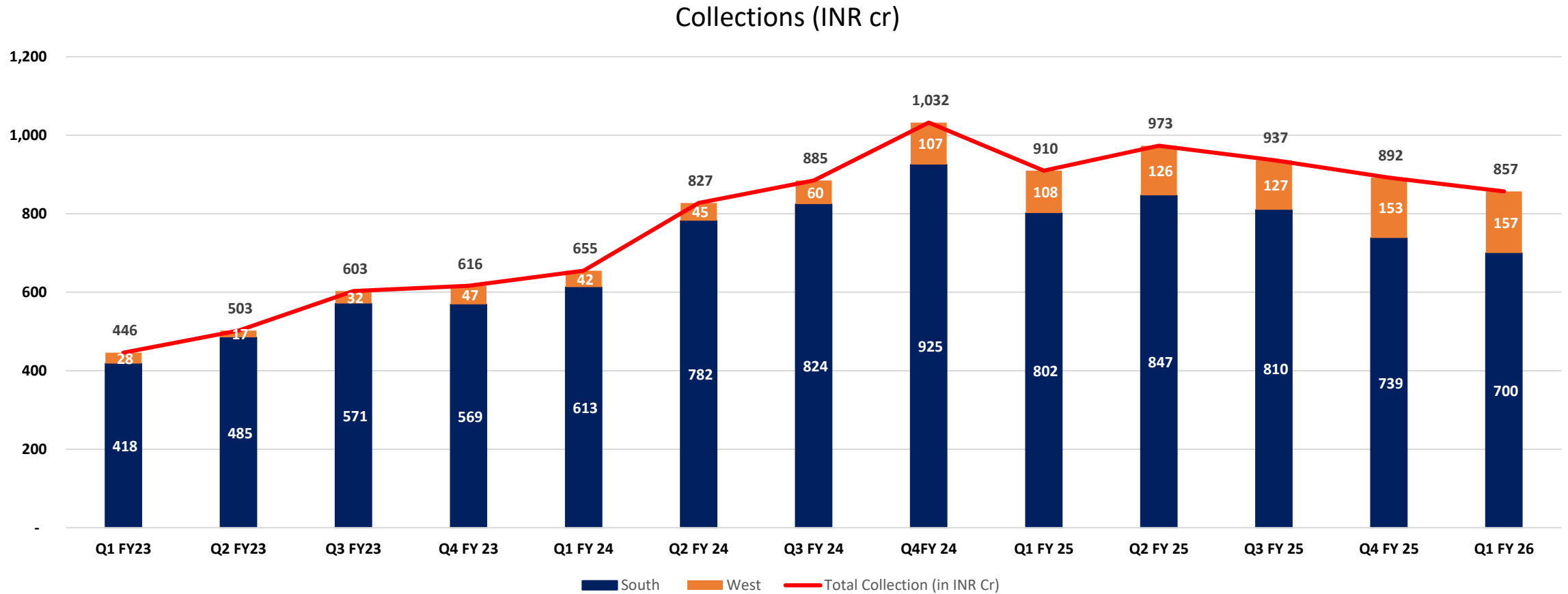
Unit Value wise contribution to sales value



Regional contribution to sales value



- Unit Value wise –79% of the Group's sales are accounted by units, for which average sales price per unit is less than Rs 2 Cr in Q1FY26
- Unit Value wise –48% of the Group's sales are accounted by units which costs less than 1 Cr in Q1FY26
- ~50% of the sales volume were from outside Bengaluru Real estate market in Q1FY26 vs 44% in FY25.
- Increase in sales from Mumbai and Pune from 15% in FY25 to 24% in Q1FY26 is indicative of growing presence in Western region.



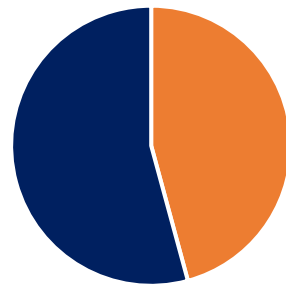
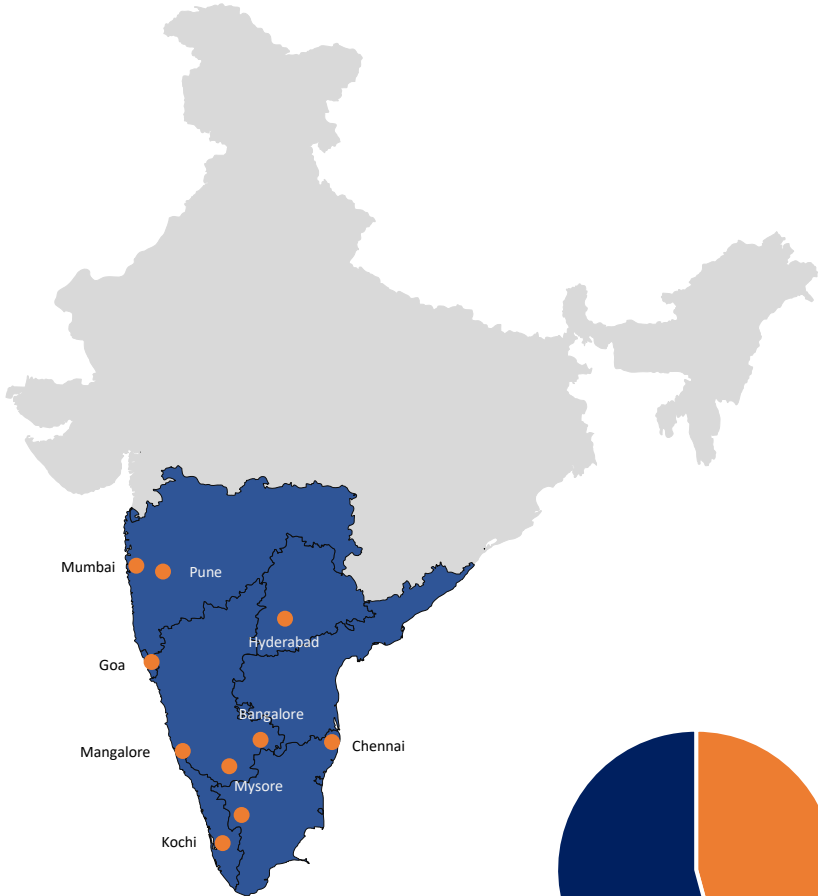
- Collections nearly doubled from ₹446 Cr in Q1 FY23 to ₹857 Cr in Q1 FY26.
- South region contributed 82% of collections, while West contributed 18% in Q1 FY26.
- Rising contribution from the West indicates a strengthening market presence in the region.



