**Brigade Enterprises Limited**
Corporate Identity Number (CIN) : L85110KA1995PLC019126
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram - Rajajinagar, Bengaluru - 560 055, India
T : +91 80 4137 9200
E : enquiry@brigadegroup.com W : www.brigadegroup.com

BRIGADE
Building Positive Experiences

Ref: BEL/NSEBSE/IP/29102025 29th October, 2025

Listing Department
National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex
Bandra (East),
Mumbai – 400 051

Department of Corporate Services – Listing
BSE Limited
P. J. Towers
Dalal Street,
Mumbai – 400 001

**Re.: Scrip Symbol: BRIGADE/Scrip Code: 532929**

Dear Sir/Madam,

**Sub.: Investor Presentation Q2 FY26**

We are enclosing herewith the Investor Presentation for the second quarter ended 30th September, 2025.

The above information is also hosted on the website of the Company at www.brigadegroup.com

Kindly take the same on your records.

Thanking you,

Yours faithfully,

For **Brigade Enterprises Limited**

Om Prakash Palanimuthu
Digitally signed by Om Prakash Palanimuthu
Date: 2025.10.29 18:04:25 +05'30'

**P. Om Prakash**
**Company Secretary & Compliance Officer**

Encl.: a/a


Artist's impression

Great Mid-size Workplaces
Great Place To Work.
INDIA 2025

# Investor Presentation – Q2 FY26

(CIN: L85110KA1995PLC019126)

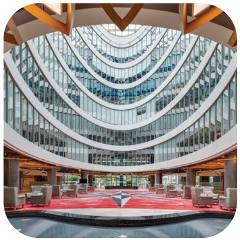
BRIGADE

# Multiple Domains; Single-Minded Commitment

- Established in 1986, one of India's leading and trusted property developers
- A multi-asset class developer with Residential, Office, SEZ, Retail, Hospitality, Senior Living, Schools and India's first Real Estate Accelerator Program
- Reputation of building 'Grade A' properties
- Strong partnership with marquee investor - GIC
- Listed on BSE & NSE with a market cap of approximately USD 2.5 Bn as of Sep 30, 2025
- Consistent EBITDA margin of ~26%-28% for the past 9 years
- Rated AA (Stable) by ICRA; Rated AA- (Positive) by CRISIL
- Recognized as a Laureate for being in the Top 100 workplaces for 10 years and certified as a Great Place to Work for 15 years in a row

- APARTMENTS
- VILLAS
- INTEGRATED ENCLAVES
- PLOTTED DEVELOPMENTS

- OFFICES
- RETAIL
- CLUBS
- HOTELS
- CONVENTION CENTRES


- SCHOOLS
- INDUSTRIAL PARKS & LOGISTICS
- PROPTECH ACCELERATOR
- MUSIC MUSEUM
- SKILL DEVELOPMENT ACADEMY

# Our Mission, Vision, Values

## Our Shared Mission

To constantly endeavour to be the Preferred Developer of Residential, Commercial & Hospitality spaces in the markets in which we operate, without compromising on our Core Values, for the benefit of all our Stakeholders.

## Our Shared Vision

To be a World-class Organisation in our Products, Processes, People and Performance.


## Our Core Values

**QC-FIRST**

- **Q**uality • **C**ustomer Centricity
- **F**airness • **I**nnovation
- **R**esponsible **S**ocially • **T**rust

# Transforming City Skylines

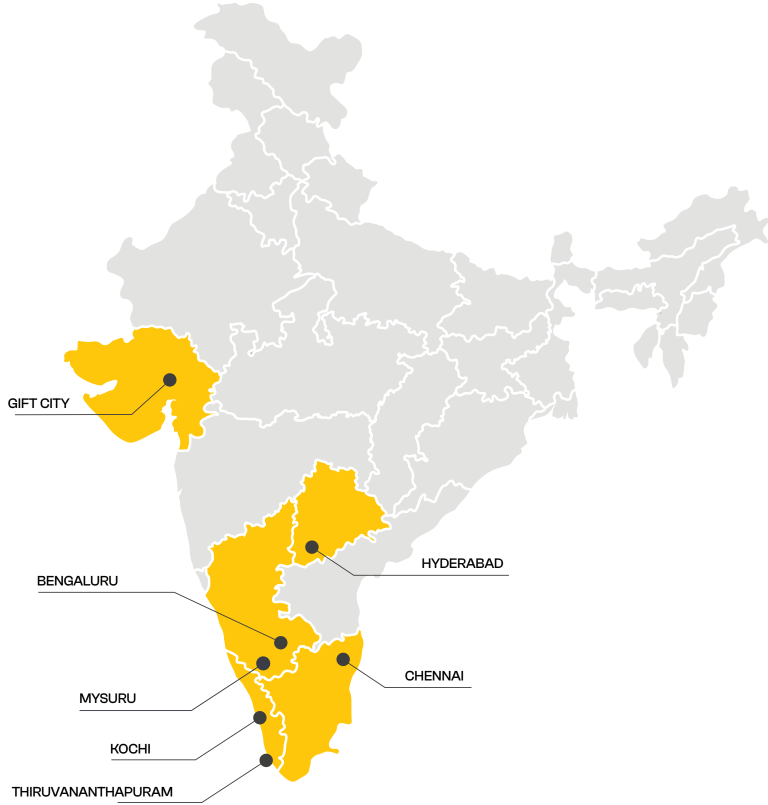
**300+ buildings • 100+ Mn sq.ft.**
Delivered

