

August 06, 2021

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai- 400 001

National Stock Exchange of India Limited
Exchange Plaza,
Bandra-Kurla Complex, Bandra East,
Mumbai- 400051

Security code: 503100

Symbol: PHOENIXLTD

Dear Sir(s),

Sub: Investors' Presentation on Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2021

Pursuant to Regulation 30 read with Para A of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the presentation on Unaudited Standalone and Consolidated Financial Results of The Phoenix Mills Limited ('Company') for the quarter ended June 30, 2021, to be made to investors and analysts.

The same is also being uploaded on the Company's website at <https://www.thephoenixmills.com> in compliance with regulation 46(2) of the Listing Regulations.

You are requested to take the aforesaid information on record.

Thanking you,

Yours Faithfully,
For The Phoenix Mills Limited


Gajendra Mewara
Company Secretary



Encl:- As above



The Phoenix Mills Ltd.

Investor Presentation – Q1 FY22





Diversified portfolio across asset class

Retail

**Operational
Retail Spaces GLA**

~7
msf

**Under-development &
Under-planning
Retail GLA**

~6
msf

**Total
~13 msf**

Commercial

**Operational
Office Spaces GLA**

~1.6
msf

**Under-development &
Under-planning
Offices GLA**

~5.3
msf

**Total
~6.9 msf**

Hospitality

**The St. Regis, Mumbai
+ Courtyard by Marriott, Agra**

588
keys

**Under-planning
Grand Hyatt, Bengaluru**

~300
keys

**Total
~888 keys**

Residential

**Total Saleable
Area**

~4
msf

**Completed Area
(OC Received)**

~3
msf

**Total
~4 msf**

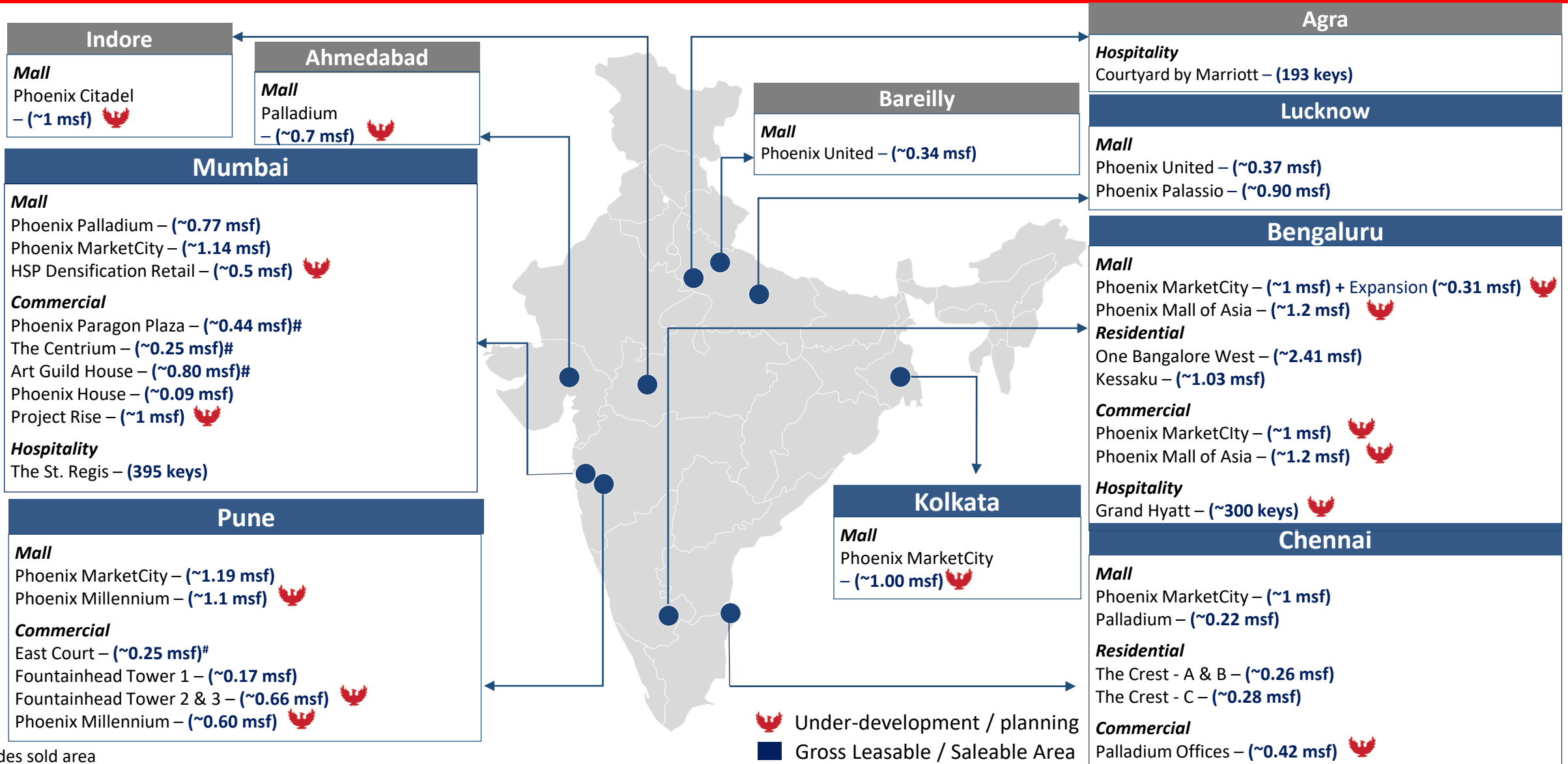
Note: Under development and under planning assets are subject to change and carry risks of planning, approvals, execution and market conditions which may be beyond the control of the Company.

GLA is an estimate based on current plans and market/company norms and is subject to change based on changes in development plans and tenant negotiations.

Grand Hyatt term sheet executed, definitive documentation underway. Data as on 30 June 2021



Portfolio in India's top cities



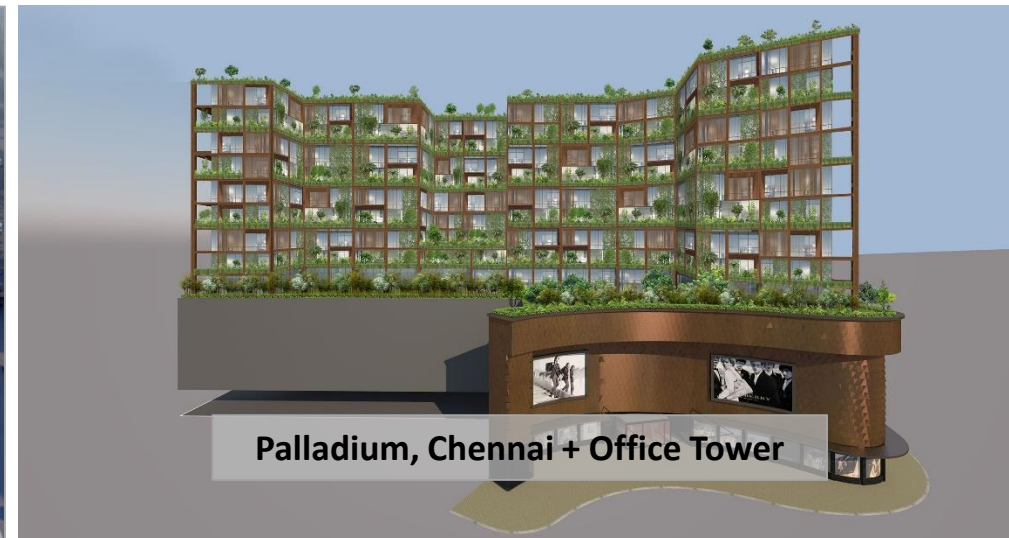
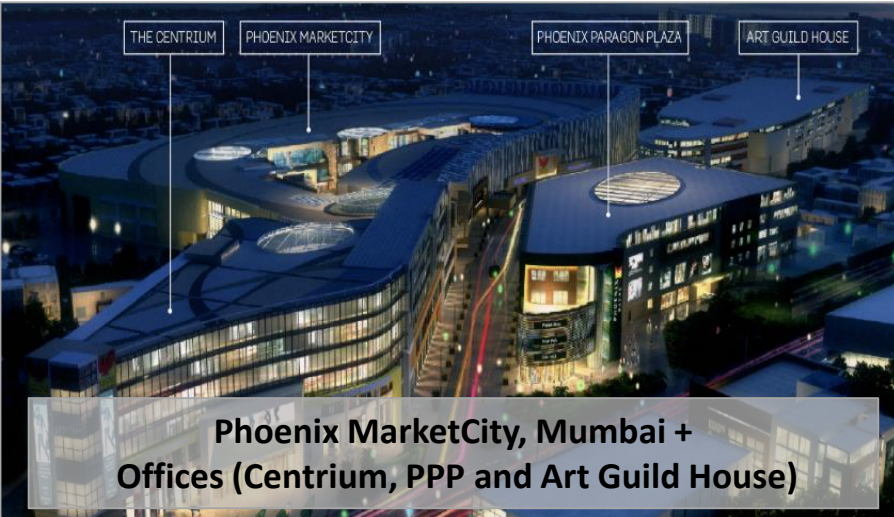
Includes sold area

Under development and under planning assets are subject to change and carry risks of planning, approvals, execution and market conditions which may be beyond the control of the Company.

GLA is an estimate based on current plans and market/company norms and is subject to change based on changes in development plans and tenant negotiations. Data as on 30 June 2021.



Developer of India's Iconic Mixed Use Developments



Development timelines and costs carry risks of planning, approvals, execution and market conditions which may be beyond the control of the Company. All images displayed are renders. Plans, design and design elements are subject to change.



Business Update

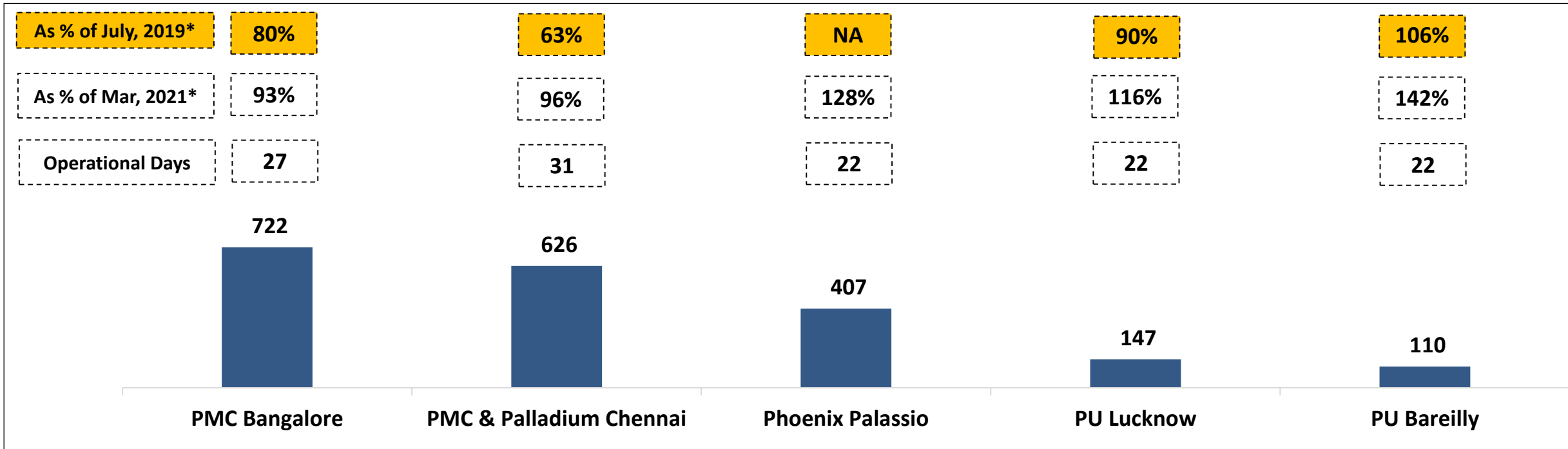
Business Performance
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Consumption in July, 2021

July 2021 Consumption (in Rs. Mn)