Expanding with a Pan-India Presence

Diversified across markets, brands and stages of development

PURAVANKARA



■ Land Assets 45.78% 30.18msft ■ Ongoing 54.22% 35.75msft
Developable Area

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

	Completed	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
South India				
Bengaluru	38.40	16.05	18.58	34.63
Chennai	6.54	6.13	0.00	6.13
Hyderabad	2.78	0.00	0.00	0.00
Kochi	2.74	3.12	2.91	6.03
Others	2.40	1.50	1.07	2.57
West India				
Mumbai	0.14	4.43	3.63	8.06
Pune	0.79	4.52	0.00	4.52
Overseas				
Colombo	0.00	0.00	4.00	4.00
Total Developable Area	53.79	35.75	30.18	65.93
<i>South</i>	<i>50.95</i>	<i>23.63</i>	<i>26.55</i>	<i>50.18</i>
<i>West</i>	<i>1.63</i>	<i>8.95</i>	<i>3.63</i>	<i>12.58</i>
<i>Commercial</i>	<i>1.22</i>	<i>3.17</i>	<i>0.00</i>	<i>3.17</i>
Group's economic interest	46.89	32.19	27.11	59.30
<i>South</i>	<i>45.00</i>	<i>21.18</i>	<i>24.79</i>	<i>45.97</i>
<i>West</i>	<i>1.13</i>	<i>8.14</i>	<i>2.32</i>	<i>10.46</i>
<i>Commercial</i>	<i>0.76</i>	<i>2.87</i>	<i>0.00</i>	<i>2.87</i>
<i>Land Bank under settlement/clearances</i>			<i>16.06</i>	<i>16.06</i>
Total Developable Area	53.79	35.75	46.24	81.99

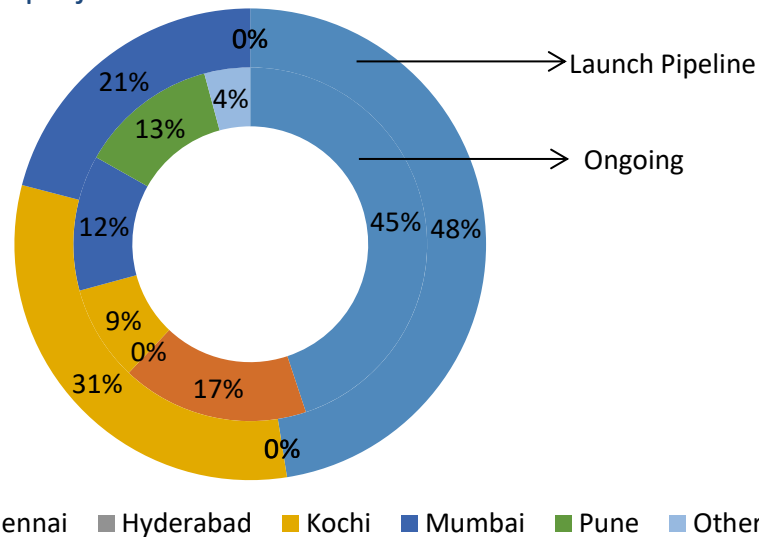
Note:

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

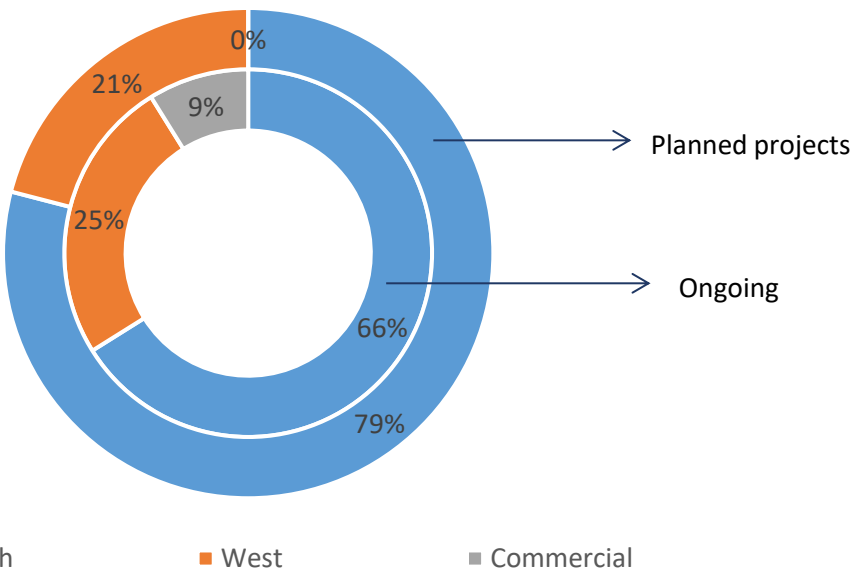
Non-Bengaluru projects now account for 55% of the share of ongoing and 52% of Planned projects. Mumbai & Pune together constitute 21% of the Planned projects.



	Ongoing msft	Planned projects msft	Ongoing	Planned projects
Bengaluru	16.05	4.38	45%	48%
Chennai	6.13	0.00	17%	0%
Hyderabad	0.00	0.00	0%	0%
Kochi	3.12	2.91	9%	31%
Mumbai	4.43	1.93	12%	21%
Pune	4.52	0.00	13%	0%
Others	1.50	0.00	4%	0%
Total	35.75	9.22	100%	100%

Note: 1. Based on Developable Area in msft
 2. Ongoing projects includes approx. 11.3 million sqft of area not open for sale.

Geography wise Ongoing and Planned projects;



	Ongoing msft	Planned projects msft	Ongoing	Planned projects
South	23.63	7.29	66%	79%
West	8.95	1.93	25%	21%
Commercial	3.17	0.00	9%	0%
Total	35.75	9.22	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	Q3FY26
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	Q3FY26
6	Hennur Road	Bengaluru	Owned	New project	0.44	100%	0.44	0.44	Q3FY26
7	Cityspire - Winworth (2)	Kochi	Owned	New project	1.64	100%	1.64	0.41	Q3FY26
8	Mallasandra	Bengaluru	Owned	New project	0.84	100%	0.84	0.42	Q2FY26
9	Kanakapura	Bengaluru	Owned	New project	0.54	100%	0.54	0.54	Q4FY26
10	Nellakunte (plotted)	Bengaluru	Owned	New project	0.21	100%	0.21	0.21	Q3FY26
Total					7.29		7.29	5.00	
Puravankara West									
11	Apna ghar redevelopment (Unit 4 &5)	Mumbai	Redevelopment	New project	1.07	100%	0.63	0.29	Q3FY26
12	Miami	Mumbai	Redevelopment	New project	0.19	100%	0.08	0.03	Q4FY26
13	Deccan	Mumbai	Redevelopment	New project	0.68	100%	0.36	0.06	Q4FY26
Total					1.93		1.07	0.38	
Total New Launches					9.22		8.36	5.38	
New phase launches					3.10		3.10	3.10	
Total launches					12.32		11.46	8.48	

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 5,578 crore



Efficient capital management

Debt movement

Debt/ sft of under construction area

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

*ongoing open for sale and includes commercial projects.

Debt movement pattern

in Rs. Cr	June-25	Mar-25	March 24	March 23	March 22
Opening Balance	3681	3560	2,563	2,575	2,283
Net Addition (Repayment)	-138	121	519	51	-93
Debt Outstanding**	3543	3681	3,082	2,626	2,190
Less: Cash and Cash Equivalents	718	732	931	418	345
Net debt	2825	2949	2,151	2,208	1,846
Cost of Debt*	11.35%	11.85%	11.59%	11.31%	10.56%
Net Worth	1678	1736	1,890	1,993	2,049
Net Debt / Equity Ratio	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 June 2025

**Debt does not include NCD issued to HCARE Fund 3 of INR.700 cr, 360 One of INR 50 cr and Purva Excellence Fund of INR 121 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 89 crores

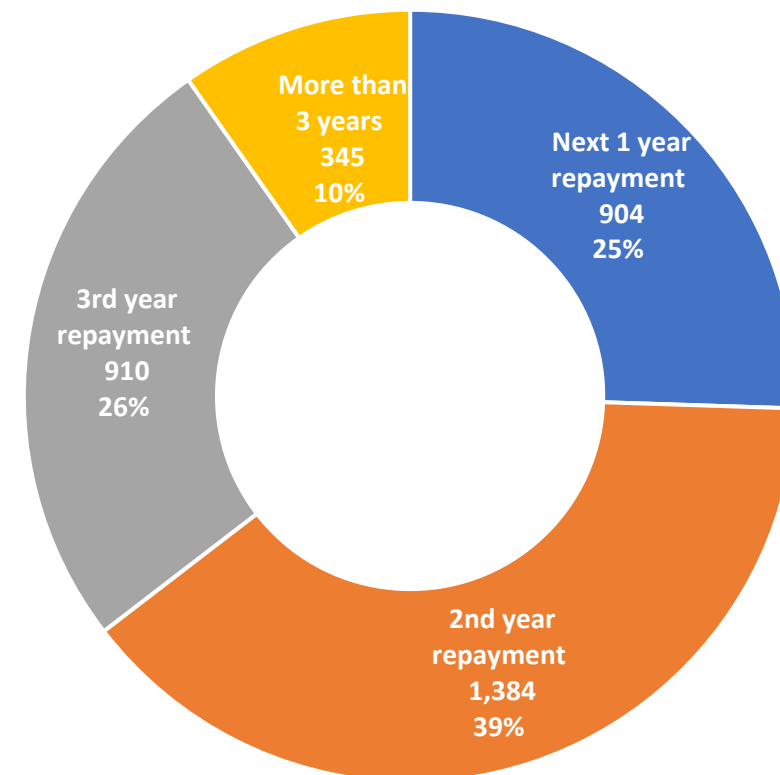
- Gross debt reduced by INR 138 Cr and net debt by INR 124 Cr this quarter, reflecting effective debt management
- Overall debt per sq. ft. has decreased Q-o-Q.
- While the Debt/sq. ft. for Residential & Land decreased from INR 913 to INR 830. Commercial debt/ sq. ft. increased due to INR 45 Cr capex towards asset creation.
- Cost of debt reduced to 11.35%, driven by continued focus on improving funding efficiency