**27 Million sq.ft.**
Ongoing projects

**15 Million sq.ft.**
Upcoming launches

License owners for
**SIX WORLD TRADE CENTERS IN SOUTH INDIA**

**AMONG THE TOP 10 LISTED DEVELOPERS**
in the country, by market capitalization



# Segment Highlights – Q2 FY26

## Real Estate – On Sale Basis

- Achieved presales of **INR 2,034 Cr** in **Q2 FY26**, a growth of **12%** over Q2 FY25
- Presales volume for Q2 FY26 stood at **1.90 mn sft,** a growth of **13%** over Q2 FY25
- Average realization stood at **INR 12,236/sft** during Q2 FY26 (excl. plotted development), a growth of **13%** over Q2 FY25
- Launched residential projects with an area of **2.02 mn sft**

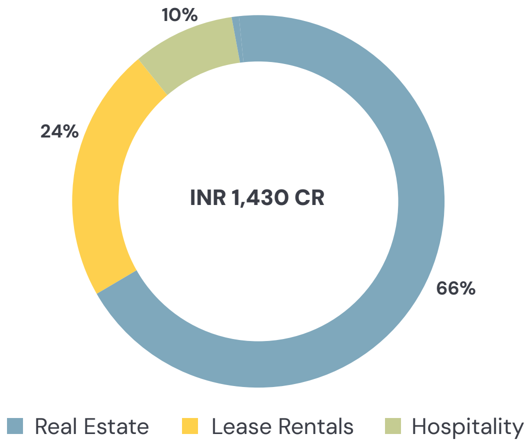
## Lease Rentals

- Leasing portfolio witnessed a consistent performance with **92%** occupancy
- Leasing revenue stood at **INR 341 Cr** during Q2 FY26, a growth of **17%** over Q2 FY25
- Retail segment recorded a **8% Y-o-Y growth** in footfall in Q2 FY26, driven by strong performance in cinemas and festivities

## Hospitality

- Brigade Hotels demonstrated steady growth with improvements in key performance indicators
- Achieved hospitality revenue of **INR 138 Cr** in Q2 FY26, a growth of **16%** over Q2 FY25, with an EBITDA of INR **42 Cr**
- Portfolio ARR stood at **INR 7,106** during Q2 FY26, a growth of **14%** over Q2 FY25, portfolio occupancy stood at **76%** in Q2 FY26

### Q2 FY26 – REVENUE SHARE %




**Collections of INR 2,003 Cr during Q2 FY26, a growth of 16% over Q1 FY26**

# ESG Initiatives - Q2 FY26

**Sustainability Reporting & Rating:**
The ESG report, aligned with GRI and Integrated Reporting (IR) frameworks, has been successfully completed & secured a score of 92 with a 3-Star rating in the GRESB ESG assessment FY 2024-25.

**Integration of ESG elements in Enterprise Risk Management:**
ESG elements have been incorporated into overall ERM framework, along with organizational KRAs.

**NetZero-C Target setting:**
SBTi validation is in advanced stages.

**Sustainability Benchmark Projects:**
The coordination is currently underway with the IGBC NZ-C team for the Brigade Citrine NZ-C certification. Design interventions for a residential & commercial project are nearing finalization.

**Corporate Social Responsibility:**
Renovated the Venkatappa Art Gallery in Bengaluru, and the same was inaugurated, heralding a renewed era of cultural heritage.

