PURAVANKARA

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**

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
Digitally signed by SUDIP CHATTERJEE
Date: 2025.11.07 17:30:18 +05'30'

(Sudip Chatterjee)
Company Secretary & Compliance Officer
Membership No.: F11373

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

INVESTOR CORPORATE PRESENTATION

Q2 FY26

Table of contents

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Market Insights - Residential

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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*

Category	share in Q2 FY 26	share in Q1 FY 26
Mid-end	29%	24%
High-end	28%	27%
Affordable and Budget	28%	32%
Premium	10%	9%
Luxury	5%	8%

Cities that drove sales

City	share in Q2 FY 26	share in Q1 FY 26
Mumbai	26%	26%
Bengaluru	16%	14%
Pune	16%	15%
Hyderabad	14%	14%

Prevailing trends in unit launches in Q2 FY 26

	share in Q2 FY 26
High-end	33%
Mid-end	27%
Budget	17%
Mumbai	21%
Pune	18%
Bengaluru	18%

~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.

Data source – CBRE Market monitor

Market Insights – Office

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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

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

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

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

13.6 mn sq.ft.

Supply in Q2 FY 2026

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

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

Data source – CBRE Market monitor

Investment & Macro Update – India (Q2 FY26)

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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.

Data source – Savills

Company
Overview

Diversified across price segments and geographies

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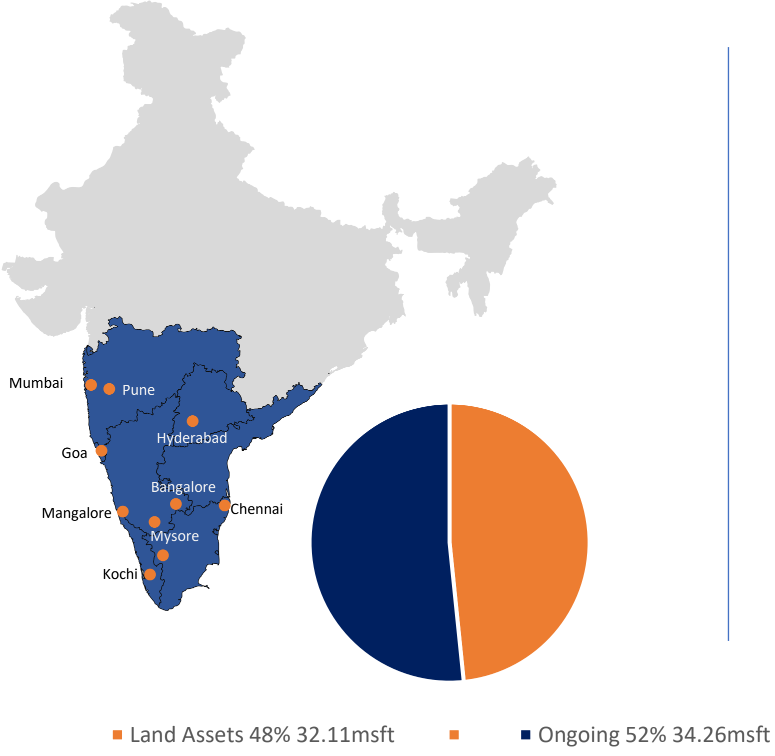
- Operations was started in 1975 & Company incorporated on June 3, 1986 , a strong legacy in real estate development.
- Presence in luxury residences, commercial, premium affordable housing and plotted development.
- Investment from IFC, IFC EAF of INR 322 crores for affordable housing development in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



Developable Area

93
Completed residential projects and commercial projects

23,300+
Homes with total Developable Area of over 34.26 msft under development

55 msft
93 projects delivered with 55.34 msft of completed Developable Area.

