

August 01, 2025

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857, 976000 – Debt Segment

NSE - GODREJPROP

Sub: Investors Presentation and Press Release.

Dear Sir/ Madam,

Please find enclosed a copy of the Investors' Presentation and the Press Release on the unaudited financial results of the Company for the quarter ended June 30, 2025.

Please note the date & time of occurrence of the event/information is Friday, August 01, 2025 at 12.30 p.m.

This is for your information and record.

Thank you,

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Enclosed as above

The Godrej logo is a stylized, cursive script of the word "Godrej" in black ink.

RESULTS PRESENTATION

FIRST QUARTER, FINANCIAL YEAR 2026



DISCLAIMER

Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations.

AGENDA

Overview **01**

Q1 FY26 Operational Highlights 02

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GODREJ INDUSTRIES GROUP

- Established in 1897
- \$7 billion in annual revenue
- Group companies' combined market cap over \$25 billion
- Over 1 billion people globally use a Godrej Industries Group product¹
- Godrej ranks amongst the most trusted Indian brands²
- \$2.5 billion brand valuation by Interbrand³
- Amongst India's most diversified and trusted conglomerates
- Real estate is a key growth business for the Group

1. Godrej Group internal study
2. The Brand Trust Report 2023
3. Interbrand study done in 2023

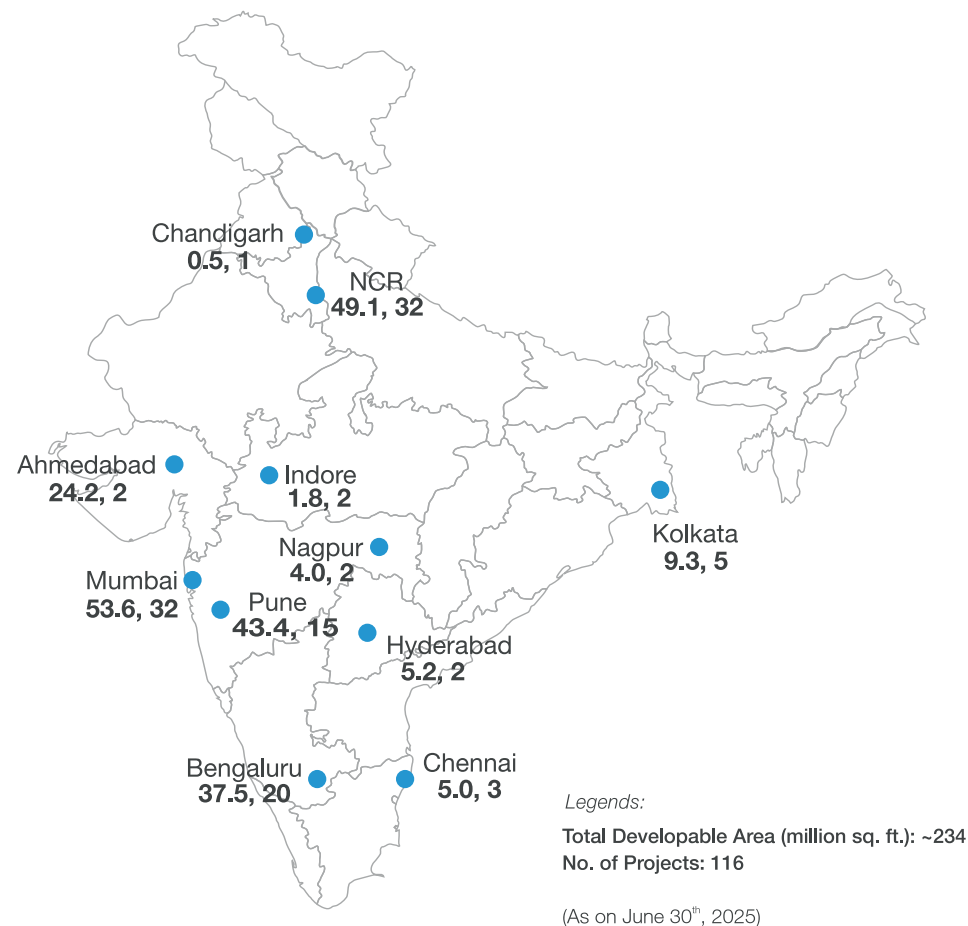
Value Creation Track Record

Particulars	24 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	14%	25
Godrej Consumer Products	26%	238
Godrej Industries	29%	417

Note: CAGR calculated for opening prices of 18th June, 2001 when GCPL and GIL were demerged and publicly listed

GODREJ PROPERTIES

- India's largest residential real estate developer by booking value, booking volume, collections & operating cash flow in FY25
- Fastest growing sales (84%) for any large company in India across sectors in FY24*
- Successfully delivered ~67 million sq. ft. of real estate since FY2018
- ~234 million sq. ft. of saleable area across India
- Received 5-star rating (highest) by the Global Real Estate Sustainability benchmark (GRESB) in 2024 and ranked #1 globally for three consecutive years in 2020, 2021 and 2022
- ~500 awards received in the last 5 years



*Comparing Booking value to reported sales growth for all companies with sales of more than INR 10,000 crores in FY23

STRENGTHS

Godrej Brand	<ul style="list-style-type: none"> Over 1 billion people globally use a Godrej Industries Group product¹ Godrej Properties ranked as the most trusted real estate brand in the 2023 Brand Trust Report GPL brings the Godrej brand's reputation for trust, quality and corporate governance to the real estate sector
Effective Land Sourcing Model	<ul style="list-style-type: none"> Competitive advantage in sourcing and executing outright/joint development projects with higher economic interest Capital efficient and high ROE development model
Strong Project Pipeline	<ul style="list-style-type: none"> Added 85 residential projects with ~163 million sq. ft. saleable area since FY2018² Development Management Agreement with Godrej & Boyce for its large Vikhroli landholding
Sales and Execution Capability	<ul style="list-style-type: none"> India's largest real estate developer by booking value, booking volume, collections & operating cash flow in FY25 Fastest growing large company across sectors in FY2024³ Successfully delivered ~67 million sq. ft. of real estate since FY2018
Access to Capital	<ul style="list-style-type: none"> Confidence of capital markets demonstrated by sector leading stock performance since IPO Largest QIP (INR 6,000 crores) ever in Indian real estate in December 2024 Lowest bank funding rates in the sector
Sustainability Leadership	<ul style="list-style-type: none"> Godrej Properties was included in TIME World's Most Sustainable Companies 2024 Received 5-star rating (highest) by the Global Real Estate Sustainability benchmark (GRESB) in 2024 and ranked #1 globally for three consecutive years in 2020, 2021 and 2022 Godrej Properties was included in the 2025 Sustainability Yearbook by S&P Global, recognized among the top 10% in the Real Estate Management and Development Sector globally, and honored as an Industry Mover. GPL is also included in the Emerging Markets index of the Dow Jones Best in class indices for the second consecutive year. GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals. GPL has also received an approval on its commitment to long term Net Zero goals by SBTi. GPL committed to have all its projects certified as green buildings by credible green building rating systems like IGBC, LEED etc. in 2010. GPL is proud to be a carbon Neutral organisation for Scope 1 & 2, water positive and a waste positive organisation by virtue of offsets.