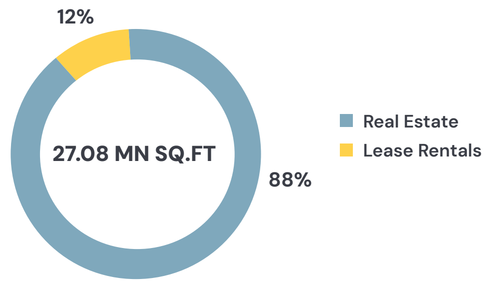
# Summary: Ongoing Projects

Area in mn sft

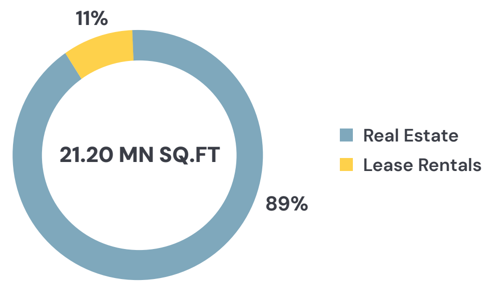
| Projects | Project Area | Co Share | LO/JV Share |
|---|---|---|---|
| Real Estate projects for sale | 17.27 | 13.14 | 4.13 |
| Brigade Orchards* | 1.54 | 1.06 | 0.48 |
| Brigade Cornerstone Utopia* | 0.41 | 0.27 | 0.14 |
| Brigade Cherry Blossom* | 0.45 | 0.26 | 0.19 |
| Brigade Insignia* | 0.89 | 0.89 | - |
| Brigade El Dorado* | 3.25 | 3.25 | - |
| **Total Real Estate (A)** | **23.81** | **18.87** | **4.94** |
| Brigade Square, Thiruvananthapuram | 0.19 | 0.19 | - |
| Arcadia @ Brigade Cornerstone Utopia* | 0.12 | 0.08 | 0.04 |
| Brigade Padmini Tech Valley: Towers A & B | 1.04 | 0.53 | 0.51 |
| Brigade Tech Boulevard, Chennai | 0.84 | 0.51 | 0.33 |
| Brigade Vantage, Mysuru | 0.13 | 0.07 | 0.06 |
| Brigade El Dorado Commercial B Block* | 0.09 | 0.09 | - |
| Brigade International Finance Center Ph 2* | 0.45 | 0.45 | - |
| Brigade Icon-Commercial | 0.41 | 0.41 | - |
| **Total Leasing (B)** | **3.27** | **2.33** | **0.94** |
| **Total (A+B)** | **27.08** | **21.20** | **5.88** |

*Projects in SPV

## TOTAL PROJECT AREA




## BRIGADE'S SHARE OF PROJECT AREA



# Contents

# Highlights: Real Estate - H1 FY26

- Achieved presales of **INR 3,152 Cr** in H1 FY26, a growth of **8%** over H1 FY25
- Presales volume for H1 FY26 stood at **2.85 mn sft**
- Average realization stood at **INR 12,059/sft** during H1 FY26 an increase of **17%** over H1 FY25 (excl. plotted development)

**Upcoming projects planned to be launched: ~11 mn sft in next 4 quarters**

- **7** residential projects in **Bengaluru**
- **4** residential projects in **Chennai**
- **3** residential projects in **Hyderabad**
- **4** residential projects in **Mysuru**


Brigade Lakecrest

Artist's impression

**Zero debt in the residential segment across the Group for the last two years.**

Real Estate

# Group Sales Snapshot

| Particulars | H1 FY26 | H1 FY25 | H1 FY26 on H1 FY25 | Q2 FY26 | Q1 FY26 | Q2 FY25 | Q2 FY26 on Q1 FY26 | Q2 FY26 on Q2 FY25 |
|---|---|---|---|---|---|---|---|---|
| **Net Area Sales ('000 sft)** | | | | | | | | |
| Residential* | 2,587 | 2,679 | (3%) | 1,686 | 902 | 1,556 | 87% | 8% |
| Commercial | 261 | 147 | 77% | 214 | 47 | 125 | 354% | 71% |
| **Total** | **2,848** | **2,826** | **1%** | **1,899** | **949** | **1,681** | **100%** | **13%** |
| **Net Sale Value (INR Cr)** | | | | | | | | |
| Residential* | 2,862 | 2,775 | 3% | 1,795 | 1,067 | 1,712 | 68% | 5% |
| Commercial | 290 | 132 | 120% | 239 | 51 | 109 | 369% | 119% |
| **Total** | **3,152** | **2,907** | **8%** | **2,034** | **1,118** | **1,821** | **82%** | **12%** |
| | | | | | | | | |
| **Realization (INR/sft)** | **11,068** | **10,285** | **8%** | **10,712** | **11,782** | **10,832** | **(9%)** | **(1%)** |

*Includes sales of plotted development of 0.41 mn sft at an average realization of INR 5,285/sft in Q2 FY26

BRIGADE

# Consolidated Synopsis of Real Estate Projects - Sep 25

| Particulars | Ongoing BEL Projects | Ongoing SPV Projects* | Stock Sales | | Total |
|---|---|---|---|---|---|
| | Mn sft | | | | |
| | | | BEL | SPV* | |
| Total super built-up area of launched projects on sale basis | 22.27 | 1.54 | 0.50 | 0.31 | 24.62 |
| Less: Landowner share | 4.46 | - | - | - | 4.46 |
| Company share of saleable area | 17.81 | 1.54 | 0.50 | 0.31 | 20.16 |
| Sold till date | 13.37 | 1.33 | - | - | 14.70 |
| To be sold | 4.44 | 0.21 | 0.50 | 0.31 | 5.46 |
| | INR Cr | | | | |
| Estimated receipts | 19,089 | 1,150 | 2,468 | 547 | 23,254 |
| From sold units | 12,625 | 962 | 1,991 | 247 | 15,825 |
| From unsold units | 6,464 | 188 | 477 | 300 | 7,430 |
| Collection to date on sold units | 5,394 | 541 | 1,640 | 214 | 7,789 |
| Remaining to be collected from sold units | 7,231 | 421 | 351 | 33 | 8,036 |
| **Remaining to be collected from the sold and unsold units [A]** | **13,695** | **609** | **828** | **333** | **15,465** |
| Estimated Total Cost | 11,436 | 702 | 309 | 198 | 12,645 |
| Cost incurred till date | 4,102 | 420 | 309 | 198 | 5,029 |
| **Remaining cost to be incurred [B]** | **7,334** | **282** | - | - | **7,616** |
| **Gross Operating Cash Flows [A] - [B]** | **6,361** | **327** | **828** | **333** | **7,849** |
| **Present Borrowings [C]** | - | - | 48 | - | 48 |
| **Net Operating Cash Flows Projected [A] - [B] - [C]** | **6,361** | **327** | **780** | **333** | **7,801** |