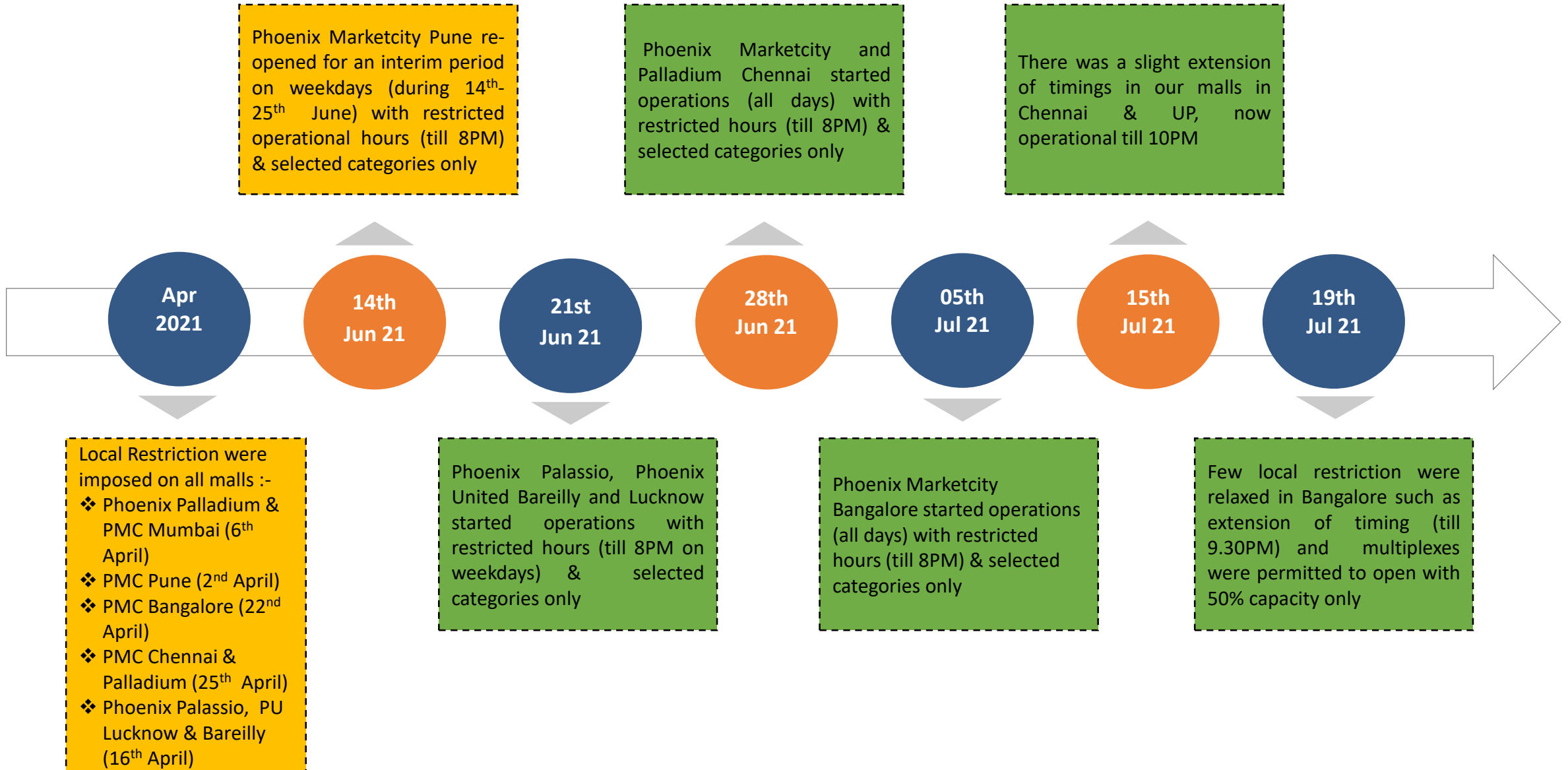
- The pace of recovery in consumption across our malls (ex Maharashtra) was very encouraging in July, 2021.
- Consumption across our malls (ex Maharashtra) resumed at Rs 2.0 bn in July, 2021 – adjusted for # of operational days and select non-operational categories, July 2021 consumption is at 93% of July 2019 and 120% of March 2021.

Please note above nos are indicative unaudited numbers and presented for illustration purpose. The actual numbers could be materially different from indicative numbers.

* % are calculated after considering effective operational days in each mall in base year. Consumption at Multiplex and FEC has also been adjusted in base year calculation.



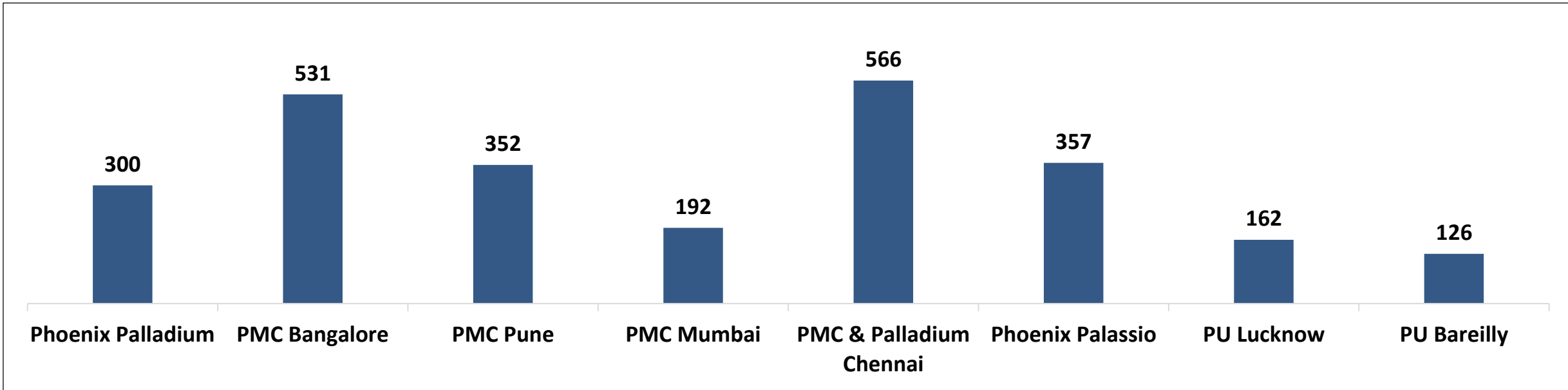
Timeline of Mall re-opening post Second Lockdown





Q1 FY22 – Consumption Trajectory across all malls

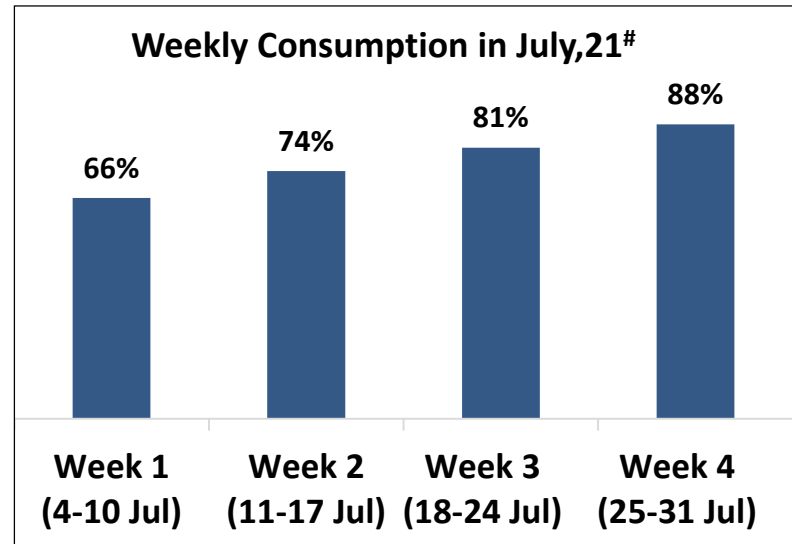
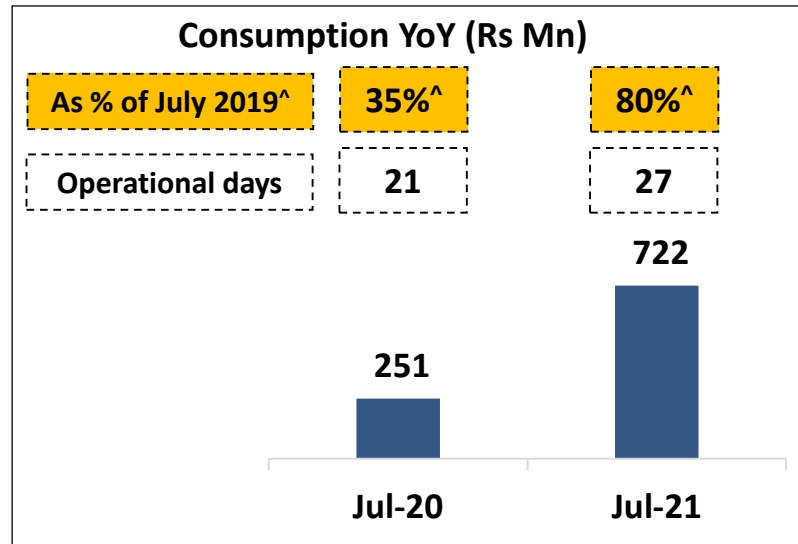
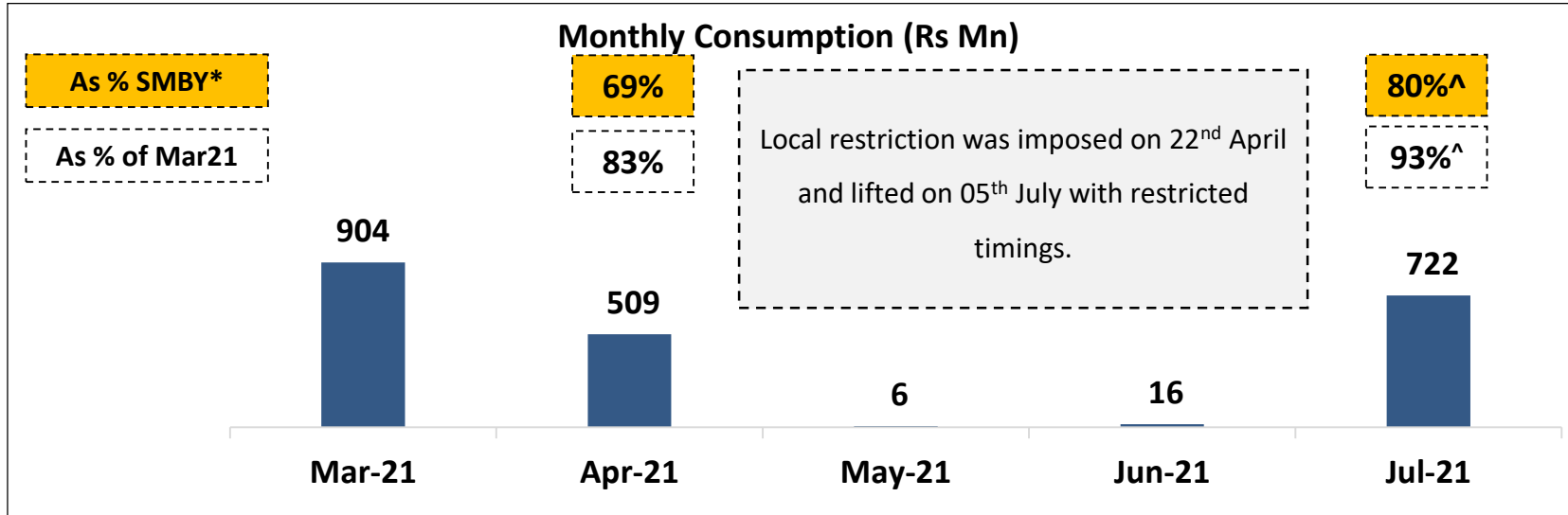
Q1 FY22 Consumption (in Rs. mn)



- Local restriction were imposed across our malls during April, 2021. These local restriction were lifted only in last week of June, 2021 across malls (except Maharashtra)
- Hence, Consumption was at Rs 2.6 bn in Q1 FY22 v/s Rs 14.4 bn in Q4 FY21.