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

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~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

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~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

Diversified Offerings Across **Market Segments**

Sales Q2FY26 Vs Q2FY25

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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

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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

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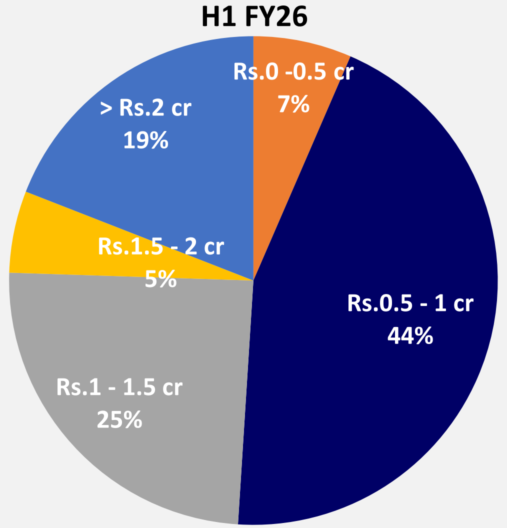
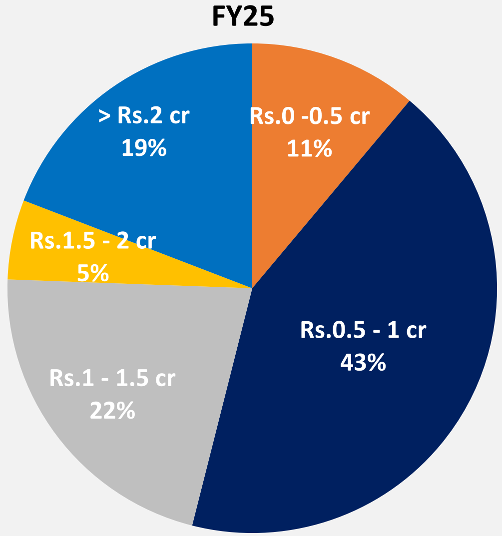
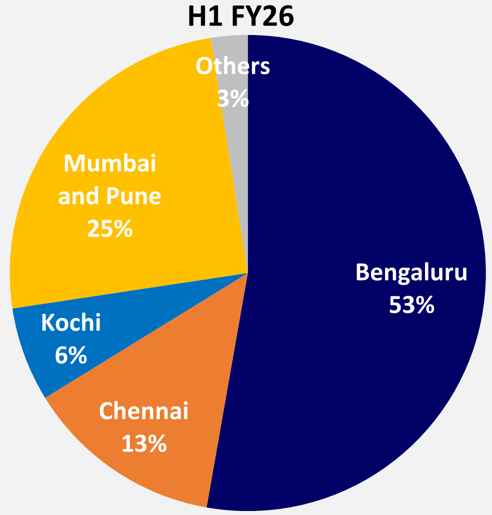
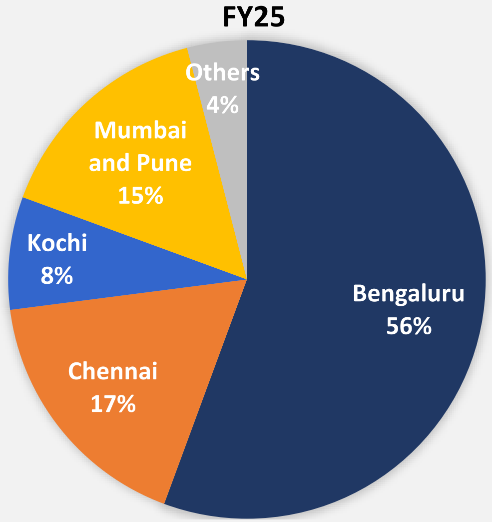
Unit Value wise contribution to sales value