Debt composition and repayment schedule

Debt Composition			
	As at 31 March 2025	As at 30 June 2025	Increase/(decrease)
Residential	2,060	1,889	-171
Land	1053	1042	-12
Capex towards Commercial development	567	612	45
Total Gross Debt	3,681	3,543	-138
Less Cash and equivalent	732	718	-14
Net Debt*	2,949	2,825	-124

- Our overall gross debt has reduced by INR 138 crore and net debt debt by INR 124 crore when compared to previous quarter.
- Residential debt has reduced by INR 171 crore reflecting strong project cashflows and operational efficiency.
- Land-related debt also decreased by INR 12 crore.
- INR 45 Cr invested in commercial projects during the quarter to support asset creation; ~2 msft targeted for completion in FY26.

Repayment Schedule as at 30 June 2025 INR Cr



**Debt does not include NCD issued to HCARE Fund 3 of INR.700 cr, 360 One of INR 50 cr and Purva Excellence Fund of INR 121 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 89 crores



Update on Financials

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

All numbers in INR Cr

Particulars	Q1FY26	Q4FY25	Q1FY25
Income			
Revenue from operations	524.40	541.57	658.33
Other income	14.24	22.13	17.22
Total income	538.64	563.70	675.55
Expenses			
Sub-contractor cost	405.44	424.33	247.95
Cost of raw materials and components consumed	76.84	84.92	65.75
Land purchase cost	57.73	191.83	455.00
Purchase of stock of flats	0.00	0.00	307.43
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-283.01	-430.30	-738.14
Employee benefit expense	79.04	75.20	69.76
Finance expense	160.90	152.15	119.06
Depreciation and amortization expense	10.15	11.19	7.49
Other expenses	121.67	165.14	120.11
Total expenses	628.76	674.46	654.41
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures	-90.12	-110.76	21.14
Share of profit/(loss) of associates and joint ventures, net	0.04	-0.05	0.38
Exceptional Item	0.00	0.00	0.00
Profit before tax	-90.08	-110.81	21.52
Tax expense/(credit)	-21.53	-22.81	6.74
Net Profit for the period	-68.55	-88.00	14.78
Other comprehensive Income/(loss) (net of tax expense/credit)	-0.74	0.32	0.31
Total comprehensive income/(loss) for the period	-69.29	-87.68	15.09



Update on Cash flows

Direct cashflows

All numbers in INR Cr

	Cash Flow Statement	Q1 FY 25	Q4 FY 25	Q1 FY26	QoQ	YoY
A	Operating Inflows	966	1,133	961	-15%	0%
	<i>Collection from operations</i>	966	1,133	961	-15%	0%
B	Operating Outflows	(685)	(934)	(808)	-14%	18%
C=A-B	Operating Surplus	281	199	154	-23%	-45%
	<i>Less</i>					
	Interest Cost(Net)	(104)	(133)	(122)		
	Tax Paid	(34)	(55)	(65)		
D	Operating Surplus after tax and interest	143	11	(34)	-400%	-123%
	Investment Activity					
	Land Payments including advances & deposits	(628)	(48)	(144)		
	Purchase of Fixed Assets	0	(27)	(7)		
	Other Assets & Investments	0	(49)	(14)		
E	Total from Investing Activity	(628)	(124)	(165)	33%	-74%
	Financing Activity					
	Loan Drawal/(Repayments)	199	121	(138)		
	Exit/Investment equity in nature	399	(13)	322		
F	Total from Financing Activity	598	108	184	70%	-69%
G=D+E+F	Net Operating Surplus	113	(4)	(14)	225%	-112%
	Opening Cash and Bank Balances	931	736	732	-1%	-21%
	Closing Cash and Bank Balances	1,044	732	718	-2%	-31%

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)	3,905	738	4,643
Value of Inventory open for sale ¹	(B)	5,310	1,892	7,202
Balance cost to go ^{2&3}	(C)	4,611	1,910	6,521
Surplus (A) + (B) – (C)	(D)	4,604	720	5,324
Surplus from Inventory not open for sale (F)-(G+H)	(E)	925	1,666	2,591
Value of Inventory not open for sale	(F)	2,892	5,486	8,378
Balance cost to complete	(G)	1,867	3,720	5,587
Contingencies ⁴	(H)	100	100	200
Total Estimated Surplus (D +E)		5,529	2,386	7,915