PMC Bangalore Consumption Trajectory



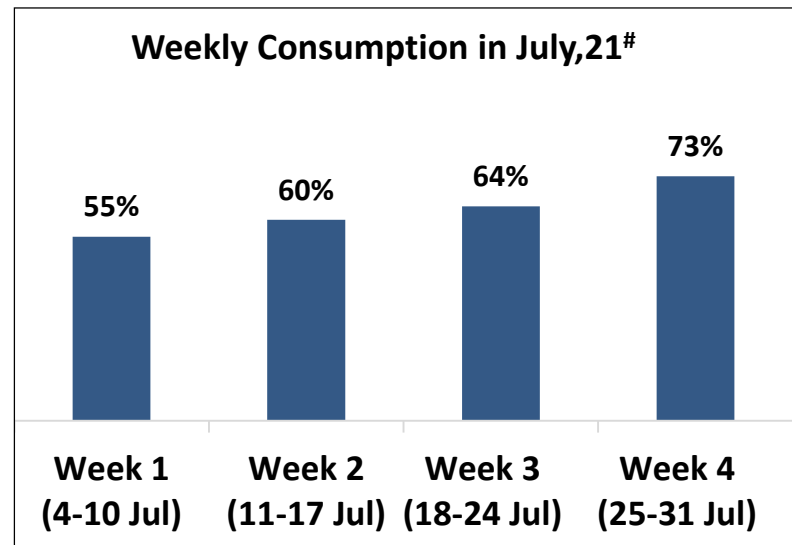
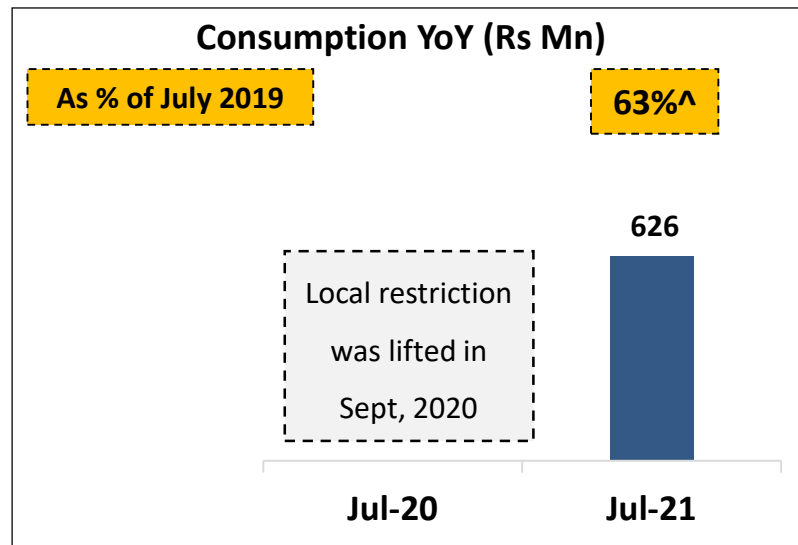
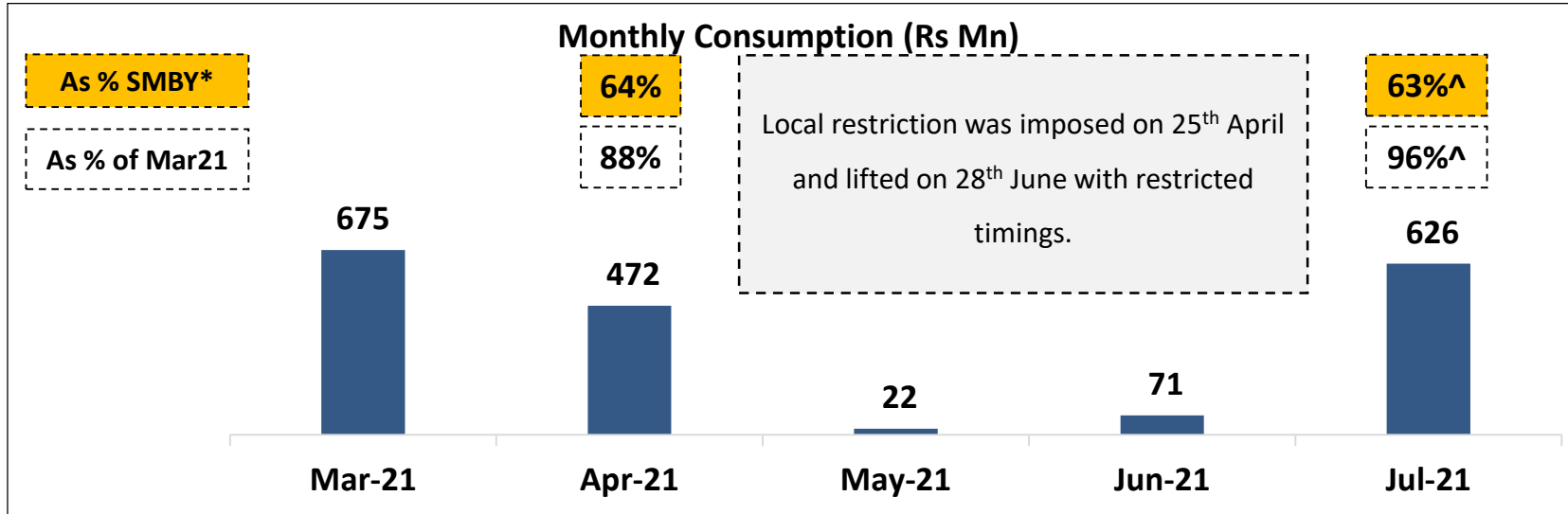
- ❖ Consumption at PMC Bangalore was at Rs 722 mn in July, 2021
- ❖ Consumption (as % of July, 2019) was at 80% v/s 35% in July, 2020
- ❖ On weekly basis, Consumption improved to 88% in Week 4 of July, 2021 v/s 66% in Week 1.
- ❖ Footfalls at PMC Bangalore in July, 2021 was at 64% of March, 2021.

Please note above nos are indicative unaudited numbers and presented for illustration purpose. The actual numbers could be materially different from indicative numbers

As % of S_{MBY}* = As % of same month in 2019 (Base Year); ^ = on like to like basis ie adjusting for the effective operational days in the base year calculation (excluding Multiplexes & FEC); # As % of July, 2019



PMC and Palladium Chennai Consumption Trajectory



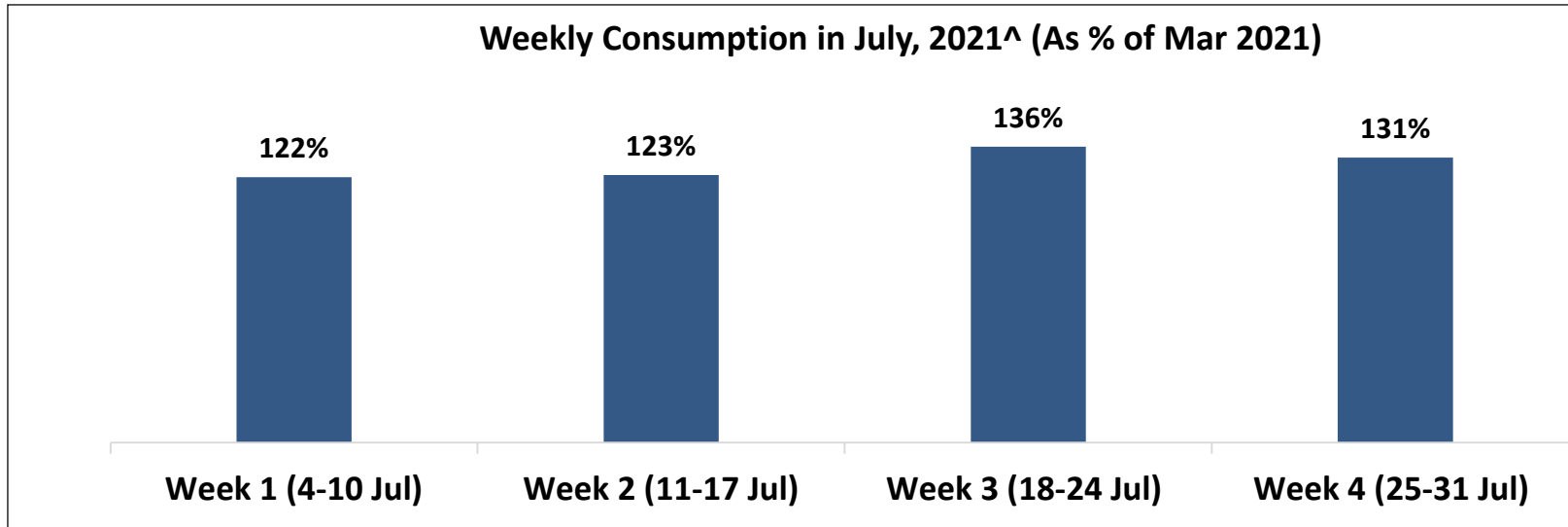
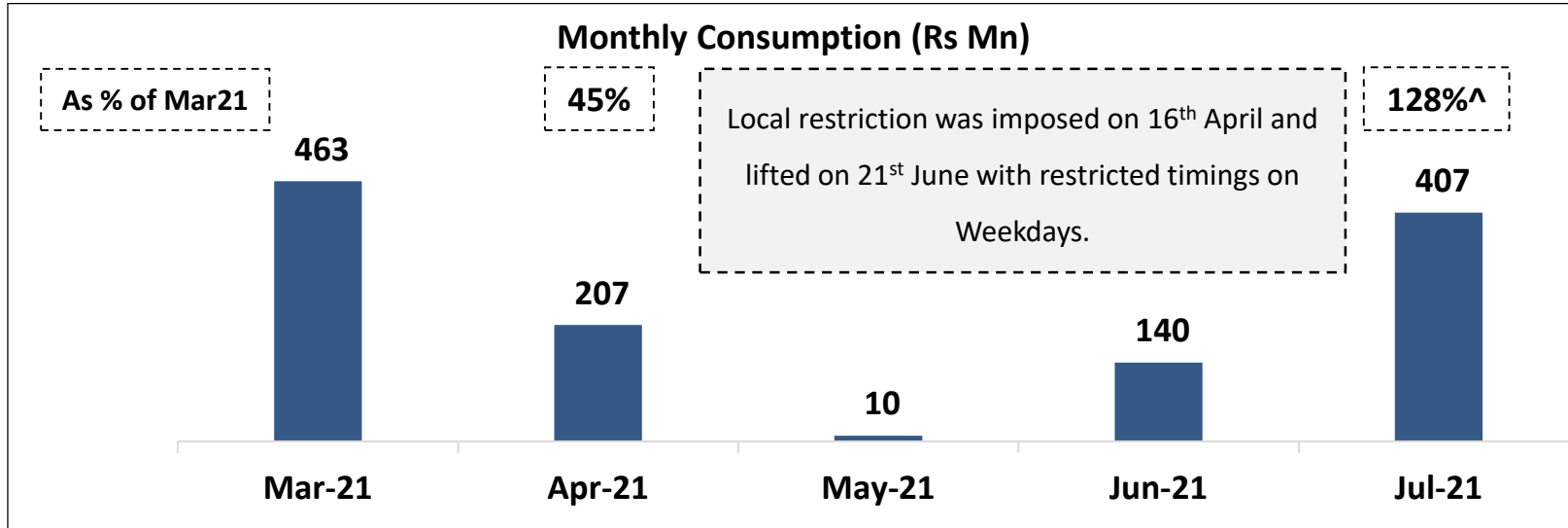
- ❖ Consumption at PMC and Palladium Chennai was at Rs 626 mn in July, 2021
- ❖ On weekly basis, Consumption improved to 73% in Week 4 of July 2021 v/s 55% in Week 1.
- ❖ Footfall at PMC and Palladium Chennai in July, 2021 was at 78% of March, 2021.