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

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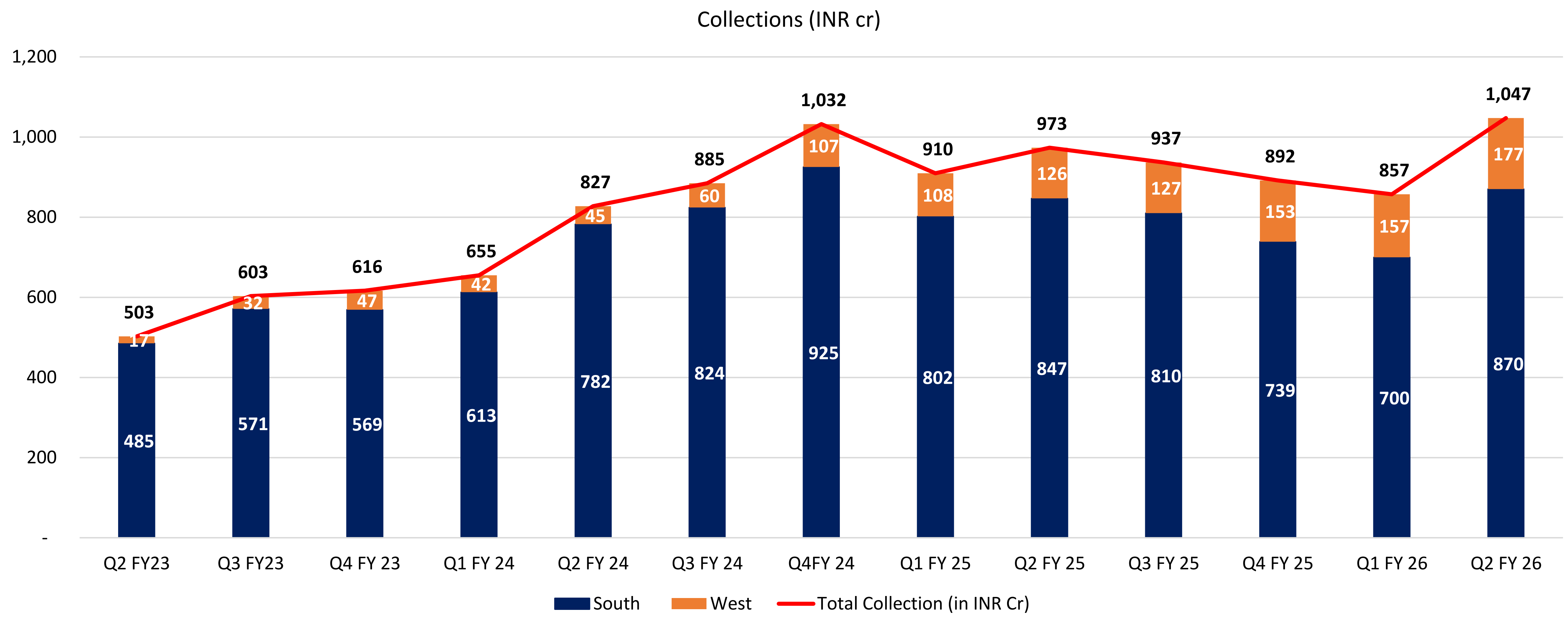

- Collections have more than doubled over the last three years, rising from INR 503 Cr in Q2 FY23 to INR 1,047 Cr in Q2 FY26.
- South region contributed 83% of collections, while West contributed 17% in Q2 FY26.
- Rising contribution from the West indicates a growing market presence in the region.

Expanding with a **Pan-India Presence**

Diversified across markets, brands and stages of development

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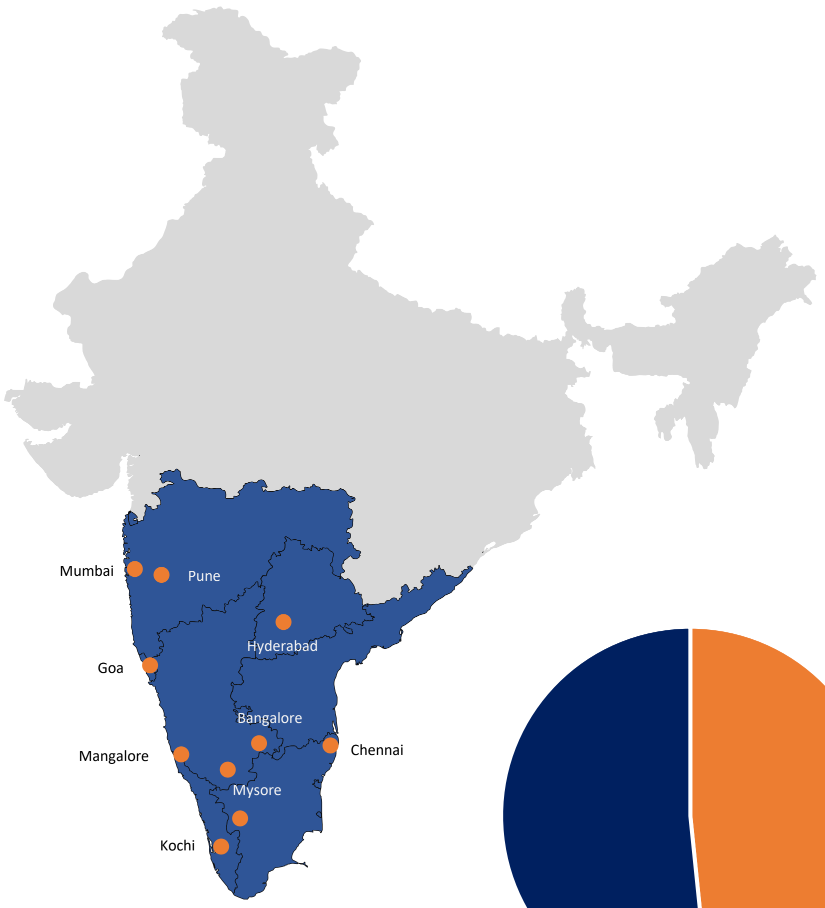