*Brigade Orchards, Brigade Tech Gardens & Brigade Residences at WTC Chennai

BRIGADE

# Contents

# Our Leasing Portfolio: Operating Assets - Sep 25

Area in mn sft


| Particulars | Leasable Area | Leased | To be Transacted |
|---|---|---|---|
| Brigade Tech Gardens* | 3.00 | 2.98 | 0.02 |
| WTC Chennai* | 1.98 | 1.98 | - |
| WTC Kochi* | 0.77 | 0.77 | - |
| Brigade Twin Towers - Towers A & C | 0.66 | 0.11 | 0.55 |
| WTC Bengaluru | 0.62 | 0.62 | - |
| Brigade Opus | 0.30 | 0.30 | - |
| Brigade Int'l Financial Center, GIFT City Ph 1* | 0.27 | 0.27 | - |
| Brigade Bhuwalka Icon | 0.19 | 0.19 | - |
| Brigade Southfield | 0.16 | 0.16 | - |
| Orion Mall at Brigade Gateway | 0.83 | 0.81 | 0.02 |
| Orion Uptown Mall | 0.27 | 0.24 | 0.03 |
| Orion Avenue Mall | 0.15 | 0.13 | 0.02 |
| Brigade Vantage, Chennai | 0.06 | 0.01 | 0.05 |
| Others | 0.12 | 0.10 | 0.02 |
| **Total** | **9.38** | **8.67** | **0.71** |

*SEZ Projects

# Capex Commitment - Sep 25

(INR Cr)

| Project | Estimated Cost | Incurred | Balance* |
|---|---|---|---|
| Brigade Square, Thiruvananthapuram | 76 | 58 | 18 |
| Brigade Tech Boulevard, Chennai | 402 | 139 | 263 |
| Brigade Padmini Tech Valley - Towers A & B | 474 | 121 | 353 |
| Brigade Vantage, Mysuru | 58 | 49 | 9 |
| Arcadia @ Brigade Cornerstone Utopia | 63 | 59 | 4 |
| Brigade International Finance Center Ph 2 | 260 | 17 | 243 |
| Brigade El Dorado Commercial B Block | 31 | 6 | 25 |
| Brigade Icon - Commercial | 330 | 87 | 243 |
| **Total** | **1,694** | **536** | **1,158** |

*As of Sep 30, 2025

Arcadia at Brigade Cornerstone Utopia

Artist's impression


BIFC Ph 2, Gujarat

Artist's impression

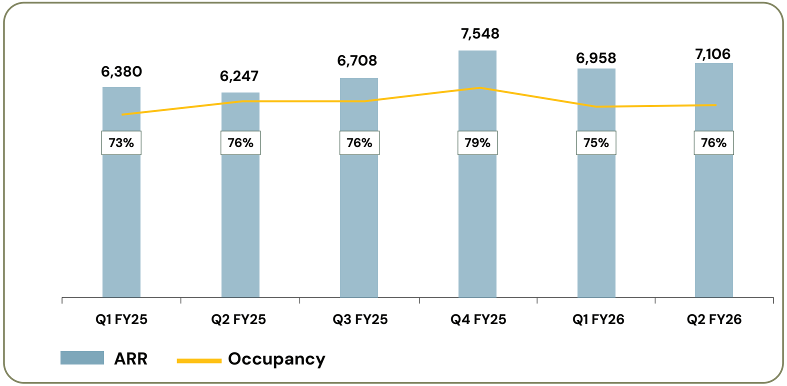
# Contents

# Steady Growth with Improved Performance Indicators

- Hospitality sector witnessed moderate demand due to seasonal softening and geo-political tensions
- Sector set for an accelerated growth with GST on room tariffs up to Rs, 7,500 is reduced from 12% to 5%
- Corporate and MICE travel continues to lead demand growth, fuelled by events, festival travel, and long "blesiure" stays
- Clocked revenue of **INR 279 Cr** during H1 FY26, a growth of **17%** over H1 FY25
- EBITDA stood at **INR 90 Cr** in H1 FY26, a growth of **16%** over H1 FY25


Actual shot
Grand Mercure GIFT City Ahmedabad


Actual shot
Holiday Inn Chennai OMR IT Expressway



BRIGADE

# Contents

BRIGADE

# Consolidated Financials: Snapshot

(INR Cr)