Please note above nos are indicative unaudited numbers and presented for illustration purpose. The actual numbers could be materially different from indicative numbers

As % of SBY* = As % of same month in 2019 (Base Year); [^] = on like to like basis ie adjusting for the effective operational days in the base year calculation (excluding Multiplexes & FEC); # As % of July, 2019



Phoenix Palassio Consumption Trajectory

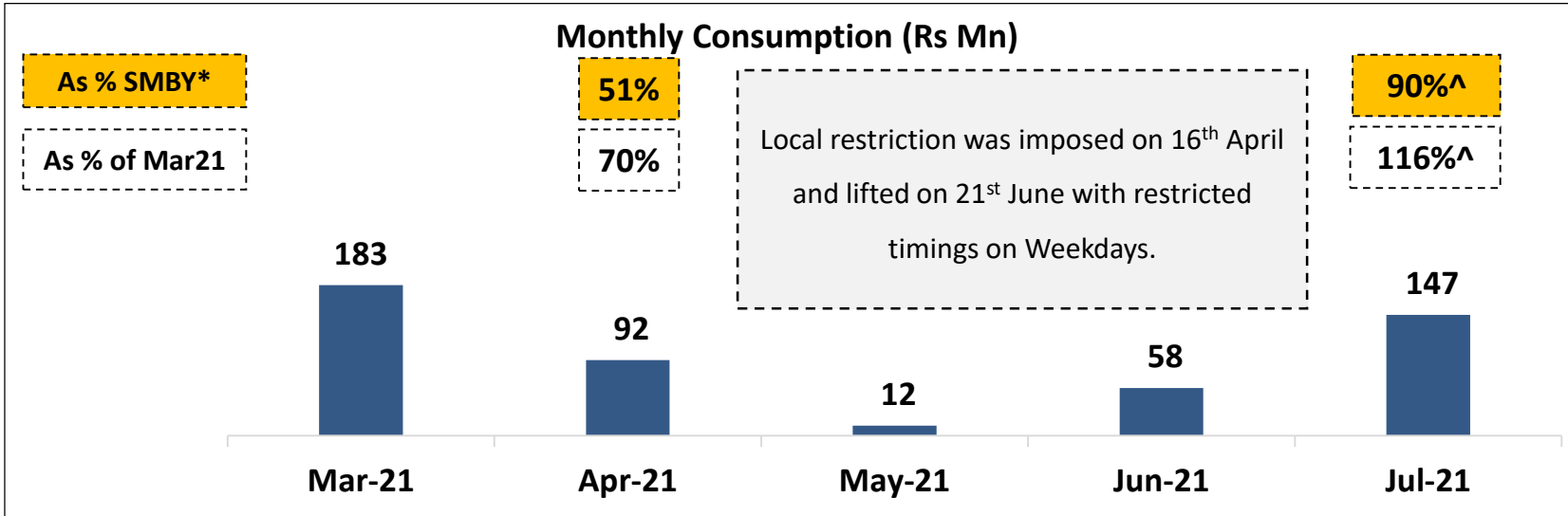


- ❖ 200 Brands have opened stores (73% of leasable area) in Phoenix Palassio since its launch in July, 2020
- ❖ 21 additional stores are currently under fit out
- ❖ Consumption at Phoenix Palassio was at Rs 407 mn in July, 2021 (*operational for 22 days*)
- ❖ On weekly basis, Consumption improved to 131% in Week 4 of March 2021 v/s 122% in Week 1.
- ❖ Footfall at Phoenix Palassio in July, 2021 was at 63% of March, 2021.

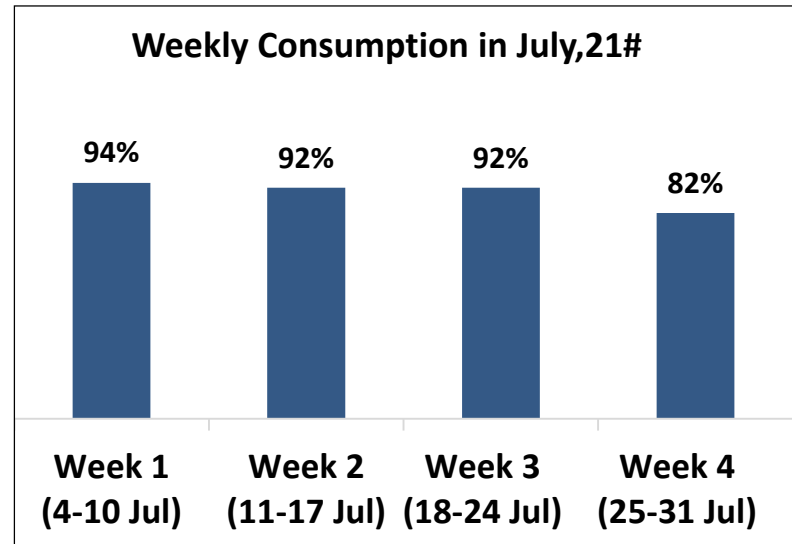
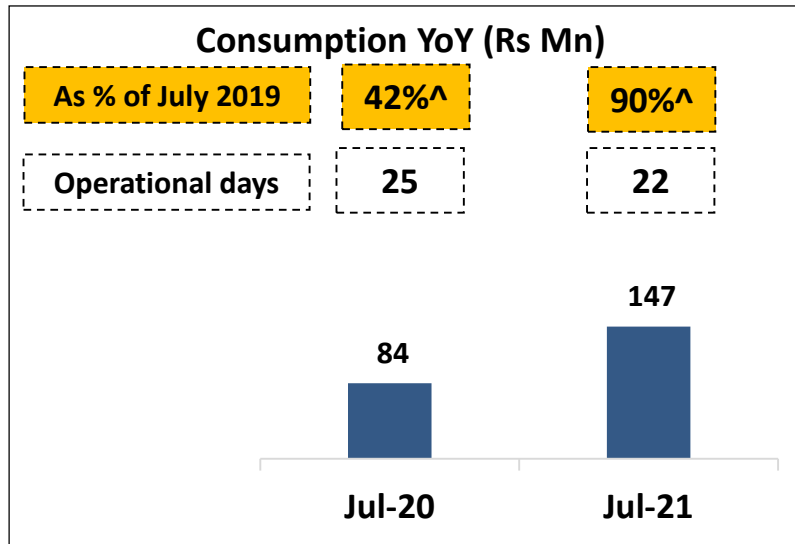
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As % of SMBY* = As % of same month in 2019 (Base Year) ; ^ = on like to like basis ie adjusting for the effective operational days in the base year calculation (excluding Multiplexes & FEC).



Phoenix United Lucknow Consumption Trajectory



- ❖ Consumption at PU Lucknow was at Rs 147 mn in July, 2021
- ❖ Consumption (as % of July, 2019) was at 90% v/s 42% in July, 2020
- ❖ Footfall at PU Lucknow in July, 2021 was at 63% of March, 2021.

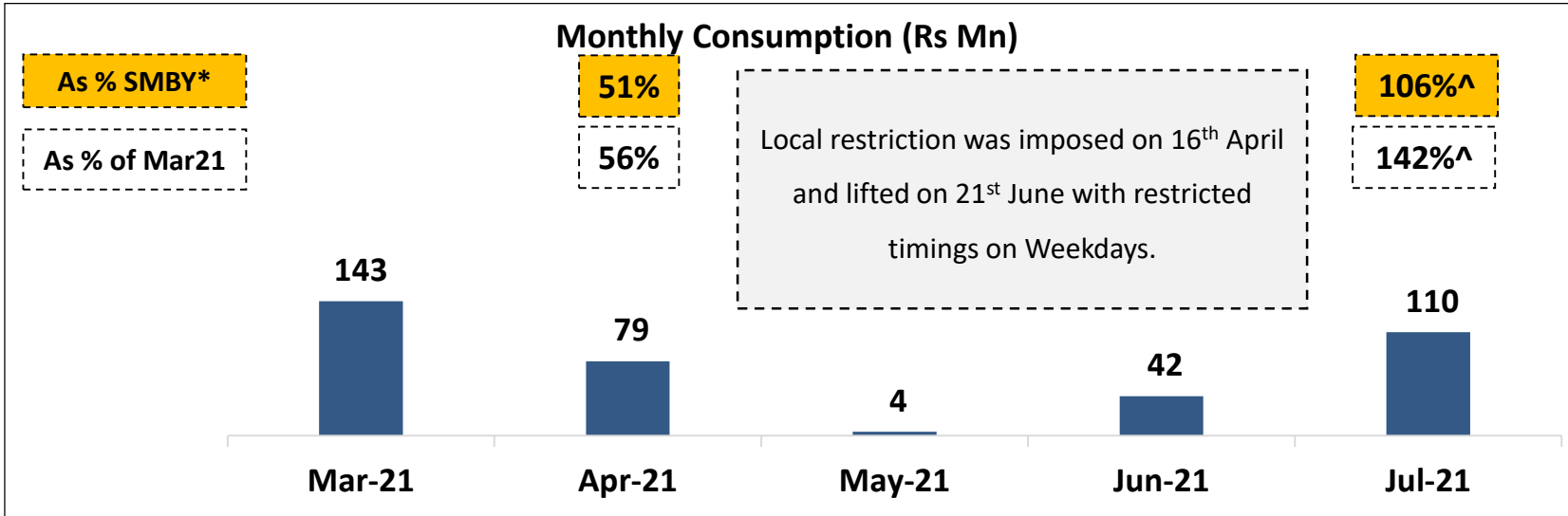


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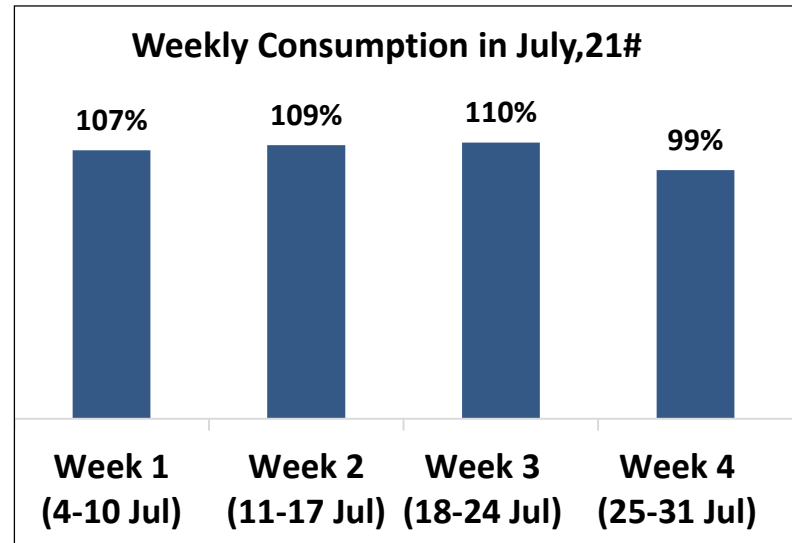
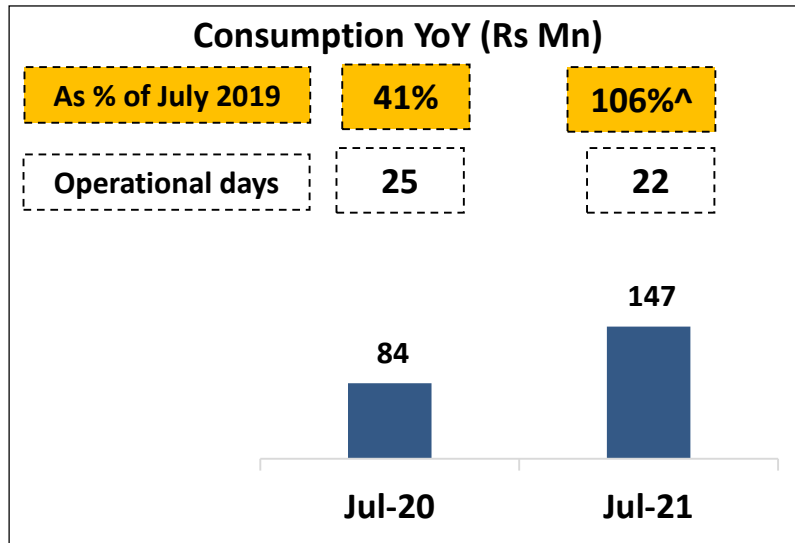
As % of SBY* = As % of same month in 2019 (Base Year) ; ^ = on like to like basis ie adjusting for the effective operational days in the base year calculation (excluding Multiplexes & FEC). # As % of July, 2019



Phoenix United Bareilly Consumption Trajectory



- ❖ Consumption at PU Bareilly was at Rs 110 mn in July, 2021
- ❖ Consumption (as % of July, 2019) was at 106% v/s 41% in July, 2020
- ❖ Footfall at PU Lucknow in July, 2021 was at 69% of March, 2021.