		Commercial projects
Capital Value	(A)	3,252
Balance cost to go	(B)	1,318
Surplus (A) + (B)	(D)	1,934

- Cashflow Visibility of INR **7,915 Crores** in next 3-5 years
- Balance receivables of ~INR **6,521 crore** from sold units, covers ~ **71%** 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 5,578 crores and hence total surplus will be INR 15,427 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 Rs crore)
Group A - Ongoing (including not launched for sale) projects		
Balance customer collection 1	A	20,223
Balance cost to go 2 & 3	B	12,308
Surplus from ongoing (including not launched for sale) projects	C= A-B	7,915
Group B - Projects which are in launch pipeline		
Unsold Inventory value	D	13,141
Cost to complete	E	7,563
Surplus from projects which are in launch pipeline	F=D-E	5,578
Group C - Surplus from Commercial projects	G	1,934
Total Surplus	H=C+F+G	15,427
Gross debt*	I	3,543
cash and cash equivalent	J	718
Net Debt	K = I-J	2,825

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.700 cr, 360 One of INR 50 cr and Purva Excellence Fund of INR 121 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 89 crores

- Net debt stands at INR 2,825 crore, comfortably offset by a projected surplus of INR 15,427 crore — more than 5x coverage — ensuring strong cash flow visibility and financial stability.
- This includes INR 7,915 crore from approved projects, INR 5,578 crore from a well-established pipeline of upcoming developments and INR 1,934 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 (Our share) – 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.

*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. 3.63 msft of developable area and approx. 2.32 msft of saleable area. (Our share)*

Investor Presentation Q1FY26

Recent land acquisitions with Rs 6,400 Cr GDV

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 6 months

• Redevelopment Project in Chembur

- Selected as preferred developer for 8 residential societies
- 3.78-acre project | ~ 1.2 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

Update on possession for completed projects

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

We handed over 667 units, spanning 0.68 msft, in Q1 FY26, generating revenue of INR 539 crore.

As of June 30, 2025, we have completed 3.65 msft of inventory (3015 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 June 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	591	0.48	85%	74	0.08	15%
2	Atmosphere	Thanisandra, Bengaluru	0.96	641	87%	0.84	561	0.84	530	0.78	93%	31	0.06	7%
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	763	100%	0.65	763	0.65	741	0.62	96%	22	0.02	4%
5	Kenworth I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1,453	1.39	1,426	1.37	98%	27	0.02	1%
6	Kenworth II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	211	0.26	90%	23	0.03	10%
7	Park Square	Judicial Layout, Bengaluru	1.39	1548	87%	1.39	1,548	1.39	1,533	1.38	99%	15	0.01	1%
8	Raagam	Thirumazhisa, Chennai	0.77	664	100%	0.77	664	0.77	568	0.65	84%	96	0.12	16%
9	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	63	0.08	58%	42	0.06	42%
10	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	97	0.20	55%	84	0.16	45%
11	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	843	1.33	96%	20	0.06	4%
12	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	343	0.46	96%	13	0.02	4%
13	Zenium - I	Airport Road Bengaluru	0.65	436	51%	0.33	221	0.33	218	0.33	99%	3	0.00	1%
West														
14	Silversand - I	Keshavnagar, Pune	0.73	665	100%	0.73	665	0.73	644	0.70	97%	21	0.02	3%
Total Completed - (A)			10.52	9263	100%	9.41	8301	9.41	7,808	8.65	92%	493	0.76	8%