1. Based on Godrej Group Internal Study

2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement since FY18

3. Comparing BV to reported sales growth for all companies with sales of more than INR 10,000 crores in FY23

STOCK PERFORMANCE

An investment into GPL's IPO would be worth over 5X an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	15 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	10.6%	4.76
Godrej Properties	16.2%	10.19
BSE Realty Index	4.5%	1.97

Note: CAGR calculated for prices as on 4th January, 2010 (the date of GPL's public listing) and 30th June, 2025

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Q1 FY26 OPERATIONAL HIGHLIGHTS

Sales Highlights

- Booking value in Q1FY26 was INR 7,082 crores from the sale of 4,231 homes with a total area of 6.17 million sq. ft., a decline of 18% YoY but a 2-year growth CAGR of 77.3%
- This is the 8th consecutive quarter in which GPL has exceeded INR 5,000 crore of booking value
- Booking value in Q1 FY26 was driven by strong demand in several new project launches including Godrej MSR City in Bengaluru, which achieved a booking value of INR 2,426 crore, Godrej Majesty in Greater Noida, which achieved a booking value of INR 925 crore, and Godrej Tiara in Bengaluru, which achieved a booking value of INR 470 crore
- 6 new project and phase launches during the quarter across 4 cities with a total sales potential of INR 8,500 crores

Cashflow and Collection Highlights

- Collections in Q1FY26 stood at INR 3,670 Crore, a YoY growth of 22%
- Operating Cashflow in Q1FY26 stood at INR 947 crore, decline of 4%

Business Development

- Added 5 new projects with an estimated saleable area of 9.24 million sq. ft. and expected booking value of INR 11,400 crore in Q1FY26
- GPL has achieved 57% of its FY26 annual guidance in the first quarter.

Construction Highlights

- Delivered projects aggregating 0.8 million sq. ft. in Q1FY26

Commercial Project Update

- Leased ~0.06 million sq. ft. of net area across 3 assets in Q1FY26

ESG/CSG Initiative

- Godrej Properties Limited has been recognized as the supply chain leader in CDP's Supplier Engagement Assessment (SEA) and has been included in the A-list for the 2024 disclosure cycle.
- GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals. GPL has also received an approval on its commitment to long term Net Zero goals by SBTi.

Other Highlights

- 10 awards received in Q1FY26

SALES HIGHLIGHTS

Particulars	Q1 FY26	Q1 FY25	Growth	Q1 FY24	2-Yr CAGR	Q4 FY25	Growth	FY25
Area Sold (million sq. ft.)	6.17	8.99	-31%	2.25	66%	7.52	-18%	25.73
Booking Value (INR Cr)	7,082	8,637	-18%	2,254	77%	10,163	-30%	29,444
Customer Collections* (INR Cr)	3,670	3,012	22%	1,954	37%	6,961	-47%	17,047

*Net of taxes and includes collections for DM Projects

Strong responses to new projects/phases launched

Godrej MSR City, Bengaluru

- Launched in Apr 2025
- Total sales stood at 2.66 million sq. ft. with a booking value of INR 2,426 crore

Godrej Majesty, Gr. Noida

- Launched in June 2025
- Total sales stood at 0.65 million sq. ft. with a booking value of INR 925 crore

Godrej Tiara, Bengaluru

- Launched in June 2025
- Total sales stood at 0.29 million sq. ft. with a booking value of INR 470 crore

Godrej Park World, Pune

- Launched in June 2025
- Total sales stood at 0.32 million sq. ft. with a booking value of INR 276 crore

Godrej Alira, Gurugram

- Launched in June 2025
- Total sales stood at 0.10 million sq. ft. with a booking value of INR 236 crore

Godrej City, MMR

- Launched in June 2025
- Total sales stood at 0.23 million sq. ft. with a booking value of INR 218 crore

SALES HIGHLIGHTS (CONTD.)

Geographic distribution of Sales for Q1 FY26

BENGALURU

Registered booking value of INR 3,045 crore through sale of 1,926 homes with total sales of 3.08 million sq. ft.

MMR

Registered booking value of INR 1,601 crore through sale of 1,051 homes with total sales of 1.17 million sq. ft.

OTHERS

Registered booking value of INR 118 crore through sale of 83 homes with total sales of 0.18 million sq. ft.

NCR

Registered booking value of INR 1,650 crore through sale of 458 homes with total sales of 0.96 million sq. ft.