Please note above nos are indicative unaudited numbers and presented for illustration purpose. The actual numbers could be materially different from indicative numbers

As % of SBY* = As % of same month in 2019 (Base Year); ^ = on like to like basis ie adjusting for the effective operational days in the base year calculation (excluding Multiplexes & FEC); # As % of July, 2019

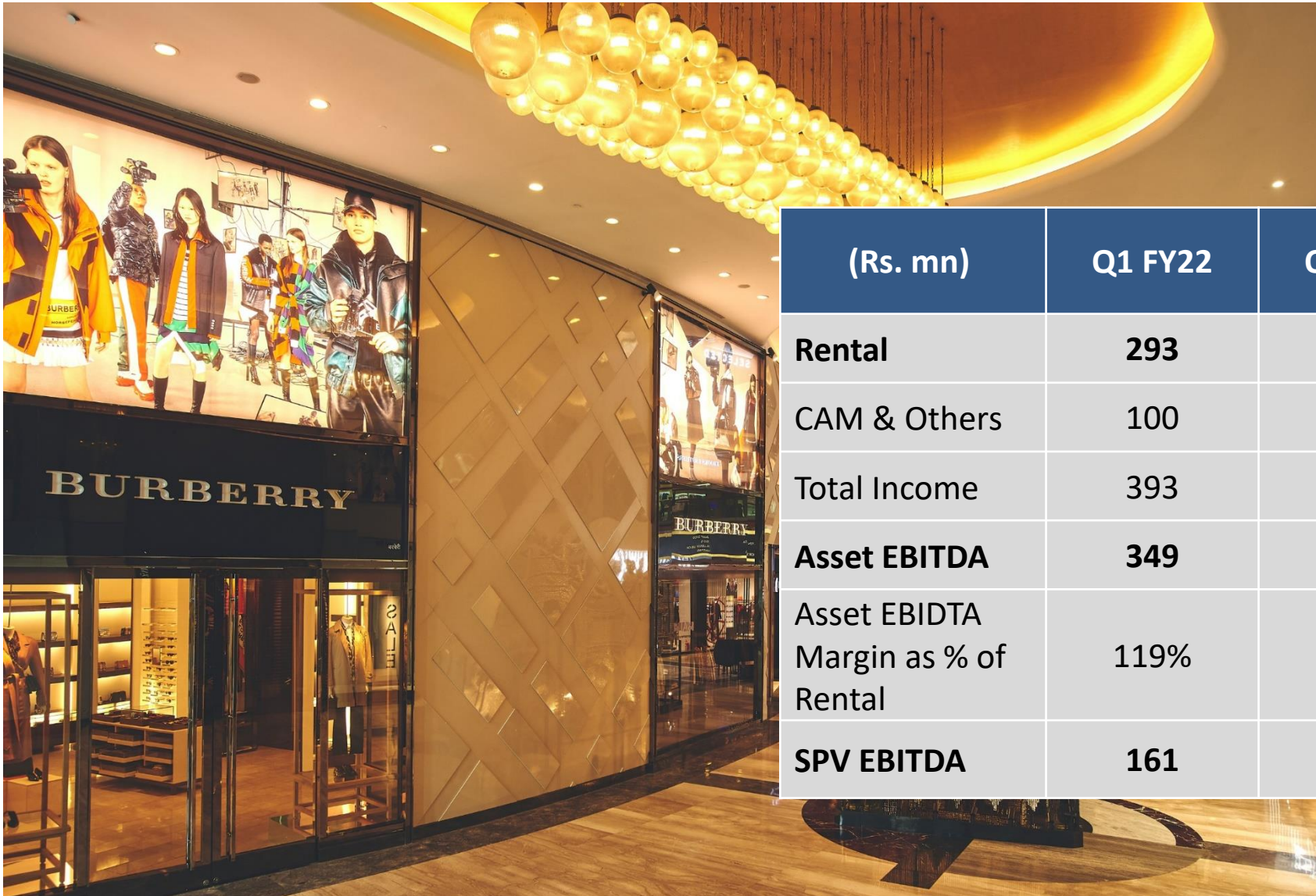


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Phoenix Palladium, Mumbai



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	293	344	881	33%
CAM & Others	100	57	252	40%
Total Income	393	402	1,133	35%
Asset EBITDA	349	260	780	45%
Asset EBITDA Margin as % of Rental	119%	78%	89%	
SPV EBITDA	161	269	700	23%

Note: The Rental income also includes income generated from commercial assets owned by PML.



Income Split for PML (Standalone Entity)

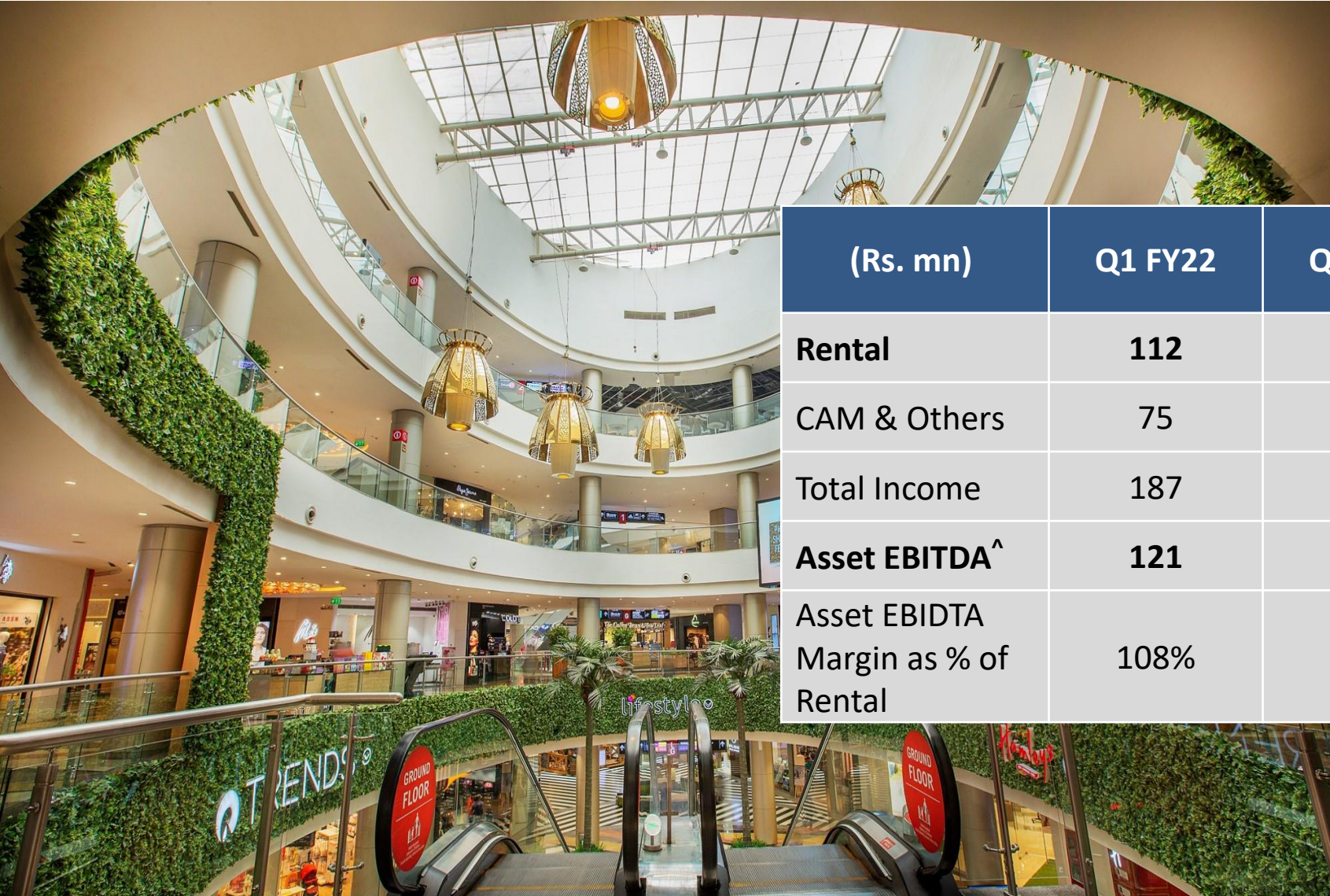
PML (Standalone entity) owns the following assets:

- Retail – High Street Phoenix & Palladium: Leasable area of ~0.77 msf
- Commercial – Phoenix House: Leasable area of ~0.10 msf

(Rs. mn)	Project Name	Q1 FY21	Q2 FY21	Q3 FY21	Q4 FY21	FY21	Q1 FY22
Commercial Asset	Phoenix House	32	31	35	37	135	37
	Centrium	14	9	11	Units transferred to Offbeat Developers from Q4 FY21	34	Units transferred to Offbeat Developers from Q4 FY21
	Art Guild House	54	65	59		178	
	Total	100	105	105	37	347	37
Retail Asset	High Street Phoenix	244	229	517	625	1,615	256
Total Rental Income reported by PML Standalone		344	334	621	662	1,962	293



Phoenix Marketcity Bangalore



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	112	120	359	31%
CAM & Others	75	72	184	41%
Total Income	187	191	543	34%
Asset EBITDA[^]	121	135	385	31%
Asset EBITDA Margin as % of Rental	108%	113%	107%	

[^] EBITDA is before fees paid to MarketCity Resources Pvt. Ltd (PML's 100% subsidiary) and interest income earned on liquid mutual fund investments and fixed deposits



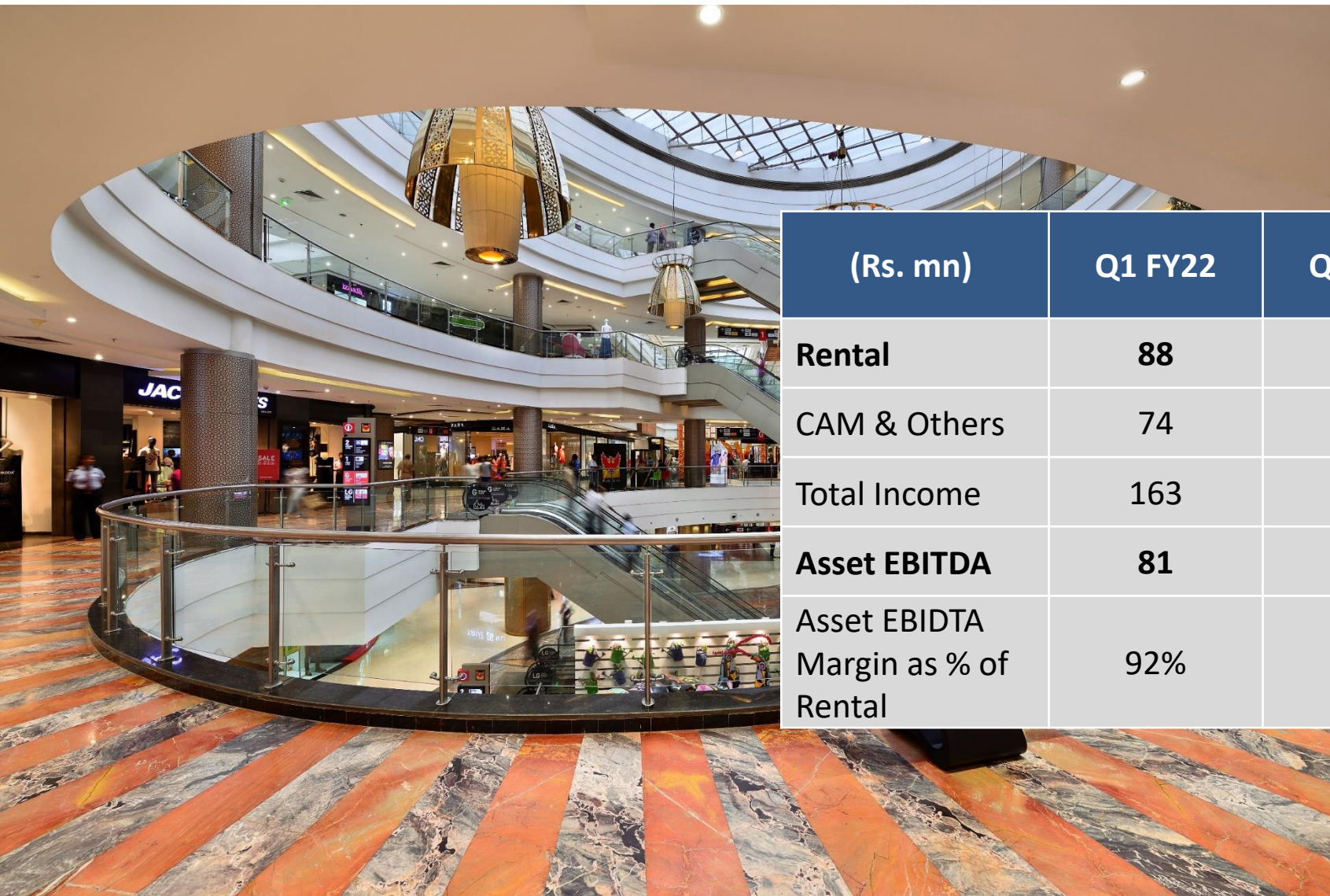
Phoenix Marketcity Pune



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	109	125	432	25%
CAM & Others	73	47	206	36%
Total Income	182	172	638	29%
Asset EBITDA	98	118	440	22%
Asset EBITDA Margin as % of Rental	90%	94%	102%	