| Particulars | Q2 FY26 | Q1 FY26 | Q2 FY25 | Q2 FY26 on Q1 FY26 | Q2 FY26 on Q2 FY25 | H1 FY26 | H1 FY25 | H1 FY26 on H1 FY25 |
|---|---|---|---|---|---|---|---|---|
| Revenue | 1,430 | 1,333 | 1,138 | 7% | 26% | 2,763 | 2,252 | 23% |
| EBITDA | 375 | 375 | 358 | - | 5% | 750 | 686 | 9% |
| Finance cost | 102 | 106 | 123 | (4%) | (17%) | 208 | 274 | (24%) |
| Profit before depreciation | 273 | 269 | 235 | 1% | 16% | 542 | 412 | 32% |
| Depreciation | 77 | 75 | 69 | 3% | 12% | 152 | 137 | 11% |
| PBT | 196 | 194 | 166 | 1% | 18% | 390 | 275 | 42% |
| Share of profit/ (loss) from JV | (0.25) | (0.32) | - | - | - | (0.57) | - | - |
| Tax charge / (credit) | 25 | 36 | 51 | (30%) | (50%) | 61 | 79 | (23%) |
| PAT | 170 | 158 | 115 | 8% | 48% | 328 | 196 | 67% |
| PAT after MI | 162 | 150 | 119 | 8% | 37% | 312 | 203 | 54% |
| EBITDA/Revenue | 26% | 28% | 31% | | | 27% | 30% | |
| PBT/Revenue | 14% | 15% | 15% | | | 14% | 12% | |
| PAT/Revenue | 12% | 12% | 10% | | | 12% | 9% | |

*PAT: Profit After Tax, PBT: Profit Before Tax, EBITDA: Earnings Before Interest Tax Depreciation Amortization, MI: Minority Interest, () indicates negative figure, JV: Joint Venture

# Business Segment Performance - H1 FY26

(INR Cr)

| Particulars | Real Estate | Lease Rental | Hospitality | Total |
|---|---|---|---|---|
| Revenue | 1,843 | 641 | 279 | 2,763 |
| Direct Expenses | 1,302 | 37 | 28 | 1,367 |
| Admin Expenses | 103 | 99 | 86 | 288 |
| Selling cost | 97 | 17 | 17 | 131 |
| Employee cost | 128 | 41 | 58 | 227 |
| EBITDA | 213 | 447 | 90 | 750 |
| EBITDA/Revenue % | 12% | 70% | 32% | 27% |
| Finance costs | 32 | 152 | 24 | 208 |
| PBDT | 182 | 295 | 65 | 542 |
| Depreciation | 6 | 116 | 30 | 152 |
| PBT | 176 | 179 | 35 | 390 |
| PBT/Revenue % | 10% | 28% | 13% | 14% |

PBDT: Profit Before Depreciation & Tax, PBT: Profit Before Tax, EBITDA: Earnings before Interest Tax Depreciation Amortization,
() indicates negative figure

BRIGADE

# Consolidated Cash Flow

(INR Cr)

| Particulars | Q2 FY26 | Q1 FY26 | Q2 FY25 | H1 FY26 | H1 FY25 |
|---|---|---|---|---|---|
| Operating Activities | | | | | |
| Total Collections | 2,003 | 1,728 | 1,937 | 3,731 | 3,544 |
| Direct Cost/ Construction Cost | (851) | (686) | (582) | (1,537) | (1,200) |
| Landowner Payments | (197) | (211) | (266) | (408) | (496) |
| Employee and Admin Expenses | (167) | (186) | (186) | (353) | (288) |
| Sales and Marketing Expenses | (87) | (86) | (55) | (173) | (99) |
| Statutory Payments | (264) | (230) | (180) | (494) | (355) |
| Other Payments | (4) | (7) | (3) | (12) | (6) |
| **Net Cash Flow from Operating Activities (A)** | **433** | **322** | **666** | **754** | **1,100** |
| Investment Activities | | | | | |
| Cash from Investment Activities (FD & MF) | 2,265 | 2,370 | 1,271 | 4,634 | 2,141 |
| Construction Cost (CWIP/Capex Projects) | (152) | (124) | (119) | (276) | (202) |
| Investment in Land/JD/JV/TDR | (674) | (1,330) | (93) | (2,004) | (296) |
| Other Investments (FD & Mutual Fund) | (2,314) | (1,562) | (2,888) | (3,876) | (3,771) |
| **Net Cash Flow from Investment Activities (B)** | **(876)** | **(646)** | **(1,830)** | **(1,522)** | **(2,129)** |
| Financing Activities | | | | | |
| Debt Drawdown | 251 | 280 | 117 | 531 | 220 |
| Debt Repayment | (624) | (74) | (184) | (698) | (259) |
| Investment by PE/JV | 310 | 73 | - | 383 | - |
| Payments to PE | (168) | (165) | (40) | (333) | (171) |
| Proceeds from ESOP/QIP/IPO | 889 | - | 1,501 | 889 | 1,502 |
| Dividend Payment | (61) | - | (46) | (61) | (46) |
| Finance costs | (90) | (106) | (113) | (196) | (213) |
| **Net Cash Flow from Financing Activities (C)** | **507** | **8** | **1,235** | **515** | **1,032** |
| **Net Cash Flows for the Period (A+B+C)** | **64** | **(316)** | **71** | **(253)** | **3** |

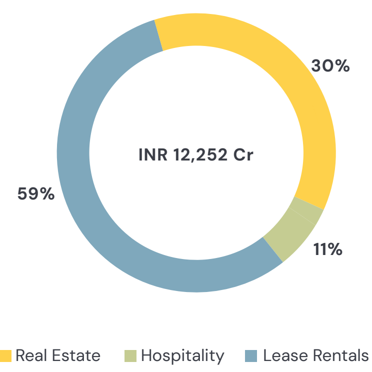
# Capital Allocation: Segment-wise as of Sep 30, 2025