PUNE

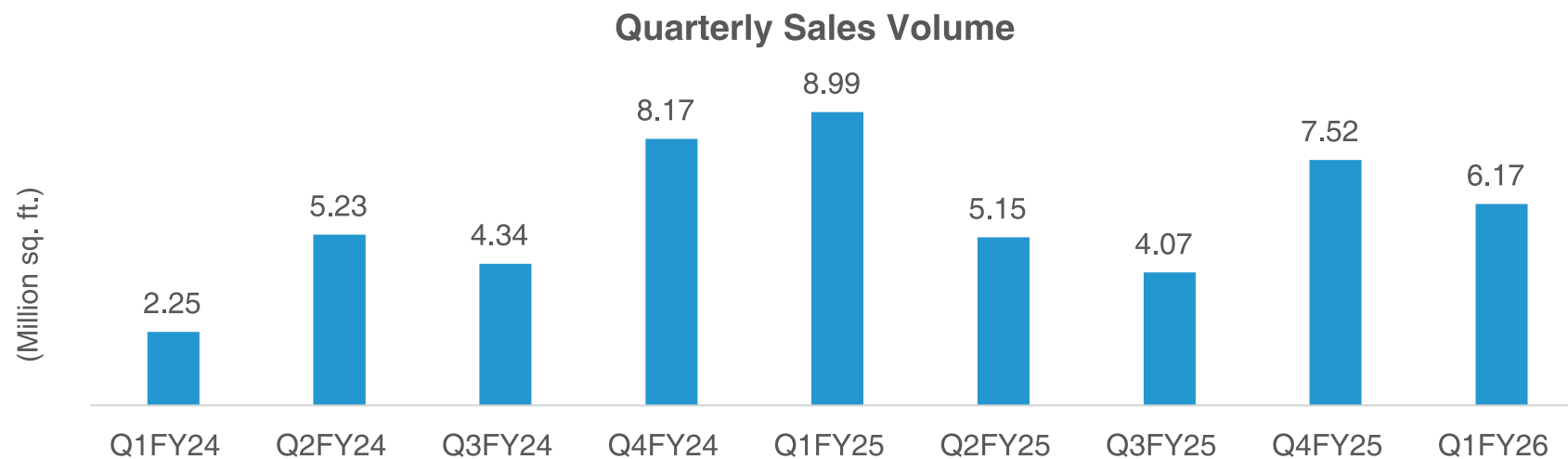
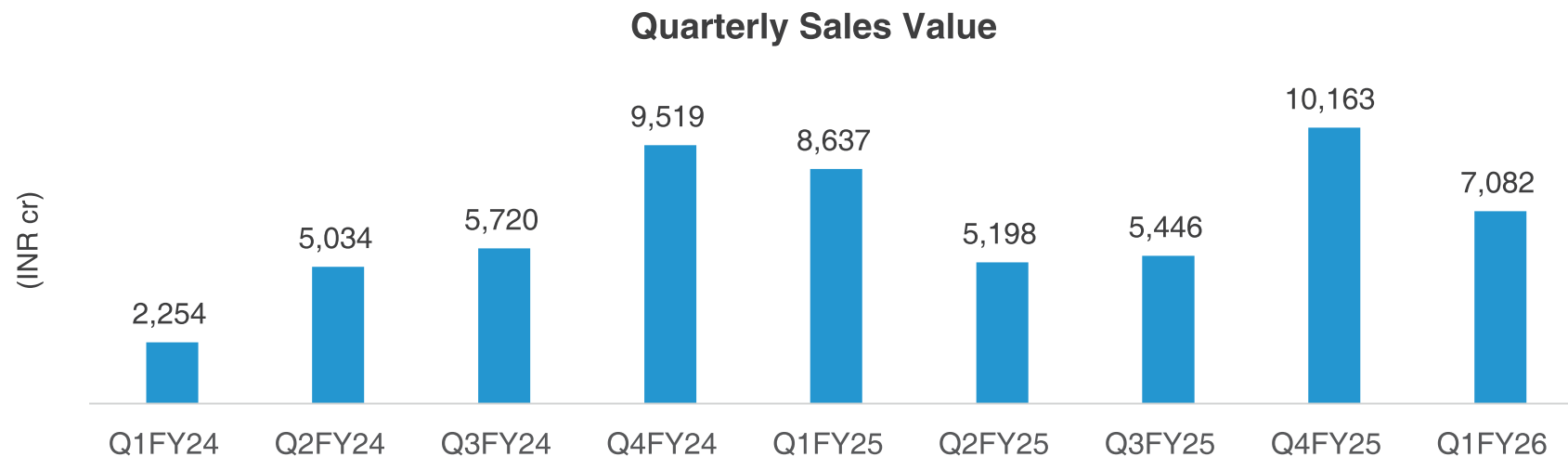
Registered booking value of INR 668 crore through sale of 713 homes with total sales of 0.78 million sq. ft.

PROJECT BOOKING

Particulars	Booking Area (mn. sq. ft.)	Booking Value (INR Cr)
	Q1 FY26	Q1 FY26
Godrej MSR City, Bengaluru	2.66	2,426
Godrej Majesty, Gr. Noida	0.65	925
Godrej Tiara, Bengaluru	0.29	470
Godrej Woodsville/ Gale/ Eden Estate/ Greenworld/ Aqua Retreat (Hinjewadi), Pune	0.32	276
Godrej Reserve, MMR	0.12	264
Godrej Riviera, MMR	0.35	263
Godrej Alira, Gurugram	0.10	236
Godrej City, MMR	0.23	218
Godrej Horizon, MMR	0.09	214
Godrej Astra, Gurugram	0.05	155
Godrej Riverine, Noida	0.06	134
Godrej Lakeside Orchard, Bengaluru	0.09	101
Godrej Park Greens, Pune	0.16	100
Godrej Avenue Eleven, MMR	0.03	88
Godrej Bayview, MMR	0.04	85
Godrej Nurture, MMR	0.04	78
Godrej Miraya, Gurugram	0.02	77
Godrej Skyline, Pune	0.05	75
Others	0.83	896
TOTAL	6.17	7,082

Notes: 1. Includes sales for the projects where GPL is the development manager | 2. Includes sale of retail area in certain projects | 3. Includes cancellations in certain projects

QUARTERLY SALES TREND



BUSINESS DEVELOPMENT

Added 5 new projects with an estimated saleable area of 9.24 million sq. ft. and expected booking value of INR 11,400 crore in Q1FY26, achieved 57% of annual guidance

Versova, Mumbai

- The project will offer 0.51 million sq. ft. of premium residential area.
- The project is strategically located at highly desirable location of Versova in the Western suburbs, offering good connectivity via the Versova Metro, Western Express Highway, and Link Road. The proposed 'Bandra-Versova Sealink' (BVSL) will further enhance connectivity to Bandra and South Mumbai. Its robust social infrastructure includes top schools, hospitals, and entertainment hubs. Proximity to business districts and ongoing infrastructure development further enhance the area's appeal for homebuyers.
- The estimated revenue potential from the project is approximately INR 1,350 Crore.
- GPL will have ~84% revenue share in the project for ~86% of area

Kharadi 1, Pune

- Spread across approximately 16 acres, the project will offer 2.48 million sq. ft. of premium residential development.
- The land parcel is strategically located within the promising micro-market of Kharadi-Wagholi, offering good connectivity to major commercial hubs, and is in close proximity to IT hubs in Viman Nagar, Magarpatta, and Hadapsar. The location also offers access to well-developed social infrastructure, which includes schools, hospitals, malls, restaurants, and premium hotels, further enhancing the area's appeal for homebuyers.
- The estimated revenue potential from the project is approximately INR 3,100 Crore.
- It is a 100% owned project

Kharadi 2, Pune

- Spread across approximately 14 acres, the project will offer 3.71 million sq. ft. of premium residential development.
- The project is strategically located near major commercial hubs in Kharadi, Pune, and provides access to schools, hospitals, malls, restaurants, and premium hotels. It is also in close proximity to Chhatrapati Sambhaji Maharaj International Airport. The Kharadi-Wagholi micro-market has emerged as one of Pune's high-demand residential corridors, driven by its proximity to major IT and business hubs, improving infrastructure, and growing social amenities. Backed by sustained demand from a rising professional workforce, the region has rapidly evolved into a high-growth residential market and a key driver of Pune's real estate expansion.
- The estimated revenue potential from the project is approximately INR 4,200 Crore.
- It is a 100% owned project.

BUSINESS DEVELOPMENT (Contd.)