Phoenix Marketcity Mumbai



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	88	87	323	27%
CAM & Others	74	53	181	41%
Total Income	163	139	504	32%
Asset EBITDA	81	78	323	25%
Asset EBITDA Margin as % of Rental	92%	90%	100%	



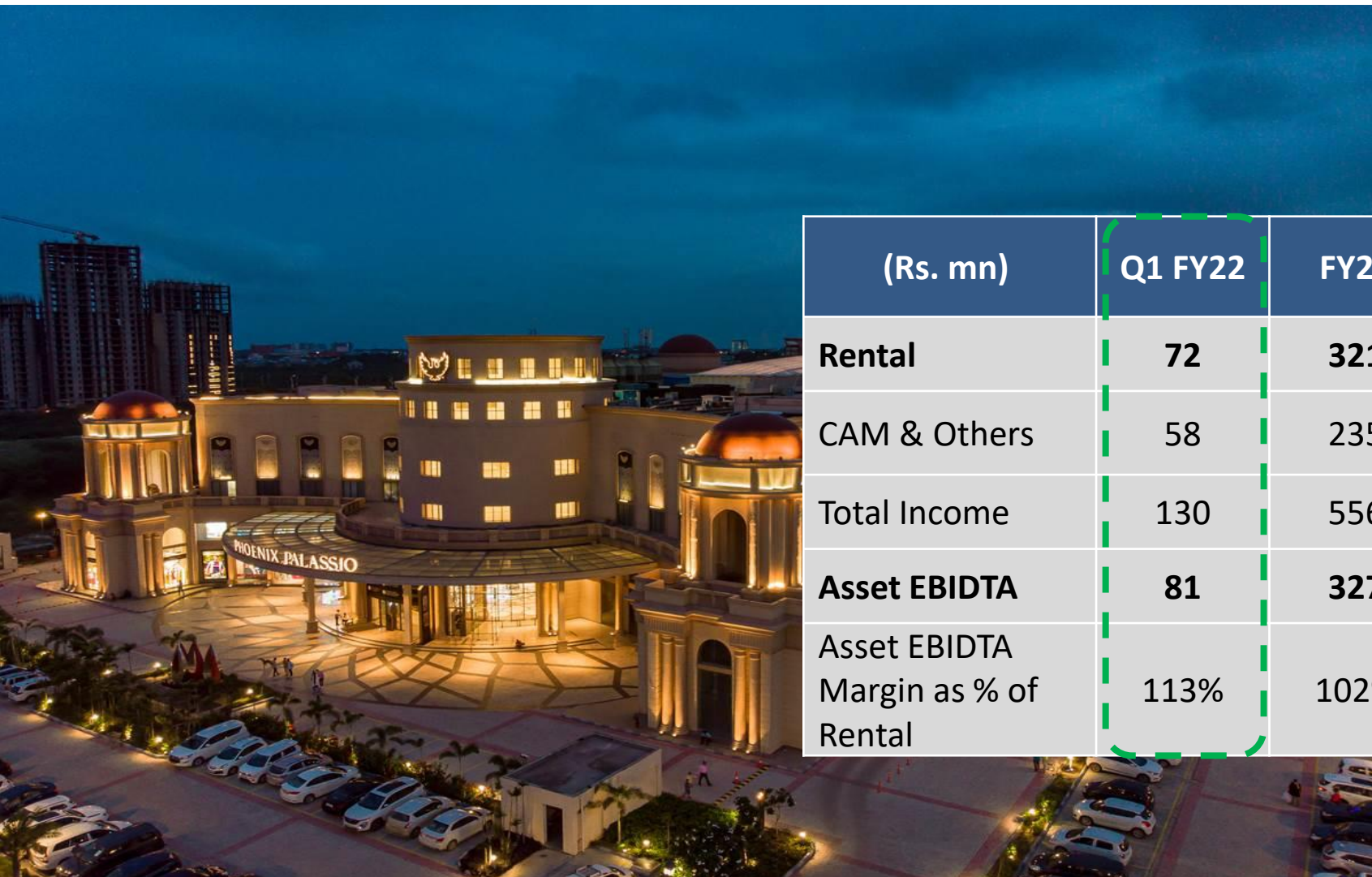
Phoenix Marketcity & Palladium Chennai



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	149	134	467	32%
CAM & Others	114	57	235	48%
Total Income	262	191	702	37%
Asset EBITDA	140	124	496	28%
Asset EBITDA Margin as % of Rental	94%	93%	106%	



Phoenix Palassio, Lucknow

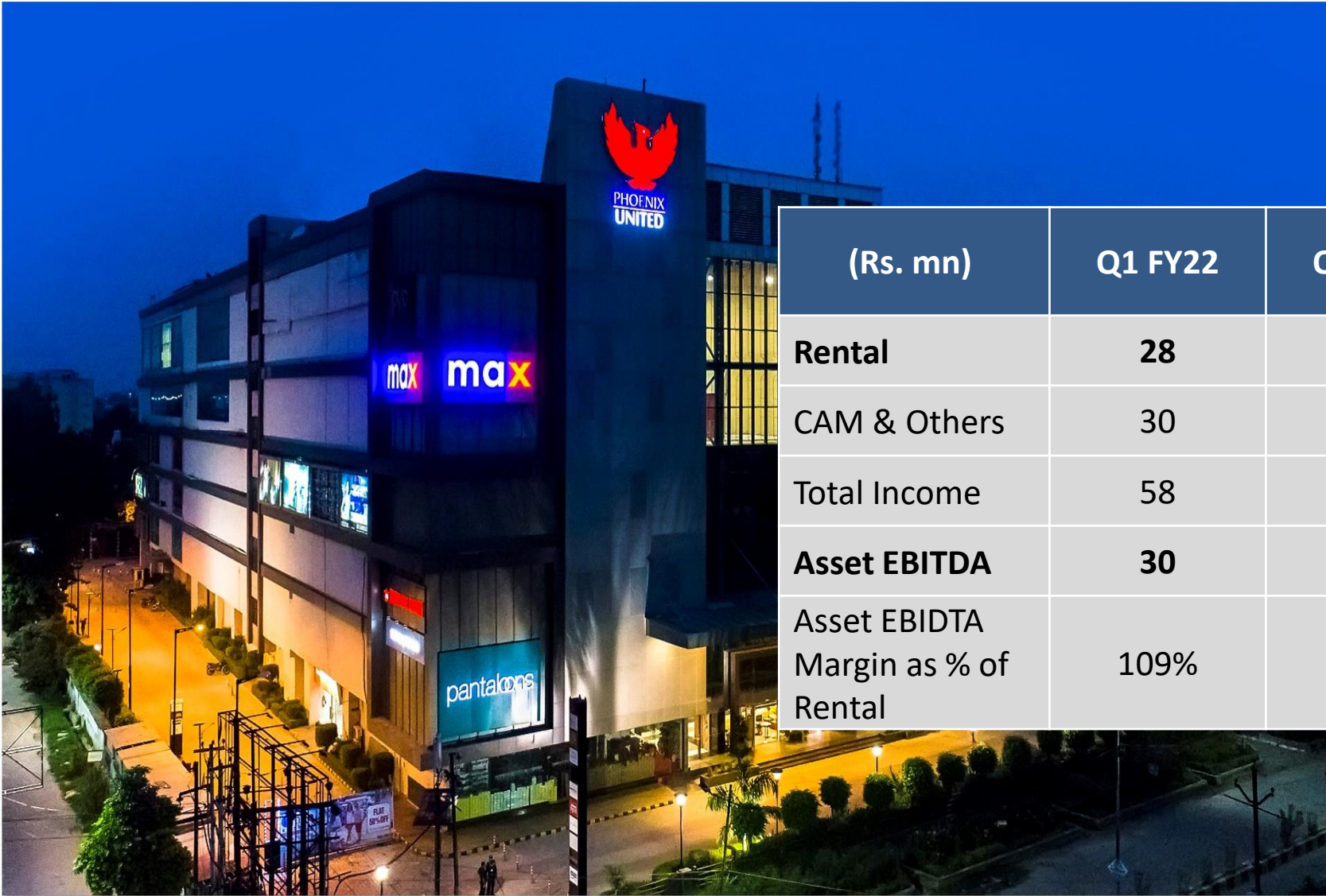


(Rs. mn)	Q1 FY22	FY21	Q4FY21	Q3 FY21	Q2 FY21
Rental	72	321	161	123	37
CAM & Others	58	235	96	79	60
Total Income	130	556	258	201	97
Asset EBIDTA	81	327	171	119	37
Asset EBIDTA Margin as % of Rental	113%	102%	106%	97%	100%

Note: Phoenix Palassio became operational on 8th July 2020. Hence, prior period numbers are not applicable



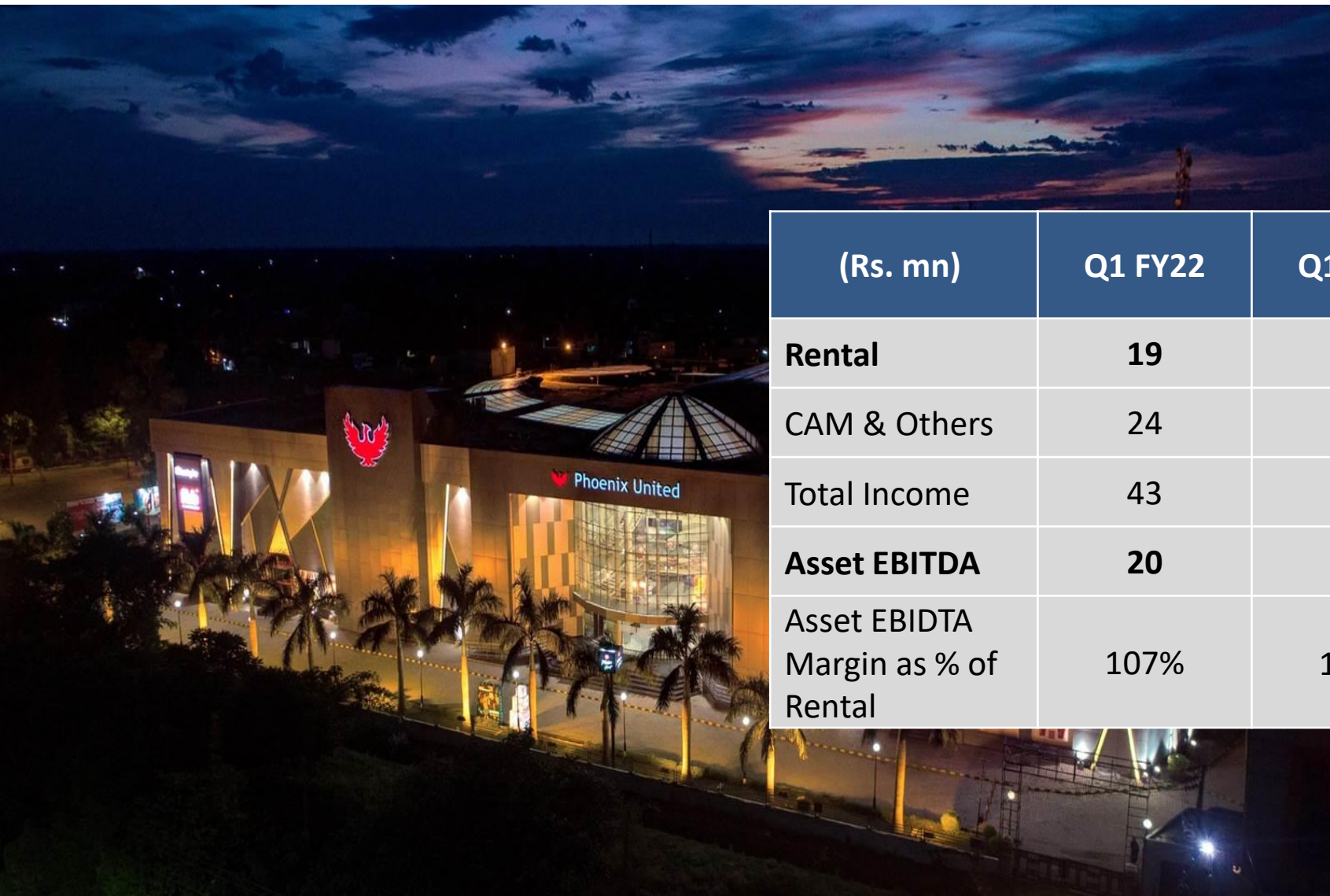
Phoenix United, Lucknow



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	28	21	77	36%
CAM & Others	30	29	49	62%
Total Income	58	50	126	46%
Asset EBITDA	30	26	72	42%
Asset EBITDA Margin as % of Rental	109%	125%	94%	