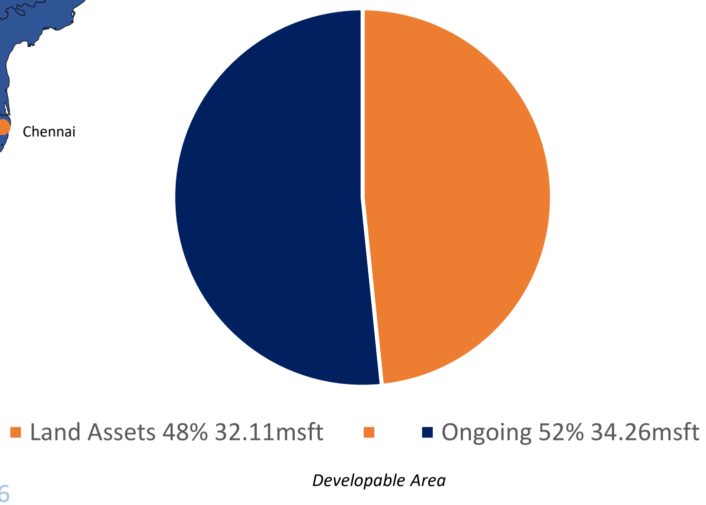

Developable Area as at 30 September 2025 in million sq. ft.

	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**
South	*52.50*	*22.11*	*27.73*	*49.84*
West	*1.63*	*8.99*	*4.38*	*13.37*
Commercial	*1.22*	*3.17*	*0.00*	*3.17*
Group's economic interest	**47.99**	**31.15**	**28.56**	**59.71**
South	*46.10*	*20.10*	*25.89*	*45.99*
West	*1.13*	*8.18*	*2.67*	*10.84*
Commercial	*0.76*	*2.87*	*0.00*	*2.87*
Land Bank under settlement/clearances			*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