Hoskote, Bengaluru

- Spread across approximately 14 acres, the project will offer 1.52 million sq. ft. of premium residential development and high street retail.
- The project solidifies GPL's continued expansion in East Bengaluru, a region emerging as a key residential and investment corridor due to its rapidly improving infrastructure, access to quality social amenities, and proximity to major employment hubs including Whitefield, ITPL, and the upcoming Aerospace Park. Located approximately 5 km off NH-75, the location enjoys excellent connectivity to key nodes such as Budigere Cross, KR Puram, and the Whitefield micro-market. The area is also witnessing transformative infrastructure upgrades, improved arterial road networks, and the development of adjacent industrial and logistics zones. These improvements are expected to further elevate the appeal of Hoskote as a vibrant and well-connected urban hub, making it a compelling location for future-ready residential communities.
- The estimated revenue potential from the project is approximately INR 1,500 Crore.
- GPL will have ~74% area share in the project.

Panipat Plotted

- Spread across approximately 43 acres, the project will offer 1.02 million sq. ft. of premium plotted development.
- The project is strategically located in Sector 40, Panipat. with access from the National Highway and is close to a host of social infrastructure. This project will offer attractive plot sizes along with exceptional lifestyle amenities.
- The estimated revenue potential from the project is approximately INR 1,250 Crore.
- It is a 100% owned project.

Existing Project Update

Manjari, Pune; Mahalunge, Pune & Godrej Seven, Kolkata

- GPL has bought out residual JVP share in the projects taking it share to 100%

Ahire, Wagholi & Kalyani Nagar, Pune

- GPL has exited the projects due to non-fulfillment of CPs by JV partner

CONSTRUCTION HIGHLIGHTS

Delivered ~0.8 million sq. ft. in Q1FY26



Godrej Emerald, MMR
0.51 million sq. ft.
GPL Economic Interest :
Revenue Based – 64% (GPL holds 20%
equity in the project specific company)



Godrej Parkridge (Manjari), Pune
0.24 million sq. ft.
GPL Economic Interest: 99%

FY26 GUIDANCE VS ACTUAL

Particulars	FY25 Actual	FY26 Guidance	FY26 YTD Actual	Achievement (%)	Updated Assessment*
Launch value (INR Crore)	36,600	40,000	8,500	21%	✓
Booking Value (INR Crore)	29,444	32,500	7,082	22%	✓
Customer Collections (INR Crore)	17,047	21,000	3,670	17%	✓
Deliveries [#] (Million Sq. Ft.)	18.4	10.0	0.8	8%	✓
Business Development (by expected booking value) (INR Crore)	26,450	20,000	11,400	57%	✓

*Updated management assessment of initial FY26 guidance

Represents receipt of occupancy certificate from competent authorities

✓ Guidance met

✓ On track to meet or exceed guidance

✓ Not on track to meet guidance

SUSTAINABILITY – ESG PERFORMANCE AND CSR IMPACT

ESG	ESG Ratings & Disclosures	<ul style="list-style-type: none"> Godrej Properties Limited has been recognized as the supply chain leader in CDP's Supplier Engagement Assessment (SEA) and has been included in the A-list for the 2024 disclosure cycle. Godrej Properties has been included in the 2025 Sustainability Yearbook by S&P Global, recognized among the top 10% in the Real Estate Management and Development Sector globally and honored as an Industry Mover. GPL is also included in the Emerging Markets index of the Dow Jones Best in class indices for the second consecutive year. GPL ranks 2nd globally in the Global Real Estate Sustainability Benchmark with a score of 99/100 for 2024 GPL remains a part of FTSE Good Index Series. GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals. GPL has also received an approval on its commitment to long term Net Zero goals by SBTi.
	Milestone Achievements	<ul style="list-style-type: none"> Godrej Properties was included in TIME World's Most Sustainable Companies 2024. GPL was honored with the KPMG ESG excellence award 2024 and Realty+ Harit Bharat Award for ESG Excellence 2024, CAP award for excellence. GPL received, India's ESG Sustainability Leader Award (Bronze) at the BW Sustainability conclave. GPL received Golden Peacock Award for ESG 2024. We have successfully renewed our ISO 14001:2015 certification, an internationally recognized standard for Environment Management System (EMS) across all our operations. As of FY2023-24, 100% of GPL's portfolio* is certified or under certification for credible external green building rating systems like IGBC and GRIHA.
CSR	On-going CSR projects	<ul style="list-style-type: none"> Through our Solid Waste Management projects in Nagpur, Gohad, Chakrata, Panaji, Chikkaballapur, Indore, GPL has diverted 20,508 tonnes of waste in Q1 FY26. Through our initiative of social protection for construction workers, GPL was able to benefit 5,160 construction workers with BOCW Registration card, one non-BOCW Scheme and Safety kit. In addition to it, 8,352 construction workers are provided with BOCW schemes. Approx. 17.22 Crore of Govt. funds were unlocked in in Q1 FY26 through these BOCW schemes for construction workers. In Q1 FY26 of the Crop Residue Management project, GPL has identified 100 villages having 37551 households in the Gurdaspur district to deliver Information, Education, and Communication (IEC) training, aiming to prevent stubble burning across an area of 28,154 hectares

*Few projects are excluded from the portfolio boundary since they have been initiated/developed before our commitment towards delivering green building in 2010. Also, all plotted development projects are excluded as no suitable green building certification is available for such developments

AWARDS AND RECOGNITIONS

Received 10 awards in Q1 FY26

ILLUSTRATIVE LIST OF AWARDS

GODREJ PROPERTIES

- **Bombay Chamber of Commerce Diversity, Equity & Inclusion (DEI)**

Awards 2025

Winner – DEI Champion

Winner - LGBTQIA+ Inclusion Award

1st Runners Up - Gender Equality Champion Award

INDIVIDUAL AWARDS

- **Gaurav Pandey, MD & CEO**

Recognized as CEO of the year by Construction Times BAM Awards

PROJECT AWARDS

- **Godrej Palm Retreat, NCR | Godrej Five Gardens, MMR | Godrej Retreat, NCR**

Winner – Gold - RoSPA international safety award

- **Godrej Skygreens, Pune | Godrej South Estate, NCR | Godrej Woods, NCR**

Winner – Silver - RoSPA international safety award

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CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q1 FY26	Q1 FY25	% Change	Q4 FY25	% Change	FY25
Total Income	1,593	1,638	-3%	2,646	-40%	6,848
Adjusted EBITDA**	925	852	9%	675	37%	2,164
EBITDA**	915	774	18%	634	44%	1,970
Profit before tax	861	716	20%	567	52%	1723
Net Profit after tax	600	520	15%	382	57%	1,400

Total Income = Sales & Operating Income + Other Income + Share of profit/loss in Joint Venture

*EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

**Adjusted EBITDA = EBITDA + interest included in cost of sale

PBT = PBT + share of profit in Joint Venture

Total Income for Q1 FY26

Particulars	INR Cr
Godrej Hillview Estate	82
Godrej Woodside Estate	32
Godrej Forest Estate	30
Godrej Sunrise Estate	29
Taj – The Trees	28
Godrej Splendour	26
Godrej Urban Park	25
Godrej Golfside Estate	19
Others	163
Interest and other Income	1,186
Profit & Loss from Joint Venture	-27
Total Income	1,593

Profit & Loss from Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	-27
Add: Structuring Income	
DM Fees from Joint Venture Projects	29
Net Interest Income from Joint Ventures Projects	65
Profit & Loss for Joint Ventures including Structuring Income	67

CONSOLIDATED FINANCIAL STATEMENTS - CASHFLOW

(INR Cr)

Notes	Particulars	Q1 FY26
A	Operating cashflow	
	Total operating cash inflow ¹	4,134
	Operating cash outflow	
	Construction & related outflow	-1,458
	Other project related outflow	-1,729
	Total operating cash outflow	-3,187
	Net operating cashflow	947
B	Financial cashflow	
	Interest, Corporate Taxes & Other Outflow	-188
	Net financial cashflow	-188
C	Capital cashflow	
	Land & approval related outflow	-2,020
	Advance to JV projects	-107
	Net capital cashflow	-2,128
(A+B+C)	Net cashflow	-1,369
D	Adjustment for JV projects ²	129
(A+B+C+D)	Total net GPL cashflow	-1,239
E	Ind AS Adjustments	-130
(A+B+C+D+E)	(Increase) / Decrease in Net Debt under Ind AS	-1,369

Notes: 1. Total operating cash inflow includes gross collection for DM projects and Other project related outflow includes JVP share of collection for DM projects

2. Adjustment for JV projects represents mainly timing difference in cash collection from customers in respective project SPV and pending transfer to GPL due to non-Availability of RERA Limits and restrictions in respective agreements with JV partners whereby GPL cannot withdraw cash till particular milestones are achieved.

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2025	As on 31.03.2025
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, Plant and Equipment	1,124.25	1,043.42
b	Right-of-Use Asset	135.77	77.76
c	Capital Work-In-Progress	126.66	113.13
d	Investment Property	133.31	135.44
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	13.55	14.19
g	Intangible Assets under Development	2.97	2.53
h	Equity accounted investees	579.47	817.47
i	Financial Assets		
	Other Investments	1,845.33	1,404.13
	Trade Receivables	74.32	75.96
	Other Non-Current Financial Assets	284.81	208.73
	Deferred Tax Assets (Net)	49.09	204.20
j	Income Tax Assets (Net)	250.55	203.97
k	Other Non-Current Non Financial Assets	25.79	20.15
l	Total Non-Current Assets	4,645.94	4,321.15
	Current Assets		
2	Inventories	42,066.31	32,927.66
a	Financial Assets		
b	Investments	3,607.27	3,729.48
	Trade Receivables	335.74	433.78
	Cash and Cash Equivalents	1,313.67	1,502.05
	Bank Balances Other than Above	4,266.47	3,883.74
	Loans	2,295.94	2,129.15
	Other Current Financial Assets	1,277.87	1,568.03
	Other Current Non Financial Assets	4,977.29	4,970.48
c	Total Current Assets	60,140.56	51,144.37
	Total Assets	64,786.50	55,465.52

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2025	As on 31.03.2025
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	150.60	150.59
b	Other equity	17,762.04	17,161.87
c	Non-controlling interest	259.19	261.27
	Total Equity	18,171.83	17,573.73
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	4,000.00	4,000.00
	Lease Liabilities	79.90	67.84
	Other Non - Current Financial Liabilities	1.09	7.85
b	Provisions	31.70	15.80
	Total Non-Current Liabilities	15.32	30.79
2.2	Current Liabilities	4,128.01	4,122.28
a	Financial liabilities		
	Borrowings	10,036.13	8,561.16
	Lease Liabilities	29.79	12.40
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	395.76	291.05
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	4,040.21	3,232.04
	Other Current Financial Liabilities	563.61	664.76
b	Other Current Non Financial Liabilities	27,299.56	20,907.41
c	Provisions	47.77	43.09
d	Current Tax Liabilities (Net)	73.83	57.60
	Total Current Liabilities	42,486.66	33,769.51
	Total Liabilities	46,614.67	37,891.79
	Total Equity and Liabilities	64,786.50	55,465.52

FINANCIAL ANALYSIS

Profitability Indicators

(INR Cr)

Particulars	Q1 FY26	Q1 FY25	Q4 FY25	FY25
Adjusted EBITDA / Total Income**	58.1%	52.0%	25.5%	31.6%
EBITDA / Total Income*	57.5%	47.2%	24.0%	28.8%
PBT Margin %	54.0%	43.7%	21.4%	25.2%
Net Profit Margin % #	37.7%	31.8%	14.4%	20.4%

* EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

**Adjusted EBITDA = EBITDA + interest included in cost of sale

Net profit after minority interest

Leverage Indicators

Particulars	As on 30 th Jun 2025	As on 31 st Mar 2025	As on 30 th Jun 2024
Net Debt (INR Cr)	4,637	3,269	7,432
Networth (INR Cr)	17,913	17,312	10,513
Net Debt / Equity Ratio	0.26	0.19	0.71
Average Borrowing Cost (YTD)	7.70%	7.80%	7.90%