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

Project Status – Under Construction as on June 30, 2025

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	931	0.73	69%	300	0.34	31%
2	Atmosphere	Thanisandra, Bengaluru	0.63	401	87%	0.55	353	0.55	327	0.51	92%	26	0.04	8%
3	Bayscape	Kelambakkam, Chennai	0.83	676	100%	0.83	676	0.83	169	0.21	25%	507	0.62	75%
4	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.37	245	0.37	194	0.29	79%	51	0.08	21%
5	Botanico	Soukya Rd, Bengaluru	1.52	1,275	100%	1.52	1275	1.52	849	1.04	68%	426	0.48	32%
6	Deansgate	IVC Rd, Bengaluru,	0.60	288	100%	0.60	288	0.60	134	0.28	46%	154	0.32	54%
7	Ecopolitan	Gummanahalli, Bengaluru	1.41	1537	86%	1.30	1391	1.30	1,323	1.22	94%	68	0.08	6%
8	Equinox	Mysore Road, Bengaluru	0.94	924	100%	0.94	924	0.94	755	0.77	81%	169	0.17	19%
9	Kensho Hills	S.Medihalli, Bengaluru	0.79	509	89%	0.70	452	0.70	216	0.32	46%	235	0.38	54%
10	Marina One	Kochi	2.35	848	50%	1.18	848	1.18	507	0.74	63%	341	0.43	37%
11	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	32	0.09	75%	12	0.03	25%
12	Oakshire	Rampura, Bengaluru	0.72	449	38%	0.27	175	0.27	171	0.26	97%	4	0.01	3%
13	Orient Grand	Lal Bagh Main Rd, Bengaluru	0.26	97	55%	0.14	53	0.14	8	0.02	15%	45	0.12	85%
14	Park Hill	Mallasandra, Bengaluru	0.87	492	100%	0.87	492	0.87	466	0.83	95%	26	0.05	5%
15	Park Square	Judicial Layout, Bengaluru	0.51	482	100%	0.51	482	0.51	445	0.48	93%	37	0.03	7%
16	Soukhyam	Guduvancheri, Chennai	3.14	2241	100%	3.14	2241	3.14	771	0.98	31%	1,470	2.16	69%
17	Sound of Water	Kammanahalli, Bengaluru	0.43	114	57%	0.26	67	0.26	46	0.17	67%	21	0.08	33%
18	Windermere - IV	Medavakkam, Chennai	1.57	1432	100%	1.57	1432	1.57	580	0.67	43%	852	0.90	57%
19	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	494	0.52	96%	21	0.02	4%
20	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	420	0.46	96%	16	0.02	4%
West														
21	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	129	0.19	65%	83	0.10	35%
22	Atmosphere - Pune	Keshavnagar, Pune	0.57	413	100%	0.57	413	0.57	136	0.20	34%	277	0.38	66%
23	Clermont	Chembur, Mumbai	0.36	316	100%	0.36	316	0.36	242	0.27	77%	74	0.08	23%
24	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	231	0.29	84%	49	0.06	16%
25	Kenvista	Kondhwa, Pune	0.39	431	71%	0.28	306	0.28	128	0.07	26%	178	0.20	74%
26	ONE PARK AVENUE	Ghodbunder Road, Thane	0.41	318	100%	0.41	318	0.41	89	0.11	27%	229	0.30	73%
27	PalmVista	Daighar Gaon, Thane	1.08	1251	64%	0.69	796	0.69	480	0.40	59%	316	0.28	41%
28	Panorama	Ghodbunder Road, Thane	0.52	385	100%	0.52	385	0.52	98	0.13	25%	287	0.39	75%
29	Silversand II	Keshavnagar, Pune	0.13	337	100%	0.13	337	0.13	238	0.09	69%	99	0.04	31%
Commercial														
30	Zentech Business Park	Kanakapura, Bengaluru	0.97	-	70%	0.67	-	0.67	-	0.03	5%	-	0.64	95%
Total Under Construction (C)			24.44	18338		21.22	16984	21.22	10609	12.38	58%	6373	8.84	42%

Project Status – Not yet open for Sale as on June 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	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	1.96	2364	100%	1.96	2364	-	-	-	0%	2,364	-	0%
5	Windermere 4C	Medavakkam, Chennai	0.59	478	100%	0.59	478	-	-	-	0%	478	-	0%
West														
6	Atmosphere - Pune	Keshavnagar, Pune	1.28	989	100%	1.28	989	-	-	-	0%	989	-	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	Oak	Ghodbunder Road, Thane	2.07	0	100%	2.07	0	-	-	-	0%	-	-	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 (D)														
			11.30	5626		10.97	5355		-		0%	5,355		0%
Total Ongoing - (B) + (C) + (D)														
			35.75	23,964		32.19	22,339	21.22	10,609	12.38	58%	11,728	8.84	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	0.91	1.05
Bengaluru	15	10.82	9.32	6.78	2.54
Chennai	3	5.53	5.53	1.86	3.68
Kochi	2	2.89	1.71	1.26	0.45
Pune	5	1.77	1.62	0.84	0.78
Goa	1	1.07	1.07	0.73	0.34
Total	30	24.44	21.22	12.38	8.84

The background image shows a modern urban environment. In the center, there are two tall, dark-colored apartment buildings with many windows. In front of the buildings is a row of green trees and a paved road. Several cars are visible on the road, including a white SUV, a dark car, and a white car. A person is walking on the sidewalk. The sky is clear and blue. The text "Growing sustainably with good governance practices" is overlaid on the image in a large, white, sans-serif font. There is a black and orange geometric shape in the top left corner.

Growing sustainably with good governance practices

As Puravankara Limited enters its 50th year of operations, the company is strategically positioned to lead a more sustainable, inclusive, and resilient future.

- Implementation of Tech Platform for Real time ESG Monitoring & Analysis
- Use of renewable energy for marketing offices and common areas; EV car parks in projects; Timer based lighting system
- Dedicated ESG park set up at the project site to showcase Safety First Protocols and environmental awareness. Installed visual displays and posters to promote Zero harm goal, worker's safety awareness and social responsibility.
- On the occasion of World Environment Day 2024, a plantation drive was conducted at the Project site with active participation of 70 workers and site personnel. A total of 100 saplings was planted as part of the initiative.
- All new projects are designed for a Target of IGBC silver/gold precertification.