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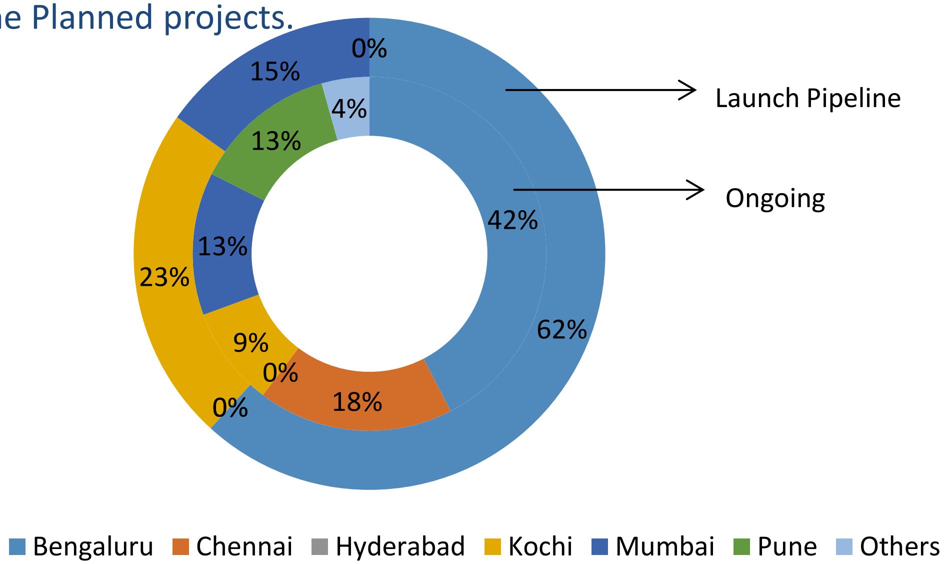
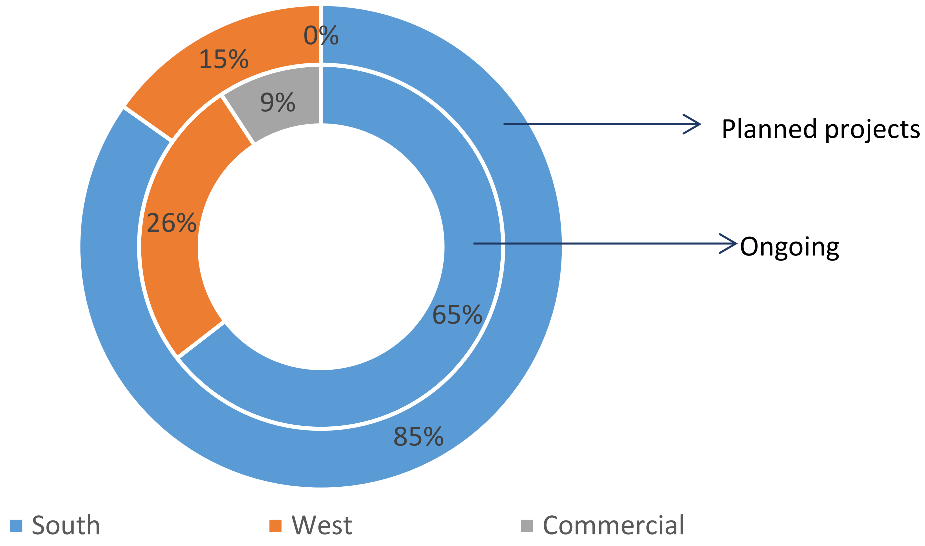
Non-Bengaluru projects now account for 58% of the share of ongoing and 38% of Planned projects. Mumbai & Pune together constitute 15% of the Planned projects.



	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%**

Geography wise Ongoing and Planned projects;



	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%**

Note: 1. Based on Developable Area in msft
2. Ongoing projects includes approx. 10.4 million sqft of area not open for sale.

Planned projects

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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

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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**

- 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.

* 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

Debt composition and repayment schedule

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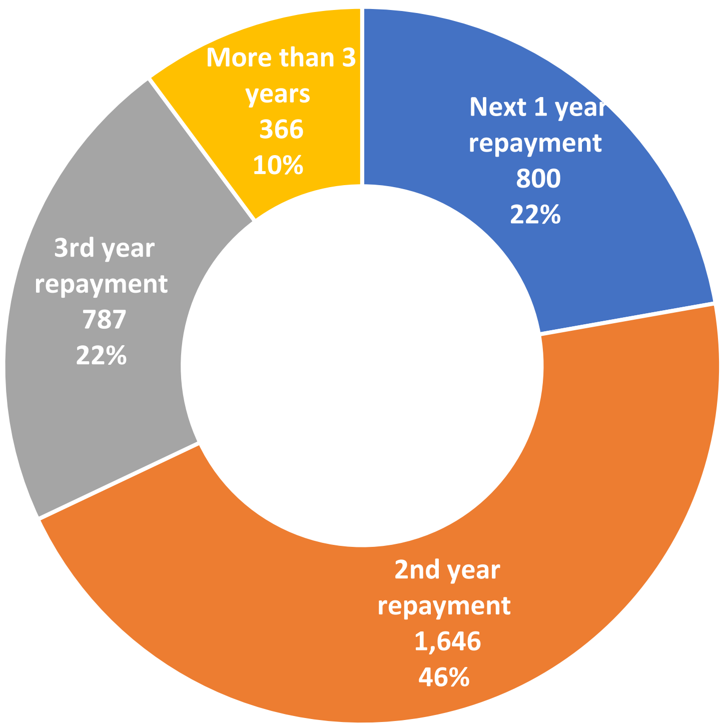
Debt Composition			
	As at 30 June 2025	As at 30 September 2025	Increase/(decrease)
Residential	1,889	1,924	34
Land	1,042	1012	-30
Capex towards Commercial development	612	663	51
Total Gross Debt	**3,543**	**3,599**	**56**
Less Cash and equivalent	718	705	-13
Net Debt*	**2,825**	**2,894**	**69**