Note: All Numbers as per Ind AS

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Annexure **04**

A. RESIDENTIAL PROJECTS

Area Annexure - West East

A. Residential Projects					As on 30th Jun 2025						
S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City	Ahmedabad	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI to X - 17% of Revenue Phase XI onwards - 15.6% of Revenue	Line by Line Consolidation/ Accrual Method	21.00	19.76	9.02	8.89	3,069	2,794	7.86
2	Vastrapur	Ahmedabad	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
3	Godrej Seven	Kolkata	100% owned project	Line by Line Consolidation	2.70	2.70	2.70	2.28	1,113	699	0.96
4	Godrej Prakriti	Kolkata	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.72	965	934	2.34
5	Godrej Blue	Kolkata	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.46	646	140	-
6	Joka Plotted	Kolkata	100% owned project	Line by Line Consolidation	1.30	1.30	-	-	-	-	-
7	Godrej Orchard Estate	Nagpur	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.36	573	543	1.47
8	Godrej Forest Estate	Nagpur	Profit Share - 40% for 89.75% of area	Line by Line Consolidation	2.48	2.23	2.23	2.09	739	423	1.30
9	Godrej Infinity	Pune	Profit Share – 58.64%	Equity Method	3.93	3.93	2.08	2.08	1,247	1,247	2.07
10	Godrej Greens	Pune	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.84	385	380	0.88
11	Godrej Park Greens	Pune	100% owned project (93% Equity in project SPV)	Line by Line Consolidation	4.18	4.18	3.88	3.58	2,029	1,374	1.24
12	Hinjewadi	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	7.59	7.59	5.59	3.57	2,808	1,356	0.40
13	Manjari	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	4.27	4.27	3.98	3.12	2,067	1,357	1.32
14	Mahalunge	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	6.38	6.38	6.38	5.62	3,913	3,192	2.47
15	Godrej Emerald Waters	Pune	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	0.89	907	438	0.08
16	Mundhwa	Pune	100% owned project with 0.1 msf area share with landowner	Line by Line Consolidation	2.04	1.94	-	-	-	-	-
17	Godrej Skyline	Pune	100% owned project with 0.05 msf area share with landowner	Line by Line Consolidation	0.79	0.74	0.62	0.20	341	63	-
18	Godrej Evergreen Square	Pune	100% owned project	Line by Line Consolidation	2.40	2.40	2.00	1.47	1,205	223	-
19	Kharadi 1	Pune	100% owned project	Line by Line Consolidation	2.48	2.48	-	-	-	-	-
20	Kharadi 2	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	3.71	3.71	-	-	-	-	-
Total West East Zone					74.10	72.46	46.08	39.24	22,006	15,164	22.40

Note: GPL has exited Ahire, Wagholi & Kalyani Nagar projects due to non-fulfillment of CPs by JV partner.
GPL has increased its stake in Godrej Infinity from 35%

A. RESIDENTIAL PROJECTS

Area Annexure - South

A.	Residential Projects				As on 30th Jun 2025						
S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej MSR City (Devanahalli)	Bengaluru	Profit Share – 50%	Equity Method	5.60	5.60	3.01	2.65	2,426	308	-
2	Godrej Woodland	Bengaluru	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.37	467	422	1.49
3	Godrej Reflections	Bengaluru	GPL holds 20% equity in the project specific company	Equity Method	0.97	0.97	-	-	-	-	-
4	Godrej Eternity	Bengaluru	100% owned project	Line by Line Consolidation	1.16	1.16	1.16	1.15	609	604	1.16
5	Tumkur Road	Bengaluru	Revenue Based – 78.0%	Line by Line Consolidation	0.79	0.79	-	-	-	-	-
6	Godrej Royale Woods	Bengaluru	Profit Share – 55% (for 87.3% of area)	Equity Method	1.57	1.37	1.37	1.37	613	605	1.57
7	Godrej Nurture	Bengaluru	Profit Share – 50%	Equity Method	1.36	1.36	0.71	0.70	382	376	0.71
8	Godrej Ananda	Bengaluru	DM-4.5% of Revenue & Profit Share-49%	Equity Method	3.29	3.29	3.29	3.24	1,958	1,233	1.66
9	Godrej Park Retreat	Bengaluru	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,215	1,021	0.98
10	Godrej Splendour	Bengaluru	100% owned project; 5.4% area share to landowner	Line by Line Consolidation	2.57	2.45	2.17	1.99	1,439	990	0.82
11	Godrej Lakeside Orchard	Bengaluru	100% owned project	Line by Line Consolidation	1.64	1.64	1.64	1.24	1,371	440	-
12	Bannerghatta Road	Bengaluru	100% owned project; ~5% area share to landowner	Line by Line Consolidation	3.61	3.45	-	-	-	-	-
13	Godrej Athena	Bengaluru	100% owned project	Line by Line Consolidation	0.57	0.57	0.57	0.50	701	438	-
14	Godrej Woodscapes	Bengaluru	100% owned project; 0.1 msf area share to landowner	Line by Line Consolidation	4.36	4.25	4.07	4.01	3,779	1,288	-
15	Godrej Tiara (Yeshwanthpur)*	Bengaluru	100% owned project	Line by Line Consolidation	0.84	0.84	0.84	0.28	470	21	-
16	Thanisandra	Bengaluru	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
17	Yelahankha	Bengaluru	100% owned project	Line by Line Consolidation	1.50	1.50	-	-	-	-	-
18	Hoskote	Bengaluru	100% owned project - ~26% area share to landowner	Line by Line Consolidation	1.52	1.13	-	-	-	-	-
19	Godrej Palm Grove	Chennai	Area Based – 70% (for 12.57 acres), 68% (for 4.82 acres)	Line by Line Consolidation	2.40	2.40	0.65	0.64	264	255	0.65
20	Godrej Azure	Chennai	100% owned project	Line by Line Consolidation	1.04	1.04	0.47	0.46	197	196	0.47
21	Godrej Sunrise Estate	Chennai	100% owned project	Line by Line Consolidation	1.54	1.54	1.45	0.84	229	202	1.54
22	Rajendra Nagar	Hyderabad	100% owned project	Line by Line Consolidation	4.00	4.00	-	-	-	-	-
23	Godrej Madison Avenue	Hyderabad	100% owned project with 0.095 msf area share with landowner	Line by Line Consolidation	1.25	1.15	0.96	0.93	1,111	192	-
Total South Zone					45.91	44.83	25.51	23.09	17,232	8,591	11.05