Environment



Social



Governance

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



Deepak Rastogi
Chief Financial Officer



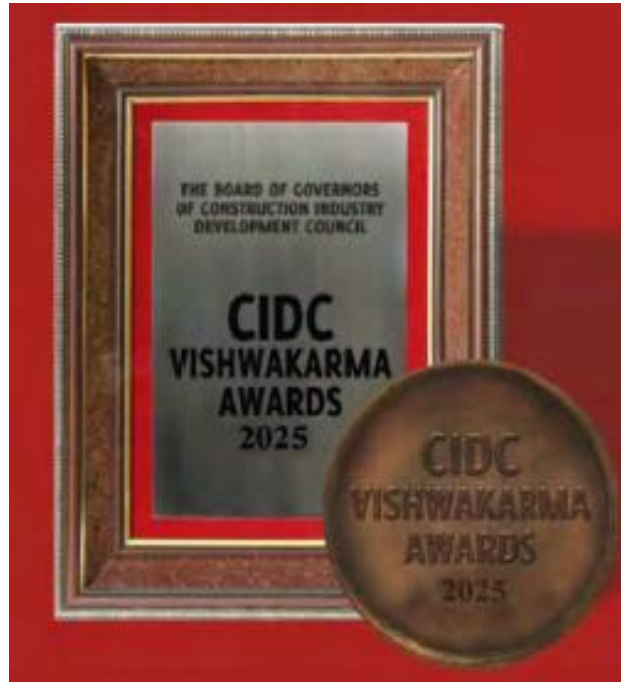
Appendix 1: Other Corporate Information

Awards and Accolades

PURAVANKARA



Best Brands 2024
by ET Now



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



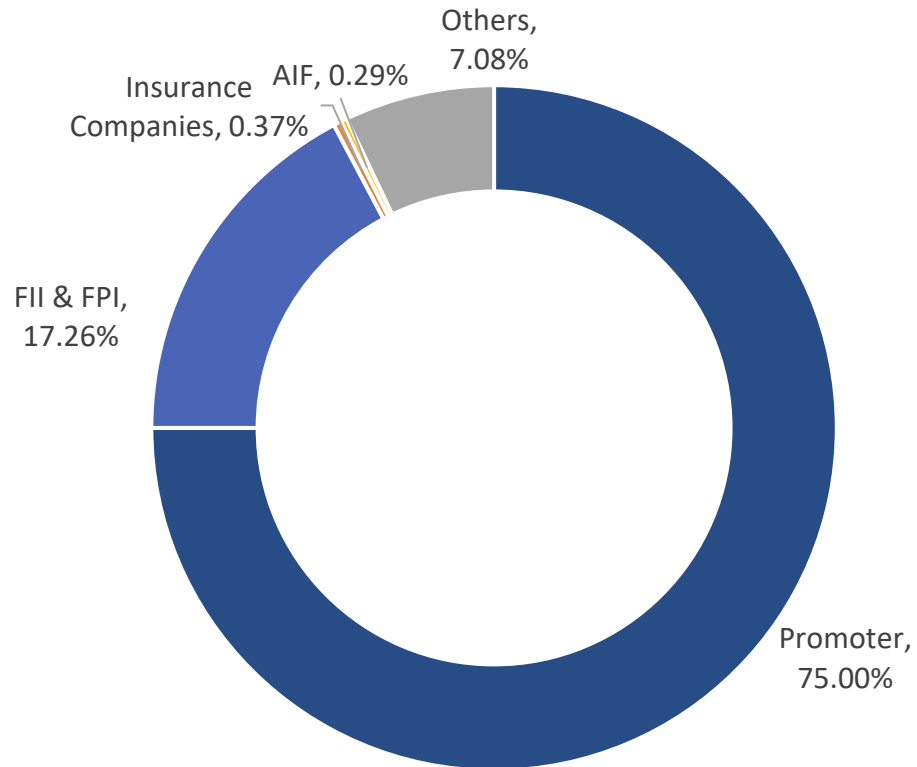
CIDC Vishwakarma Awards 2025:
Outstanding contribution to a
vibrant construction ecosystem for
SICL