Phoenix United, Bareilly



(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Rental	19	12	57	33%
CAM & Others	24	26	44	56%
Total Income	43	38	100	43%
Asset EBITDA	20	17	60	34%
Asset EBITDA Margin as % of Rental	107%	143%	105%	



Retail Rental Income for Q1 FY22

Name of Asset	Q1 FY22		Q1 FY21	
	Retail Income (Rs. mn)	% of Q1 FY20	Retail Income (Rs. mn)	% of Q1 FY20
Phoenix Palladium	293	33%	344	39%
Phoenix Marketcity Bangalore	112	31%	120	33%
Phoenix Marketcity Pune	109	25%	125	29%
Phoenix Marketcity Mumbai	88	27%	87	27%
Phoenix Marketcity and Palladium Chennai	149	32%	134	29%
Phoenix Palassio	72	NA	NA	NA
Phoenix United Lucknow	28	36%	21	27%
Phoenix United Bareilly	19	33%	12	22%
Total	870	34%	843	32%



Retail EBITDA for Q1 FY22

Name of Asset	Q1 FY22		Q1 FY21	
	EBITDA (Rs. mn)	% of Q1 FY20	EBITDA (Rs. mn)	% of Q1 FY20
Phoenix Palladium	349	45%	269	34%
Phoenix Marketcity Bangalore	121	31%	135	35%
Phoenix Marketcity Pune	98	22%	118	27%
Phoenix Marketcity Mumbai	81	25%	78	24%
Phoenix Marketcity and Palladium Chennai	140	28%	124	25%
Phoenix Palassio	81	NA	NA	NA
Phoenix United Lucknow	30	42%	26	37%
Phoenix United Bareilly	20	34%	17	29%
Total	919	36%	760	30%



Update on under-construction Assets

	Phoenix Millennium, Pune	Phoenix Mall of Asia, Bangalore	Phoenix Citadel, Indore	Palladium, Ahmedabad
Proposed Retail GLA	Retail GLA – ~1.1 msf Office GLA – ~0.6 msf	Retail GLA – ~1.2 msf Office GLA – ~1.2 msf	Retail GLA – ~1 msf	Retail GLA – ~0.7 msf
Amount Spent till June 2021 (Rs Mn)	5,541	9,441	3,835	5,459
Status update				
Expected Year of Operation	FY24	FY24	FY23	FY23



Palladium Ahmedabad



The Luxury mall of Gujarat



Phoenix Millennium Pune



The New Epicentre for West Pune



Mall of Asia, Bangalore



The Largest Retail led Mixed-use development in Bangalore



Phoenix Citadel Indore



The biggest Retail Destination of Madhya Pradesh



Sustainability Initiatives at Operational Malls



Waste Management



Organic waste conversion and wet waste conversion equipment installed to ensure faster decomposition



Tie up with authorized vendors for E-waste recycling



Professional vendor to dispose and recycle dry waste



Hazardous waste management done with the help of authorized agency



Reduction in paper consumption



Water Conservation



Recycling of wastewater by Sewage treatment plant (STP) for use in toilets, gardening and HVAC cooling tower



Conserved Rainwater is used in toilets and for cooling tower requirement



Natural ground water discharge is taken into treatment plant and used for domestic purposes



Energy Conservation



Replacement of CFL with LED lamps across malls



Common area lighting integrated on building management system (BMS) for optimised usage and saving energy



Electrical vehicle charging stations being installed at mall premises



Multiple new energy efficient components, machines or technology used instead of older equipment and devices



Emission Control



Diesel Generator Effluents are tracked to ensure the same is within recommended parameters



All Air Handling Units (AHU) old filters replaced with MERV -13 Filters for enhanced Indoor AQI



Ozoniser installed in STP to minimize H2S levels in the exhaust system



Calibration of DG fuel system being undertaken to determine the amount of unburnt fuel content in the Stack emissions



Sustainability Initiatives at Under Construction Malls

No	Sustainable Metrics	Phoenix Citadel	Phoenix Millennium	Phoenix Mall of Asia
1	Pre-Certification LEED Ratings	Silver	Gold	Gold
2	Sustainable Design Approach	Adapted	Adapted	Adapted
3	Fundamental And Enhanced Commissioning	Adapted	Adapted	Adapted
4	Low Emitting Material	Adapted	Adapted	Adapted
5	Monitoring Based Commissioning	Adapted	Adapted	Adapted
6	High Standards Followed for construction like SMACNA and NBC	Adapted	Adapted	Adapted
7	ECO Friendly Refrigerant	Adapted	Adapted	Adapted
8	Rain Water Harvest	100%	100%	100%
9	Reuse of Treated Waste Water	100%	100%	100%

All new projects follow Leadership in Energy and Environmental Design (LEED) rating systems, created by United States Green Building Council (USGBC)



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Our Annuity Income Generating Commercial Portfolio

Project Name	Location	Total Area (msf)	Area Sold (msf)	Net Leasable Area (msf)	Area Leased (msf)	Trading Occupancy (%)	Average Rate psf.	Collection (%)
Operational Office Portfolio (1.58 MSF)								
Art Guild House	Mumbai	0.80	0.17	0.63	0.48	76%	108	92%
Phoenix Paragon Plaza	Mumbai	0.43	0.12	0.31	0.15	49%	115	94%
Fountainhead – Tower 1	Pune	0.17	0.00	0.17	0.16	95%	91	92%
Fountainhead – Tower 2**	Pune	0.25	0.00	0.25	0.06	24%	71	-
Phoenix House	Mumbai	0.09	-	0.09	0.07	74%	167	97%
Centrium	Mumbai	0.28	0.16	0.12 [#]	0.06	53%	118	94%
Total		2.04	0.46	1.58	0.98	62%		92%

Under Development Portfolio (0.83 MSF)		
Fountainhead – Tower 3	Pune	0.41
Phoenix MarketCity	Chennai	0.42
Total		0.83

**Fountainhead tower 2 area has been recently leased and tenants have started moving in from May onwards.



Commercial Portfolio – Performance Summary

Operational Portfolio	Total Income (Rs mn)			EBITDA (Rs mn)			EBITDA as % of Total Income		
	Q1 FY22	Q1 FY21	FY21	Q1 FY22	Q1 FY21	FY21	Q1 FY22	Q1 FY21	FY21
Art Guild House*	185	157	639	138	126	492	74%	80%	77%
Phoenix Paragon Plaza	71	84	318	54	69	243	76%	82%	76%
Fountainhead – Tower 1	47	41	172	44	35	150	90%	86%	87%
Fountainhead – Tower 2	2	NA	NA						
Phoenix House	37	32	135	EBITDA reported as part of Phoenix Palladium			NA		
Centrium*	23	14	34	11	EBITDA reported as part of PMC Mumbai		47%	NA	
Total	365	328	1,299	247	231	886	68%	70%	68%

- Total Income from commercial portfolio was Rs. 365 mn in Q1 FY22; EBITDA was Rs. 247 mn
- Commercial portfolio occupancy is currently at 62%
- Collection efficiency in Q1 FY22 for the commercial portfolio was at 92%

* Prior to Q1FY22, certain proportion of revenues were reported as part of PML standalone. Hence, prior period numbers are not comparable



Growth by Densification

Offices Fountainhead
Tower 1
~0.17 msf

Offices Fountainhead
Tower 2
~0.25 msf

Existing Mall (LG + G + 3)

Offices Fountainhead
Tower 3
~0.41 msf





Fountainhead Pune – Premium Office Spaces



Fountainhead Pune	Remarks
Tower 1	95% area leased and operational
Tower 2	OC received on 6th Oct 2020; tenants started moving in during May 2021
Tower 3	Construction Complete; OC awaited



Fountainhead Pune – Tower 2 and Tower 3 Construction Status



Tower 2 – OC received on 6th Oct 2020;
tenants started moving in during May 2021



Tower 3 – North East Side Façade



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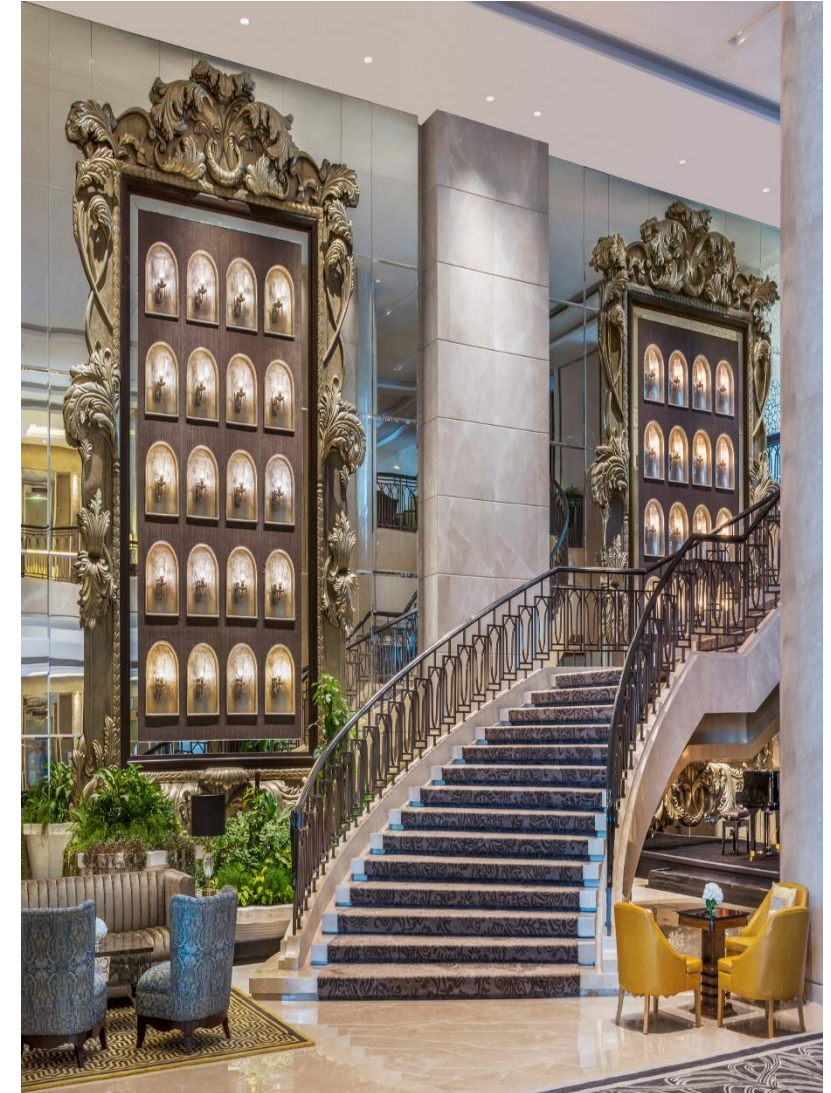


Phoenix Marketcity, Mumbai



The St. Regis, Mumbai

	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1FY20
Revenue from Rooms (Rs. mn)	66	49	318	21%
Revenue from F&B and Banqueting (Rs. mn)	45	11	316	14%
Other Operating Income (Rs. mn)	18	20	64	29%
Total Income (Rs. mn)	130	80	698	19%
Operating EBITDA (Rs. mn)	-11	-40	253	
<i>EBITDA margins (%)</i>			36%	
Occupancy (%)	30%	16%	82%	37%
ARR (Rs.)	6,229	8,421	10,913	57%





Courtyard by Marriott, Agra

	Q1 FY22	Q1 FY21	Q1 FY20	% of FY20
Revenue from Rooms (Rs. mn)	8	0	37	23%
Revenue from F&B and Banqueting (Rs. mn)	12	0	35	35%
Other Operating Income (Rs. mn)	0	0	4	12%
Total Income (Rs. mn)	21	0	76	28%
Occupancy (%)	17%	0	64%	
ARR (Rs.)	3,428	0	3,353	102%



Note: Hotel operations were shut since March 2020 and re-opened on 8th Aug 2020. Hence, numbers are not comparable with previous year.