- 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

PURAVANKARA

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

PURAVANKARA

All numbers in INR Cr

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		
			(f) Financial assets		
LIABILITIES			(i) Investments	39	40
			(ii) Other investments	-	-
Non-Current Liabilities			(ii) Loans	-	-
(a) Financial liabilities			(iii) Other financial assets	544	505
(i) Borrowings	144	116	(g) Deferred tax assets (net)	345	297
(ii) Lease liabilities	18	23	(h) Assets for current tax (net)	108	81
(iii) Other financial liabilities	2	3	(i) Other non-current assets	182	170
(b) Provisions	14	15	**Sub-total - Non Current Assets**	**1,459**	**1,325**
(c) Deferred tax liabilities (net)	12	13			
Sub-total - Non Current Liabilities	**191**	**172**			
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			
(d) Current tax liabilities (net)	17	6	**Sub-total - Current Assets**	**13,876**	**12,920**
Sub-total - Current Liabilities	**13,507**	**12,338**	Non-current assets held for sale	-	-
TOTAL EQUITY AND LIABILITIES	**15,335**	**14,245**	**TOTAL ASSETS**	**15,335**	**14,245**

Update on
Cash flows

Direct cashflows

PURAVANKARA

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%
	Collection from operations	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%
	Less						
	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

PURAVANKARA

		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

PURAVANKARA

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 – Apnaghar, 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

PURAVANKARA

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

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

PURAVANKARA

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	1.39	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

PURAVANKARA

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**

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:

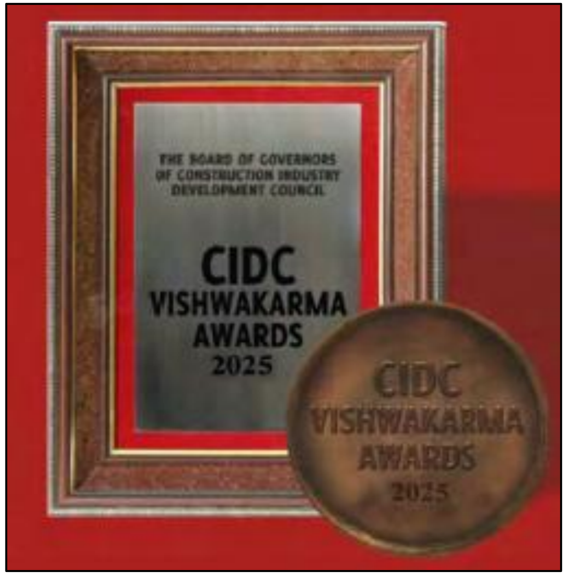
Other Corporate Information

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

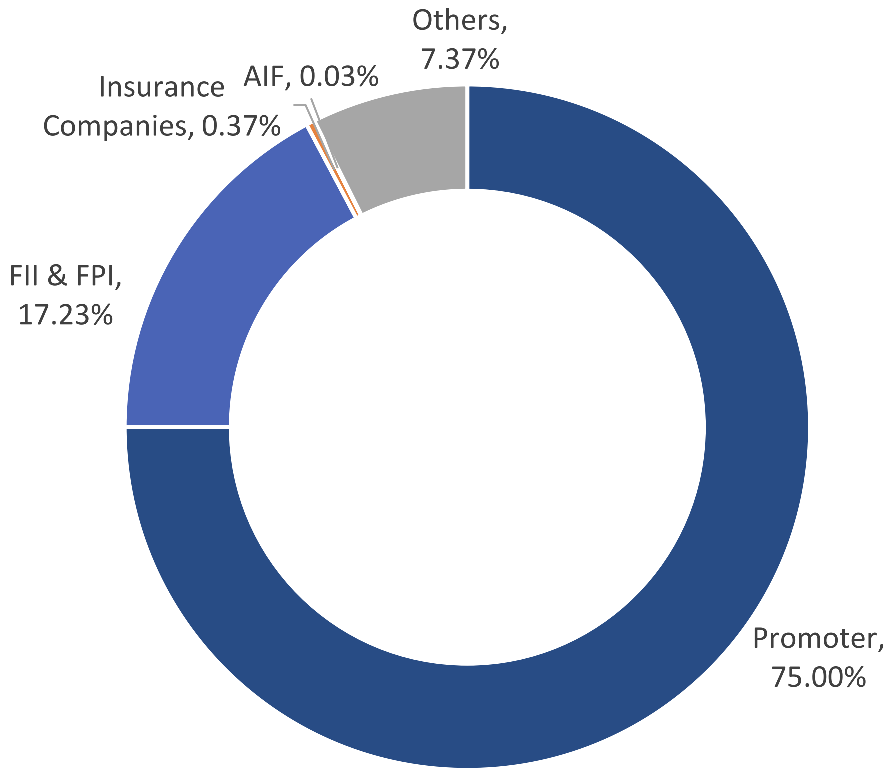


CIDC Vishwakarma Awards 2025: Achievement Award for Social Development & Impact

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

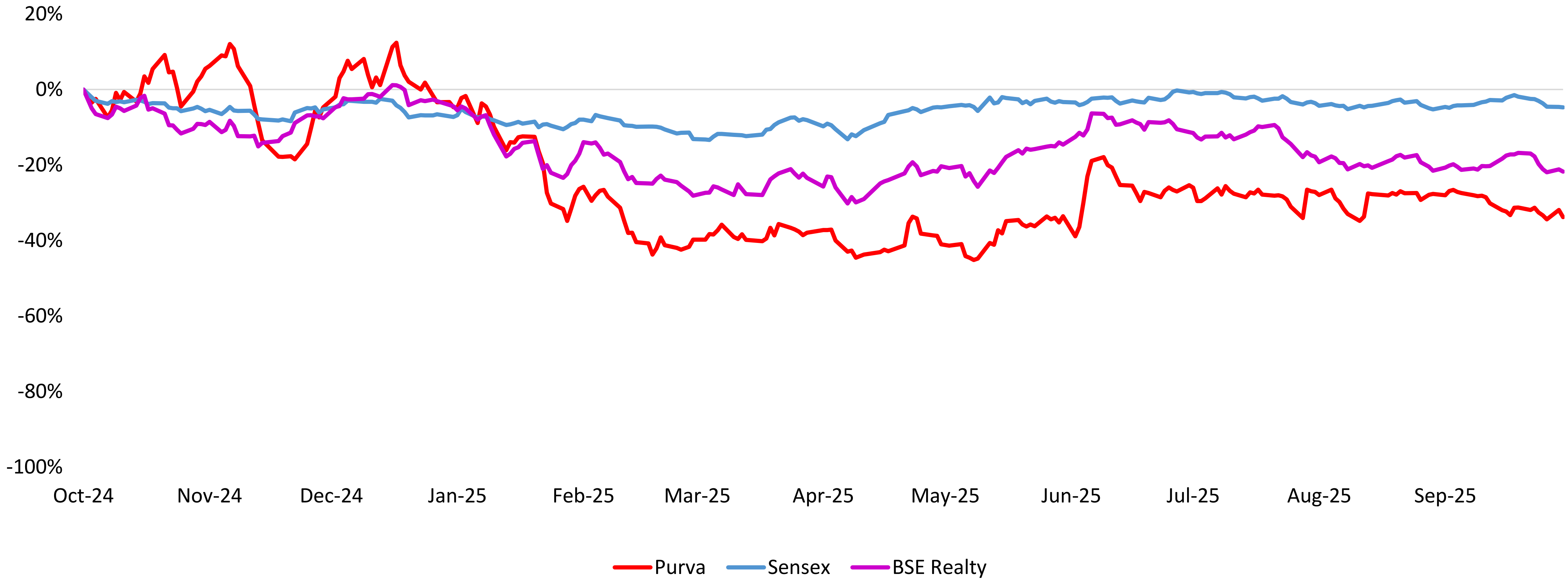
Alternate Investment Funds

Motilal Oswal

Nuvama

Share Price Movement

PURAVANKARA



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

PURVA PARKHILL
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA

PROVIDENT BOTANICO
Bengaluru

PURVA ZENIUM PHASE 2
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA

PURVA MERAKI
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

Disclaimer

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

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