(INR Cr)

| Segment | Equity (A) | Debt (B) | Capital Employed (A+B) | D/E Ratio (B/A) | PBD*/ Equity % | Operating Capital Employed (OCE) | EBITDA/ OCE % |
|---|---|---|---|---|---|---|---|
| Real Estate | 3,651 | 48 | 3,699 | 0.01 | 18% | 3,699 | 19% |
| Hospitality | 1,307 | 44 | 1,351 | 0.03 | 11% | 1,315 | 15% |
| Leasing | 3,003 | 4,199 | 7,202 | 1.40 | 16% | 4,101 | 20% |
| Less:<br>Cash Balance | | 2,574 | | | | | |
| **Total** | **7,961** | **1,717** | **12,252** | **0.22** | **16%** | **9,115** | **19%** |

Note: PBD/Equity and EBITDA/OCE percentages are calculated based on trailing four quarter numbers
*PBD: Profit Before Depreciation & Tax (After Interest)

## CAPITAL EMPLOYED

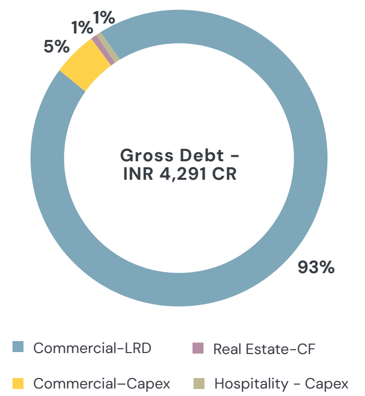


# Consolidated Debt Profile

(INR Cr)

| Particulars | Sep-25 | Jun-25 | Sep-24 |
|---|---|---|---|
| **Real Estate** | **48** | **138** | **192** |
| | | | |
| **Hospitality** | **44** | **501** | **480** |
| GOP Securitized | - | 378 | 414 |
| Capex | 44 | 123 | 66 |
| | | | |
| **Leasing** | **4,199** | **4,106** | **3,968** |
| Securitized Lease Rental | 3,977 | 3,833 | 3,739 |
| Capex | 222 | 273 | 229 |
| | | | |
| **Gross Debt** | **4,291** | **4,745** | **4,640** |
| Less: Cash & Cash Equivalents | 2,574 | 2,476 | 3,783 |
| **Net Debt** | **1,717** | **2,269** | **857** |
| Less: SPV Partner's share of net debt | 616 | 741 | 779 |
| **Exposure of BEL** | **1,101** | **1,528** | **78** |
| **Cost of Debt (Consolidated)** | **8.05%** | **8.25%** | **8.75%** |
| **Net D/E Ratio** | **0.22** | **0.34** | **0.15** |
| **Credit Rating** | **AA (Stable) by ICRA AA- (Positive) by CRISIL** | **AA (Stable) by ICRA AA- (Positive) by CRISIL** | **AA- (Stable) by ICRA and CRISIL** |

**Segment-wise - Gross Debt Split**




**93% of the gross debt is securitized by lease rentals**

**Gross debt figure for Sep-25 includes INR 2,066 Cr debt taken in SPVs, wherein BEL's share is INR 1,053 Cr**

# Standalone Financial: Snapshot

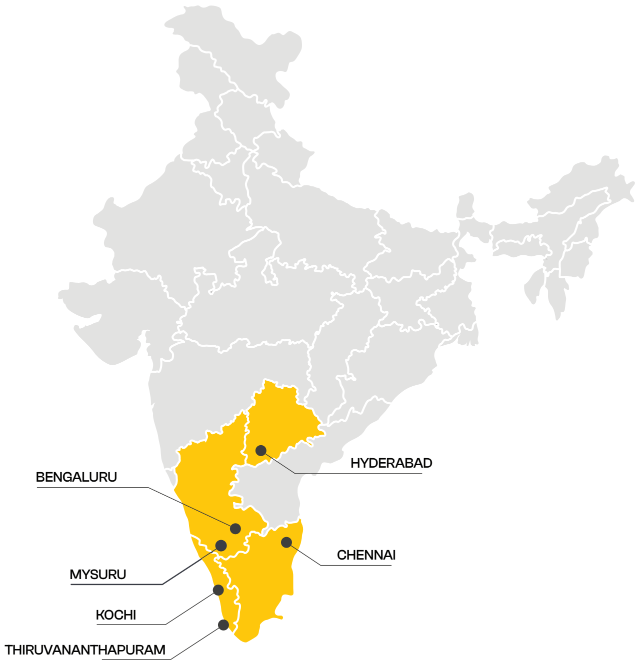
(INR Cr)