*Area increased from 0.70 msf on account of design efficiency

A. RESIDENTIAL PROJECTS

Area Annexure - North

A. Residential Projects					As on 30th Jun 2025						
S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Summit	Gurugram	Area Based – 65%	Line by Line Consolidation	2.11	1.46	1.46	1.41	852	848	2.11
2	Godrej 101	Gurugram	Revenue Based – 66.66%	Line by Line Consolidation	1.02	1.03	1.03	1.01	824	526	0.63
3	Godrej Icon	Gurugram	100% owned project	Line by Line Consolidation	0.80	0.80	0.68	0.66	457	454	0.66
4	Godrej Nature+	Gurugram	100% owned project	Line by Line Consolidation	1.75	1.75	1.75	1.67	1,069	549	0.39
5	Godrej Air	New Gurugram	Profit Share – 37.5%	Equity Method	0.99	0.99	0.99	0.98	578	509	-
6	Godrej Meridien	Gurugram	GPL owns 20% equity in project specific company	Equity Method	1.52	1.52	1.52	1.50	1,356	1,105	0.82
7	Godrej Habitat	Gurugram	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	240	-
8	Godrej Zenith	Gurugram	100% owned project	Line by Line Consolidation	2.90	2.90	2.90	2.84	4,195	1,487	-
9	Godrej Aristocrat	Gurugram	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.66	1.67	1.55	3,082	1,239	-
10	Godrej Vrikshya	Gurugram	100% owned project	Line by Line Consolidation	1.59	1.59	1.59	0.97	1,694	487	-
11	Godrej Miraya, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.93	0.93	0.61	0.22	778	218	-
12	Godrej Astra, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.55	0.55	0.55	0.47	1477	245	-
13	Sector-53, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	0.81	0.81	-	-	-	-	-
14	Godrej Alira (Sector-39, Golf course road)	Gurugram	100% owned project	Line by Line Consolidation	0.34	0.34	0.34	0.10	236	17	-
15	Sector-53 II, Golf course road	Gurugram	100% owned project	Line by Line Consolidation	1.70	1.70	-	-	-	-	-
16	Godrej South Estate	NCR	100% owned project	Line by Line Consolidation	1.01	1.01	0.94	0.77	1599	932	0.71
17	Ashok Vihar	NCR	100% owned project	Line by Line Consolidation	3.28	3.28	-	-	-	-	-
18	Godrej Connaught One	NCR	DM - 10% of Revenue & Profit Share 50%	Equity Method	0.12	0.12	0.12	0.06	387	77	-
19	Godrej Retreat	Faridabad	100% owned project	Line by Line Consolidation	1.02	1.02	1.02	1.02	680	675	1.03
20	Godrej Green Estate	Sonipat	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.99	837	695	0.98
21	Godrej Parkland Estate	Kurukshetra	100% owned project	Line by Line Consolidation	1.39	1.39	1.40	1.38	627	547	1.40
22	Panipat	Panipat	100% owned project	Line by Line Consolidation	1.02	1.02	-	-	-	-	-
23	Godrej Nest	Noida	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.87	1,155	905	-
24	Godrej Palm Retreat	Noida	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.37	965	644	-
25	Godrej Woods	Noida	Profit Share – 49%	Equity Method	2.44	2.44	2.44	2.42	2,901	2,381	1.60
26	Godrej Tropical Isle	Noida	100% owned project	Line by Line Consolidation	1.61	1.62	1.62	1.62	2,216	975	-
27	Godrej Jardinia	Noida	100% owned project	Line by Line Consolidation	1.60	1.60	1.60	1.59	2377	918	-
28	Godrej Riverine, Noida	Noida	100% owned project	Line by Line Consolidation	1.40	1.40	1.40	1.06	2340	269	-
29	Godrej Golf Links	Greater Noida	Profit Share – 40%	Equity Method	4.73	4.73	3.34	3.26	2070	1844	3.32
30	Sigma-III	Greater Noida	100% owned project	Line by Line Consolidation	2.04	2.04	-	-	-	-	-
31	Godrej Majesty (Sector-12)	Greater Noida	100% owned project	Line by Line Consolidation	1.75	1.75	1.04	0.64	925	94	-
Total North Zone					47.94	47.26	35.03	32.31	36,146	18,880	13.65

A. RESIDENTIAL PROJECTS

Area Annexure - MMR

A.	Residential Projects				As on 30th Jun 2025						
S.No	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Emerald	Mumbai	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Equity Method	1.32	1.32	1.32	1.25	1,116	1,025	1.32
2	Godrej Nurture	Mumbai	100% owned project	Line by Line Consolidation	1.27	1.27	0.86	0.21	351	89	-
3	Godrej Vihaa	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.66	254	233	0.34
4	Godrej City	Mumbai	Profit Based - 62.9%	Line by Line Consolidation	10.25	10.25	5.63	4.77	2,887	1,638	1.26
5	Godrej Golfside Estate	Mumbai	100% owned project	Line by Line Consolidation	0.41	0.41	0.41	0.39	334	157	0.18
6	Godrej Vistas	Mumbai	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.39	943	341	-
7	G&B, Vikhroli	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.20	1.20	-	-	-	-	-
8	Godrej Tranquil	Mumbai	DM Fee – 11% of Revenue	Accrual Method	1.58	1.58	1.32	1.04	1,398	1,112	0.82
9	Godrej Edenwoods	Mumbai	Profit Based – 50% (from 85% of revenue for this project)	Equity Method	0.03	0.03	0.03	-	-	-	-
10	Bandra	Mumbai	Revenue Based – 60%	Line by Line Consolidation	1.07	1.07	-	-	-	-	-
11	Godrej Bayview	Mumbai	Profit Share – 60%; SPV to construct space for society in lieu of saleable area	Equity Method	0.56	0.56	0.56	0.30	599	217	-
12	Godrej Exquisite	Mumbai	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.66	793	466	0.03
13	Godrej RKS	Mumbai	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.32	827	804	0.38
14	Godrej Nirvaan	Mumbai	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.17	766	643	0.88
15	Taloja	Mumbai	Profit Share - 55%	Equity Method	7.50	7.50	-	-	-	-	-
16	Godrej Ascend	Mumbai	100% owned project	Line by Line Consolidation	1.68	1.65	1.65	1.36	1,600	839	-
17	Godrej Urban Park	Mumbai	100% owned project	Line by Line Consolidation	0.61	0.61	0.60	0.60	1,142	1,107	0.61
18	Worli	Mumbai	Profit Share – 50%	Equity Method	1.27	1.17	-	-	-	-	-
19	Godrej Five Gardens	Mumbai	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	0.19	0.18	0.18	0.09	397	212	-
20	Godrej Riviera	Mumbai	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.57	421	102	-
21	Sanpada#	Mumbai	100% owned project	Line by Line Consolidation	0.44	0.44	-	-	-	-	-
22	Godrej Horizon	Mumbai	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	1.73	1.70	1.70	1.08	2,443	1,314	-
23	Godrej Carmichael	Mumbai	100% owned project	Line by Line Consolidation	0.12	0.12	0.06	0.02	291	131	-
24	Godrej Country Estate, Palghar	Mumbai	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	0.21	73	63	1.09
25	Godrej Reserve	Mumbai	100% owned project	Line by Line Consolidation	3.88	3.88	3.13	2.44	4,611	1,771	-
26	Godrej Avenue Eleven*	Mumbai	GPL owns 50% of equity in the project specific company	Line by Line Consolidation	0.88	0.88	0.88	0.62	1,949	906	-
27	Godrej Hillview Estate	Mumbai	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.73	692	593	1.79
28	Godrej Sky Terraces	Mumbai	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.13	380	173	-
29	Godrej Woodside Estate	Mumbai	100% owned project	Line by Line Consolidation	1.75	1.75	1.75	1.59	710	333	1.23
30	Kharghar	Mumbai	100% owned project	Line by Line Consolidation	1.97	1.97	-	-	-	-	-
31	Versova	Mumbai	Revenue Share - 84% for ~86% of area	Line by Line Consolidation	0.51	0.44	-	-	-	-	-
32	Indore Plotted	Indore	100% owned project	Line by Line Consolidation	1.16	1.16	-	-	-	-	-
33	Indore Plotted-2	Indore	100% owned project	Line by Line Consolidation	0.62	0.62	-	-	-	-	-
Total MMR Zone					53.77	53.06	27.76	21.72	24,976	14,269	9.93
Total Residential Projects					221.73	217.62	134.39	116.36	1,00,360	56,904	57.04