Realty+ Conclave and
Excellence Awards 2024

Shareholding Pattern as of June 30, 2025

PURAVANKARA



Notes

1. Promoter Shares are unencumbered

FPIs

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

Insurance and Bodies Corporate

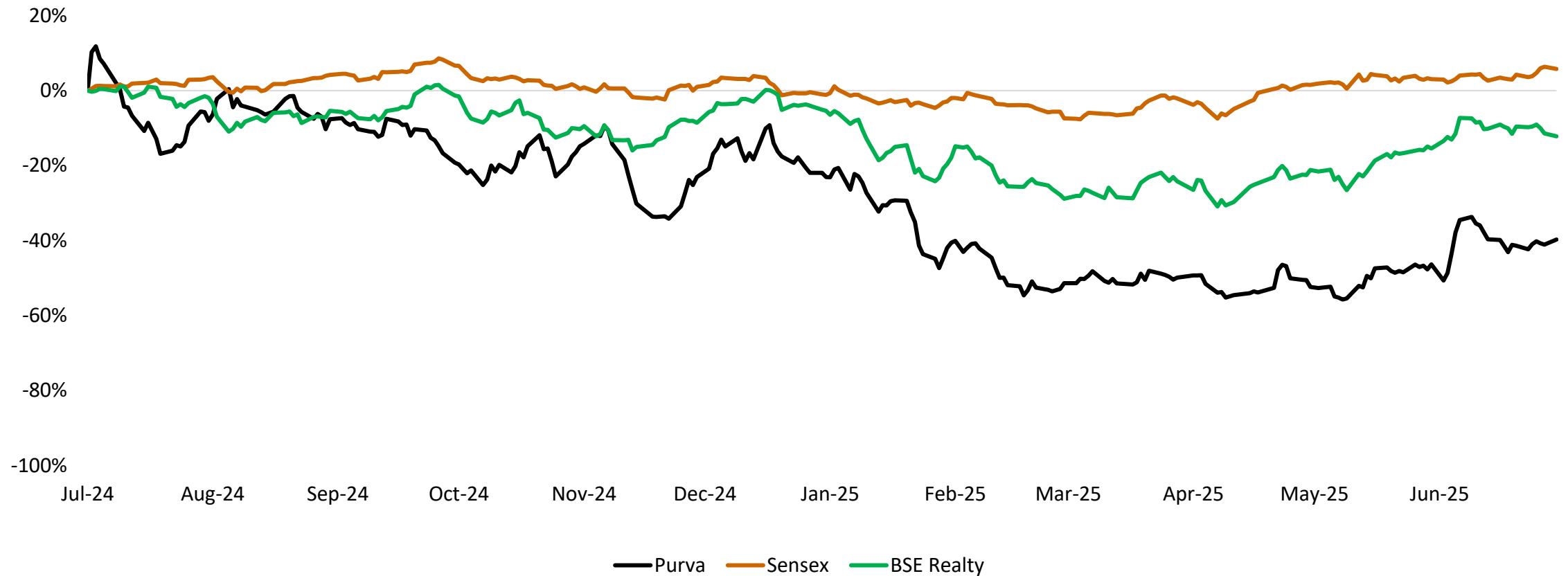
Life Insurance Corporation

Alternate Investment Funds

Motilal Oswal
Nuvama
Samarth Emerging Fund

Share Price Movement

PURAVANKARA



Notes: Graph rebased to 100

Appendix 1: Recently completed projects

PURAVANKARA



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



PROVIDENT CAPELLA
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PURVA LAKEVISTA
Chennai



PURVA PARKHILL
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PROVIDENT DEANSGATE
Bengaluru



PROVIDENT ECOPOLITAN
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PURVA CLERMONT
Mumbai



SILVERSANDS AND EMERALD BAY
Pune

Appendix 3 : Ongoing commercial projects

PURAVANKARA



PURVA AEROCITY
Bengaluru



PURVA ZENTECH
Bengaluru

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company and its subsidiaries and joint ventures. The forward-looking statements appear in a number of places throughout this presentation and include statements regarding the intentions, beliefs or current expectations of our Company concerning, amongst other things, the expected results of operations, financial condition, liquidity, prospects, growth, strategies and dividend policy of our Company and the industry in which we operate. In addition, even if the result of operations, financial conditions, liquidity and dividend policy of our Company, and the development of the industry in which we operate, are consistent with the forward-looking statements contained in this presentation, those results or developments may not be indicative of results or developments in subsequent periods.

Forward-looking statements include statements as to our Company’s business strategy, planned projects, (including, without limitation, any operating projections or forecasts), new business and other matters discussed in this presentation that are not historical facts. These forward-looking statements contained in this presentation (whether made by our Company or any third party), are predictions and involve known and unknown risks, uncertainties, assumptions and other factors that may cause the actual results, performance or achievements of our Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements or other projections.

THANK YOU

Puravankara Limited

130/1, Ulsoor Road,

Bengaluru - 560042

Tel: 080-25599000/43439999

Corporate Identification Number : L45200KA1986PLC051571

Website:- <https://www.puravankara.com/>

Investor Relations Contact:

Mr. Neeraj Gautam, Deputy CFO

Email – neeraj.gautam@puravankara.com;

Tel: +91-80-4343 9999

Asha D, Senior Manager - Corporate Finance & IR

Email – asha.d@puravankara.com;

Tel: +91-80-4343 9999

Mob:8861437884

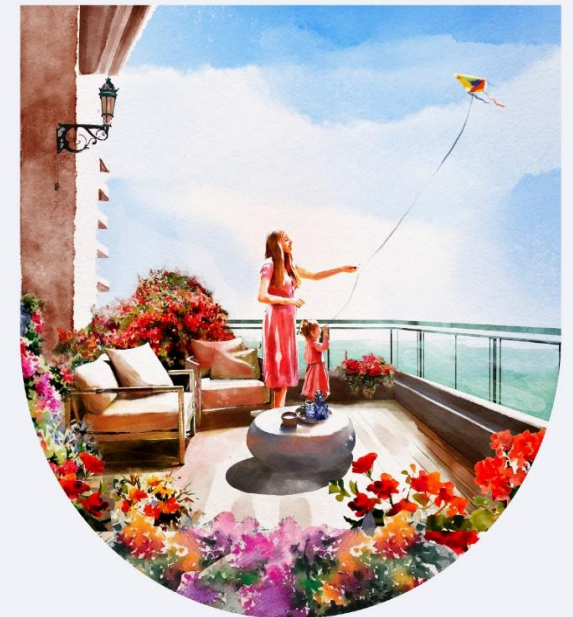
AT PURVA, WE DO WHATEVER IT TAKES TO CREATE MAGIC FOR YOU.
WE SPEND HOURS CRAFTING BLUEPRINTS, SO YOU HAVE HOMES YOU'LL
ADMIRE FOR A LIFETIME. WE GO THE EXTRA MILE TO FIND THE RIGHT
LOCATION, SO YOU LIVE IN PROXIMITY TO EVERYTHING YOU LOVE.

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.



PURVA

ALWAYS ABOUT YOU.

Find out more at www.puravankara.com