| Particulars | Q2 FY26 | Q1 FY26 | Q2 FY25 | Q2 FY26 on Q1 FY26 | Q2 FY26 on Q2 FY25 | H1 FY26 | H1 FY25 | H1 FY26 on H1 FY25 |
|---|---|---|---|---|---|---|---|---|
| Turnover | 743 | 496 | 516 | 50% | 44% | 1,239 | 1,093 | 13% |
| EBITDA | 113 | 108 | 167 | 5% | (32%) | 221 | 321 | (31%) |
| Finance cost | 25 | 21 | 34 | 19% | (26%) | 46 | 82 | (44%) |
| Profit before depreciation | 88 | 87 | 133 | 1% | (34%) | 175 | 239 | (27%) |
| Depreciation | 21 | 19 | 20 | 16% | 5% | 41 | 38 | 7% |
| PBT | 67 | 68 | 113 | (1%) | (41%) | 134 | 201 | (33%) |
| Tax charge/(Credit) | 17 | 13 | 22 | 30% | (23%) | 29 | 45 | (35%) |
| PAT | 50 | 55 | 91 | (9%) | (45%) | 105 | 156 | (33%) |
| EBITDA/Revenue | 15% | 22% | 32% | | | 18% | 29% | |
| PBT/Revenue | 9% | 14% | 22% | | | 11% | 18% | |
| PAT/Revenue | 7% | 11% | 18% | | | 8% | 14% | |

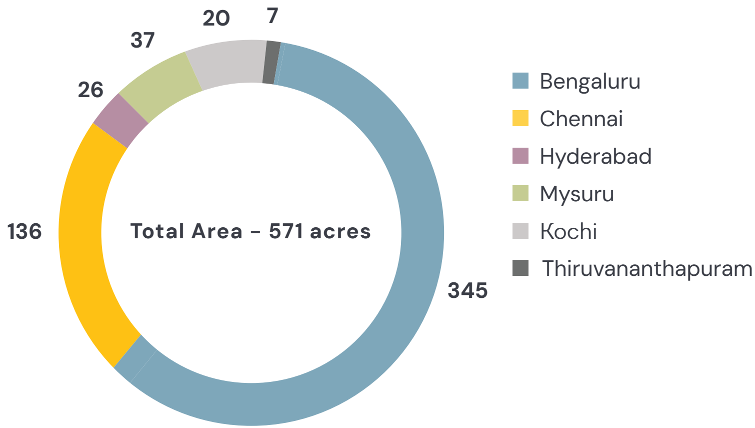
*PAT: Profit After Tax, PBT: Profit Before Tax, EBITDA: Earnings Before Interest Tax Depreciation Amortization, () indicates negative figure

# Contents

# Land Bank




## LAND AREA (IN ACRES) AS ON SEP 30, 2025




| Total Land Area (Acres) | Cost of Land (INR Cr) | Amount Paid (INR Cr) | Balance Payable (INR Cr) |
|---|---|---|---|
| 571 | 4,792 | 4,011 | 781 |

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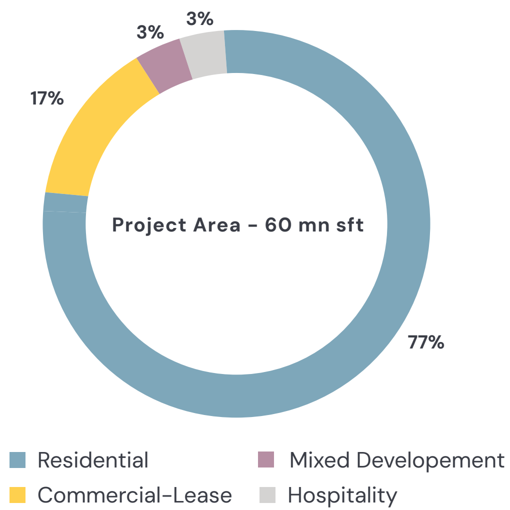
# Developable Area Details

| Product | Land Area | Project Area (mn sft) | BEL Share (mn sft) |
|---|---|---|---|
| Residential | 393 | 46 | 31 |
| Commercial-Lease | 65 | 10 | 9 |
| Mixed Development | 66 | 2 | 2 |
| Hospitality | 47 | 2 | 2 |
| **Total** | **571** | **60** | **44** |

| Location | Land Area (in acres) | Project Area (mn sft) | BEL Share (mn sft) |
|---|---|---|---|
| Bengaluru | 345 | 32 | 25 |
| Chennai | 136 | 18 | 12 |
| Hyderabad | 26 | 6 | 5 |
| Others* | 64 | 4 | 2 |
| **Total** | **571** | **60** | **44** |

*Others include Mysuru, Thiruvananthapuram, & Kochi

## PROJECT AREA: PRODUCT MIX



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# Contents

# Projects Launched - H1 FY26

| Project | City | Segment | Project Area (mn sft) | Brigade Interest (mn sft) | Launch Quarter |
|---|---|---|---|---|---|
| Brigade Morgan Heights Ph 1 | Chennai | Residential | 1.09 | 0.82 | Q1 FY26 |
| Brigade El Dorado Commercial B Block | Bengaluru | Commercial | 0.09 | 0.09 | |
| Brigade International Finance Center Ph 2 | Gujarat | Commercial | 0.45 | 0.45 | |
| **Total Projects Launched in Q1 FY26** | | | **1.63** | **1.36** | |
| Brigade Avalon | Bengaluru | Residential | 0.64 | 0.64 | Q2 FY26 |
| Brigade Lakecrest | Bengaluru | Residential | 0.93 | 0.65 | |
| Brigade Cherry Blossom | Bengaluru | Plotted Development | 0.45 | 0.23 | |
| Brigade Padmini Tech Valley - Tower A | Bengaluru | Commercial | 0.31 | 0.16 | |
| Brigade Icon - Commercial | Chennai | Commercial | 0.41 | 0.41 | |
| **Total Projects Launched in Q2 FY26** | | | **2.74** | **2.09** | |
| **Total Project Launched in H1 FY26** | | | **4.37** | **3.45** | |

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# Upcoming Projects

| Segment | Total Area (mn sft) | Brigade Economic Interest (mn sft) |
|---|---|---|
| Residential | 10.95 | 8.22 |
| Commercial | 4.21 | 3.40 |
| **Total** | **15.16** | **11.62** |
| Hospitality (No. of Keys) | 1,700 Keys | - |


Brigade Gateway Hyderabad

Artist's impression

BRIGADE

# Awards and Accolades - Q2 FY26

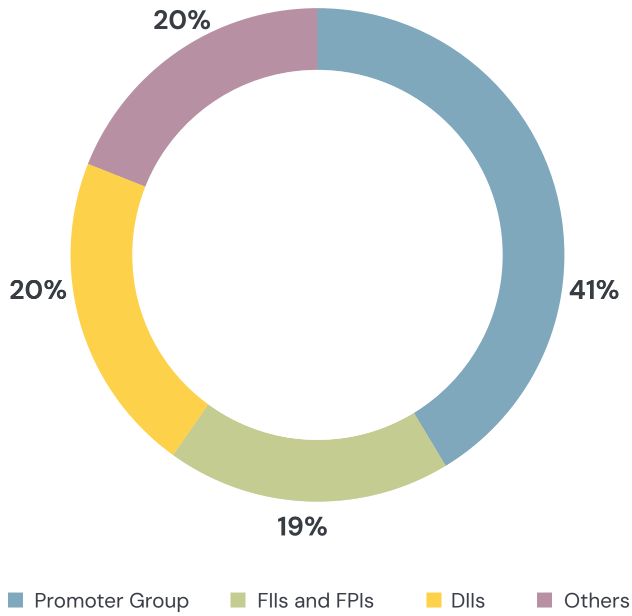
Brigade Group was recognized under two categories: **India's Wealth Creators and Top Builders at the Construction World Architects and Builders Awards 2025**.


Brigade Group was recognised at the **Global Real Estate Brand Awards (GREBA):** Brigade Twin Towers was named Iconic Property of the Year – Commercial.

Brigade Enterprises Limited and Brigade Hospitality Services Limited have been recognized among India's **Top 100 Mid-size Workplaces by Great Place to Work in 2025, ranking75th & 8th, respectively**. This marks 15 consecutive years of Brigade Group receiving this recognition.

Brigade Group has been named in the **Forbes India Developers A-List 2025**.

# Shareholding Pattern – Sep 30, 2025



# Board of Directors

**M R Jaishankar**
Executive Chairman

- Masters in Business Administration
- Part of Promoter Group

**Pavitra Shankar**
Managing Director

- MBA, Real Estate & Finance, Columbia Business School
- Part of Promoter Group

**Nirupa Shankar**
Jt. Managing Director

- Masters of Management, Hospitality from Cornell University
- Part of Promoter Group

**Amar Mysore**
Executive Director

- Masters in Engineering from Pennsylvania State University

**Roshin Mathew**
Executive Director

- B.Tech and Masters in Building Engineering and Management

**Pradyumna Krishnakumar**
Executive Director

MBA, Finance & General Management, Asian Institute of Management, Manila

# Board of Directors

**Lakshmi Venkatachalam**
Independent Director

- MBA from Boston University
- Retired IAS Officer

**Pradeep Kumar Panja**
Independent Director

- Masters in Science
- Former MD of SBI

**Dr. Venkatesh Panchapagesan**
Independent Director

- CA, CWA, IIM K Alumni
- Faculty at IIM B

**V V Ranganathan**
Independent Director

- CA, Finance professional with 4 decades of experience
- Graduate in Commerce

**Abraham Stephanos**
Independent Director

- B. Sc. in Mechanical Engineering
- PGDM from IIM Calcutta
- Four decades of versatile experience

**Padmaja Chunduru**
Independent Director

- M.Com (Banking & Finance)
- Certified Associate of Indian Institute of Bankers (CAIIB)

**Debashis Chatterjee***
Independent Director

- Mechanical Engineering from Jadavpur University
- Served twice as a member of executive council at NASSCOM
- Former MD & CEO of LTIMindtree

*Appointed as an Additional Director in the category of Non-Executive Independent Director w.e.f. October 29, 2025

# Ongoing Residential Projects

Artist's impression

Artist's impression

# Completed Residential Projects


Actual shot


Actual shot

# Ongoing Commercial Projects

Brigade Icon

Artist's impression

Brigade Tech Boulevard

Artist's impression

# Thank you

**Disclaimer:**

The information in this presentation contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of Capital expenditures. These statements are based on current expectations that involve a number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.

**Brigade Enterprises Ltd.**
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**investors@brigadegroup.com**