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Operational Update – Residential Portfolio

Project Name (operational)	Saleable area (msf)			Cumulative Area Sold (msf)^	Cumulative Sales Value (Rs. mn)	Collections in Q1 FY22 (Rs. mn)	Revenue recognized (Rs. mn)	
	Total Area	Area launched	Balance Area				in Q1 FY22	Cumulative
One Bangalore West, Bengaluru	2.41	1.80	0.61	1.40	13,575	171	183	13,128
Kessaku, Bengaluru	1.03	1.03	-	0.37	4,914	184	185	4,914
Total	3.44	2.83	0.61	1.77	18,489	355	368	18,042

Note that of the nine towers in One Bangalore West (OBW), only Towers 1-6 have been launched and completed. Tower 7 was launched in July 2019. Towers 8 & 9 are yet to be launched

^ Sales area includes only those where agreements have been executed with purchasers

Key highlights

- **Sold and registered agreements for inventory worth Rs. 368 mn during Q1 FY22.**
- Q1 Collections were Rs. 355 mn



One Bangalore West, Bengaluru



Actual Site Picture



Kessaku – Grand Arrival Experience



Actual Site Picture

Actual Site Picture



Kessaku – Zen Court & Pool Side Garden





Kessaku, Bangalore





Kessaku, Bangalore – Living Spaces Crafted in Luxury & Style



Actual Site Picture



Business Update
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Phoenix Marketcity, Bangalore



Q1 FY22 Standalone P&L

(Rs. mn)	Q1 FY22	Q1 FY21	Q1FY20	% of Q1 FY20
Income from operations	393	402	1,133	35%
EBITDA	161	269	700	23%
<i>EBITDA Margin (%)</i>	41%	67%	62%	
Profit Before Tax and exceptional item	290	8	458	63%
Profit after tax*	2,346	8	356	
Diluted EPS (Rs.)	14.23	0.05	2.32	

*Note: Exceptional item for the quarter ended 30th June, 2021 refers to the profit on sale of stake sale in two subsidiaries pursuant to GIC's investment



Q1 FY22 Consolidated P&L

(Rs. mn)	Q1 FY22	Q1 FY21	Q1 FY20	% of Q1 FY20
Income from operations	2,043	1,347	6,150	33%
Retail	1,153	885	2,933	38%
Residential	376	0	2,071	18%
Commercial	362	382	363	100%
Hospitality & Others	151	80	783	19%
EBITDA	761	703	2,927	26%
<i>EBITDA Margin (%)</i>	<i>37%</i>	<i>52%</i>	<i>48%</i>	
Profit after tax	-348	-505	1,469	
PAT after minority interest	-262	-424	1,304	
Diluted EPS (Rs.)	-1.52	-2.76	8.48	



Q1 FY22 Debt and Cash Position

Group Level

PML Share

Liquidity (Bank balance
+ Investments + DSRA)

Rs. 16,620 mn*

Rs. 15,505 mn

Gross Debt

Rs. 43,567 mn

Rs. 32,365 mn

Net Debt

Rs. 26,948 mn

Rs. 16,861 mn

*Note: Does not include funds of Rs. 6,893 mn parked in overdraft accounts



Business Update
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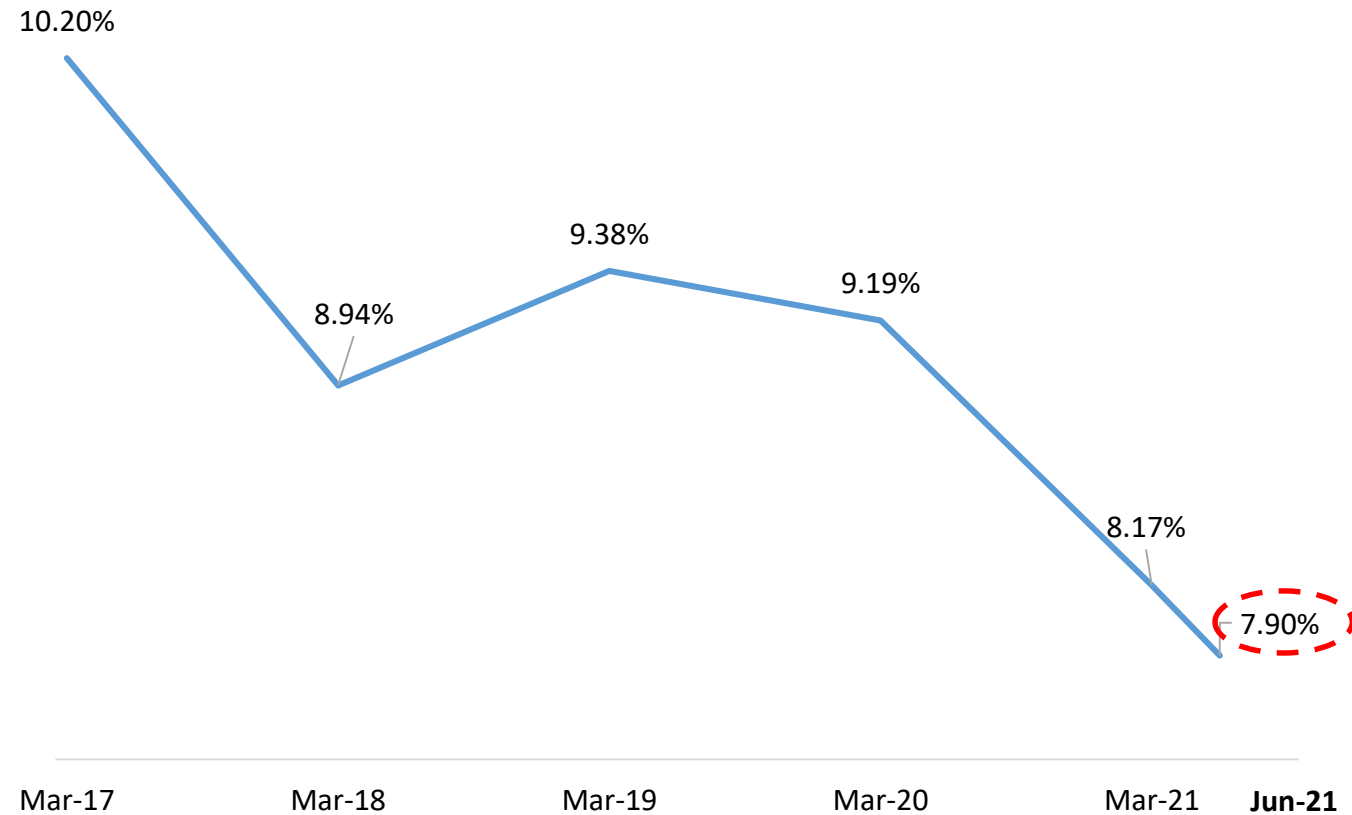


Debt Profile as on 30th June 2021

- Average cost of debt down to 7.90% in June 2021 from 8.17% in Mar 2021, down by 27 bps QoQ
- Lowest rate on borrowing stands at 7.30%

Status	Asset Class	Amount (Rs. mn)
Operational	Retail	32,153
	Hospitality	5,574
	Commercial	4,425
	Residential	731
	Sub-total (A)	42,883
Under-development	Retail	685
	Commercial	0
	Sub-total (B)	685
Grand Total (A+B)		43,567

Effective cost of debt (%)





Q1 FY22 Debt Across Subsidiaries

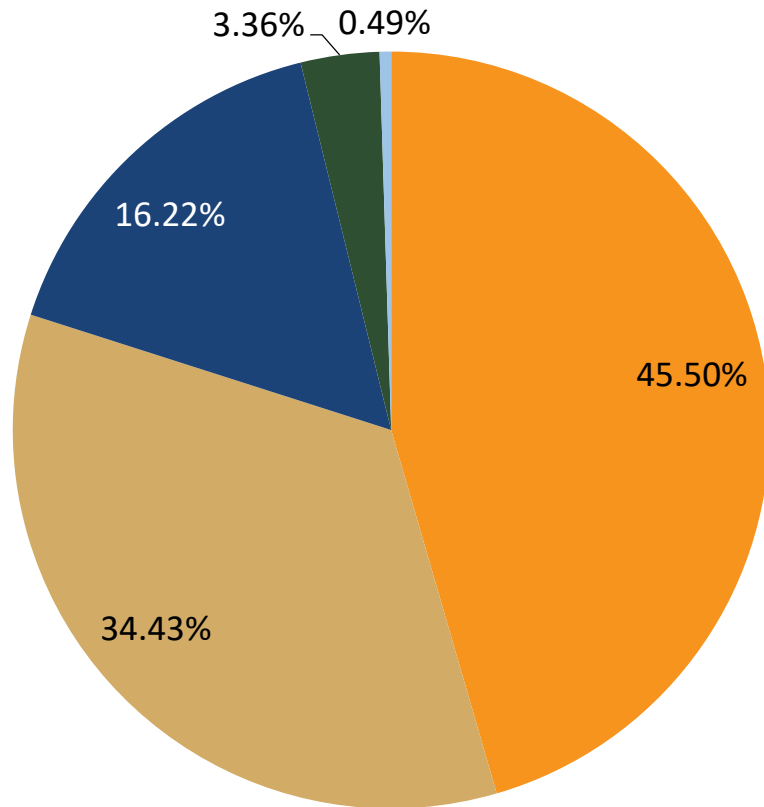
	Asset TypeQ1	SPV	Asset Name	PML Group Ownership*	Q4FY21 (Rs. mn)	Q1FY22 (Rs. Mn)
Operational	Retail & Mixed-Use	PML Standalone	High Street Phoenix, Mumbai	100%	6,165	5,735
		Classic Mall Development	Phoenix MarketCity, Chennai	50%	7,229	7,037
		Vamona Developers	Phoenix MarketCity, Pune	74%	6,015	4,304
		Island Star Mall Developers	Phoenix MarketCity, Bangalore	51%	3,316	4,361
		Starboard Hotels Pvt Ltd	Phoenix Palladium, Chennai	50%	1,774	1,746
		Offbeat Developers	Phoenix MarketCity, Mumbai	74%	6,754	5,896
			Art Guild House (Commercial)			
			Centrium (Commercial)			
		Blackwood Developers	Phoenix United, Bareilly	100%	871	899
		UPAL Developers	Phoenix United, Lucknow	100%	666	638
	Graceworks Realty & Leisure	Phoenix Paragon Plaza (Commercial)	74%	1,115	1,081	
	Destiny Hospitality	Phoenix Palassio, Lucknow	100%	4,098	4,280	
	Hotel & Residential	Palladium Constructions	One Bangalore West & Kessaku (Residential) Courtyard by Marriott, Agra (Hotel)	100%	1,632	1,310
Pallazzio Hotels & Leisure		The St. Regis, Mumbai	73%	4,939	4,995	
Office	Alliance Spaces	Fountainhead	100%	0	600	
Under Development	Retail	SGH Realty LLP	Palladium, Ahmedabad	50%	291	685
Total		Total			44,865	43,567

* represents PML's effective stake post completion of the scheme of amalgamation; the scheme has been approved by shareholders and is awaiting NCLT final approval 55



Shareholding Pattern as on 30th Jun 2021

Shareholding Pattern



■ Promoters ■ FII ■ DII ■ Others ■ Corporate bodies

Sr. No	Top Institutional Investors	% Shareholding
1	SCHRODER	6.78%
2	GIC	4.33%
3	ICICI PRUDENTIAL AMC	2.27%
4	TT FUNDS	2.10%
5	VANGUARD	1.84%
6	ADITYA BIRLA SUNLIFE MF	1.79%
7	SBI MF	1.76%
8	BAILLIE GIFFORD	1.70%
9	UTI	1.64%
10	MOTILAL OSWAL	1.62%
Total – Top 10 Institutional Investors		25.84%



Thank you

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