*Total estimated saleable area represents GPL share of balance area to be sold

#Area has been increased from 0.39 msf on account of design efficiency

B. COMMERCIAL PROJECTS

i. Commercial Projects (Build to Sale)

S.No	Project Name	Location	Business Model	Accounting Method	Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launch (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection Received (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City*	Ahmedabad	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI onwards - 17% of Revenue	Line by Line Consolidation/ Accrual Method	2.40	2.40	-	-	-	-	-
2	Godrej Eternia	Chandigarh	Revenue Based – 54%	Line by Line Consolidation	0.51	0.51	0.51	0.38	322	236	0.51
3	Godrej Genesis	Kolkata	Area Based – 62%	Line by Line Consolidation	1.31	0.75	0.75	0.75	357	357	1.31
4	Godrej Genesis	Pune	Revenue Based 58%	Line by Line Consolidation	0.48	0.48	-	-	-	-	-
Total Commercial Projects (Build to Sale)					4.70	4.14	1.26	1.13	679	593	1.82

*Primarily a residential project with a portion of commercial saleable area

ii. Commercial Projects (Build to Lease)

S.No	Project Name	Location	Business Model	Accounting Method	Estimated Leaseable Area (mn sq ft)#	GPLShare Area (mn sq ft)	PTD Area Leased (mn sq ft)*	Average Lease Rent (per sq ft)	OC Received (mn sq ft)
1	Hebbal	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	0.76	0.76	0.56	86	0.76
2	Indira Nagar	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	1.09	1.09	0.86	157	1.09
3	Godrej Two	Mumbai	GPL holds 45% equity in project specific company	Investment accounting	1.24	1.24	1.24	176	1.24
4	Golf Course Road	Gurugram	GPL owns 9.5% of equity in project specific company	Investment accounting	1.12	1.12	0.55	182	0.97
5	Koregaon Park	Pune	GPL holds 20% equity in project specific company	Equity Method	1.63	1.63	0.19	104	1.63
6	Yerwada	Pune	GPL holds 20% equity in project specific company	Equity Method	0.96	0.96	0.13	115	-
Total Commercial Projects (Build to Lease)					6.80	6.80	3.54	152	5.70

*Including LOIs

#Leasable area is revised due to design efficiency

iii. Commercial Projects (Build to Operate)

S.No	Project Name	Location	Business Model	Accounting Method	Estimated Area (mn sq ft)	OC Received (mn sq ft)
1	The Trees - Hotel	Mumbai	100% owned project	Line by Line Consolidation	0.34	0.34
Total Commercial Projects (Build to Operate)					0.34	0.34

THANK YOU

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GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

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PRESS RELEASE

Consolidated Financials for Q1 FY26 Results

- Godrej Properties delivers its highest ever quarterly net profit of INR 600 crores in Q1FY26, a growth of 15% y-o-y.
- Booking value of INR 7,082 crores in Q1FY26, 8th consecutive quarter of more than INR 5,000 crores
- Added 5 projects with an estimated booking value potential of ~INR 11,400 crore

Mumbai, August 01, 2025: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the first quarter ended June 30, 2025.

CORPORATE HIGHLIGHTS:

- **Sales Highlights**
 - Booking value in Q1FY26 was INR 7,082 crores from the sale of 4,231 homes with a total area of 6.17 million sq. ft., a decline of 18% YoY but a 2-year growth CAGR of 77%
 - This is the 8th consecutive quarter in which GPL has exceeded INR 5,000 crore of booking value
 - Booking value in Q1 FY26 was driven by strong demand in several new project launches including Godrej MSR City in Bengaluru, which achieved a booking value of INR 2,426 crore, Godrej Majesty in Greater Noida, which achieved a booking value of INR 925 crore, and Godrej Tiara in Bengaluru, which achieved a booking value of INR 470 crore.
 - Bengaluru contributed more than INR 3,000 crores, followed by MMR & NCR, both of which contributed more than INR 1,600 crores.
 - 6 new project and phase launches during the quarter across 4 cities with a total sales potential of INR 8,500 crores

- **Strong start to the year for business development**
 - GPL has added 5 new projects in Q1FY26 with a total estimated saleable area of approximately 9.24 million sq. ft. and total estimated booking value potential of ~INR 11,400 crore.
 - GPL has achieved 57% of its FY26 annual guidance for business development in the first quarter.
- **Other Highlights**
 - Collections in Q1FY26 stood at INR 3,670 Crore, a YoY growth of 22%
 - GPL has received approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals. GPL has also received approval on its commitment to long term Net Zero goals by SBTi
 - GPL received 10 awards in Q1FY26.
 - Gaurav Pandey, MD & CEO, has been recognized as CEO of the year by Construction Times BAM Awards

Commenting on the performance of Q1 FY2026, Mr. Pirojsha Godrej, Executive Chairperson, Godrej Properties Limited, said:

“Godrej Properties delivered another solid quarter for bookings, cashflows, and earnings. The residential real estate sector in India has been strong over the past four years and we believe the sector will continue to provide opportunity over the next few years. Our business development additions since FY23 with a future booking value of over Rs 90,000 crore, provide us significant opportunity to scale our bookings and in turn our earnings. With a robust launch pipeline, strong balance sheet, and resilient demand, we are on-track to achieve our guidance across all operating parameters.”

Financial Overview (Consolidated)

Q1 FY26 performance overview compared with Q1 FY25

- Total Income declined by 3% to INR 1,593 crore as compared to INR 1,638 crore
- EBITDA grew by 18% to INR 915 crore as compared to INR 774 crore
- Net Profit grew by 15% to INR 600 crore as compared to INR 520 crore
- EPS[#] amounted to INR 19.92 as compared to INR 18.70

[#]not annualised

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About Godrej Properties Limited:

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 128-year legacy of excellence and trust with a commitment to cutting edge design, technology, and sustainability. In FY 2025, Godrej Properties retained its position as India's largest developer by value of residential sales achieved, repeating its performance from FY2024. The company continues to remain deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third party certified green buildings. In 2020 and again in 2021 and 2022, the Global Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices. In 2017, GPL was one of the founding partners of the Sustainable Housing Leadership Consortium (SHLC), whose mission is to spread sustainable development practices across the Indian real estate sector. In recent years, Godrej Properties has received over 400 awards and recognitions, including Developer of the year at the GRI India Awards, 2024, the Porter Prize 2019, The Most Trusted Real Estate Brand in the 2019 Brand Trust Report, Builder of the Year at the CNBC-Awaaz Real Estate Awards 2019, and The Economic Times Best Real Estate Brand 2018.

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Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations.