Prozone Realty Limited

Dated: 12th November 2025

To,

National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex, Bandra (E),
Mumbai 400 051
Scrip: PROZONER

BSE Limited
Listing Department,
P.J. Towers, Dalal Street, Fort,
Mumbai 400 001
Scrip: 534675

Subject: Investor presentation– Q2 FY 2025-26.

Dear Sir/Madam,

Pursuant to Reg. 30(6) read with Para-A of Part-A of Schedule III of SEBI (LODR), Regulations 2015, we enclose herewith a copy of the Investor Presentation to be shared with Analyst/Institutional Investors.

Further, in compliance with Reg. 46(2)(o) of SEBI (LODR) Regulations 2015, the aforesaid information shall also be hosted on the website of the company at www.prozonerealty.com.

Please take the same on your record.

Thanking you,

Yours truly,
For Prozone Realty Limited

Ajayendra

Prozone Realty Ltd. Mumbai

Ajayendra Pratap Jain
CS and Chief Compliance Officer

Upward

And Forward

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PROZONE REALTY LIMITED

Q2 FY26 RESULTS

UPDATE PRESENTATION

Nov 2025

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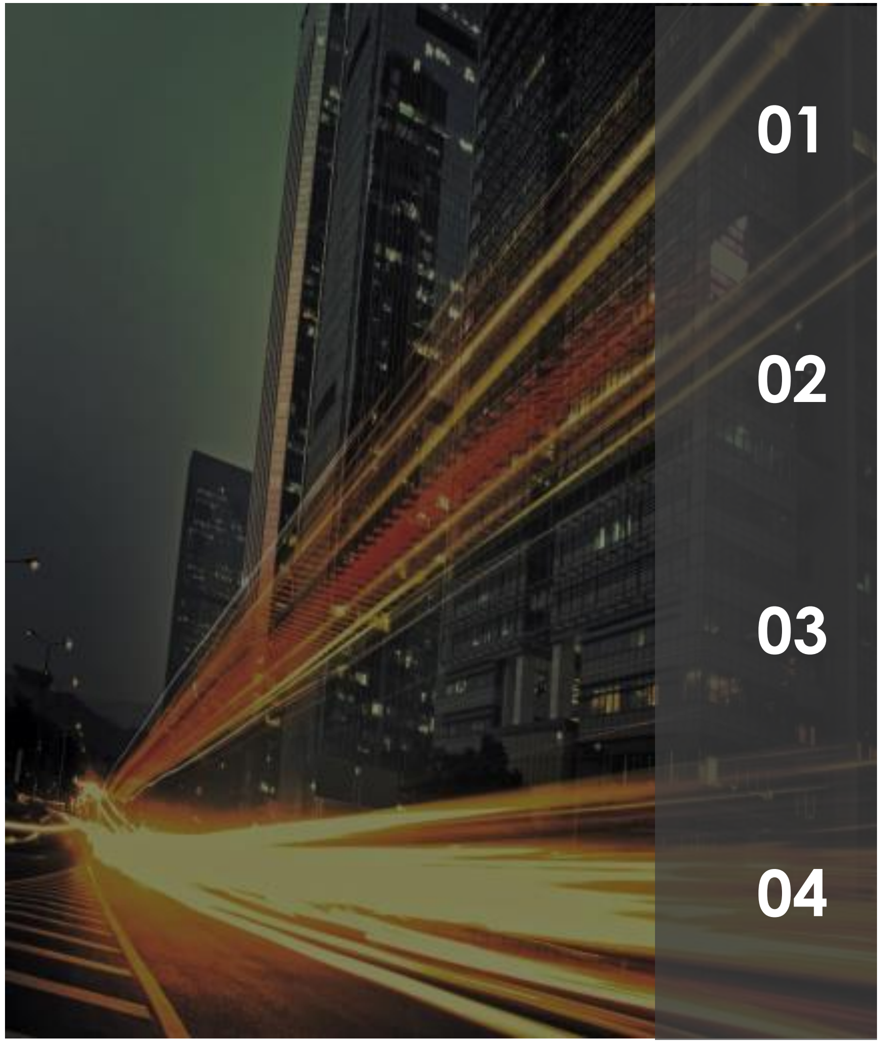

Ch Sambhaji Nagar Mall

Coimbatore Mall

BUSINESS UPDATE: Retail

- Retailer sales of Rs 1.95 bn achieved in Q2 FY26
- Footfall of over 5.2mn recorded in Q2 FY26 viz. 3.6% up from Q2 FY25
- Ten new stores with GLA of over 32,171 sq ft opened in Q2 FY26
- 14 new stores signed /under fitout for over 60,819 sq ft.

Combined for both the malls

BUSINESS UPDATE Q2 FY26: Retail

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Prozone Mall, Ch Sambhaji Nagar

- Ch Sambhaji Nagar Mall occupancy reached 93% in Q2 FY26 vs 87% in Q2 FY25.
- Six new stores spanning 19,874 sq.ft. GLA began operations, including Kraus, Monte Carlo, OWND, Highlander, and Biryani Queen.
- ~32,000 sq ft GLA is signed/under fit-out with 8 brands, including Yousta, Levis, Reebok & Skyjumper amongst others.

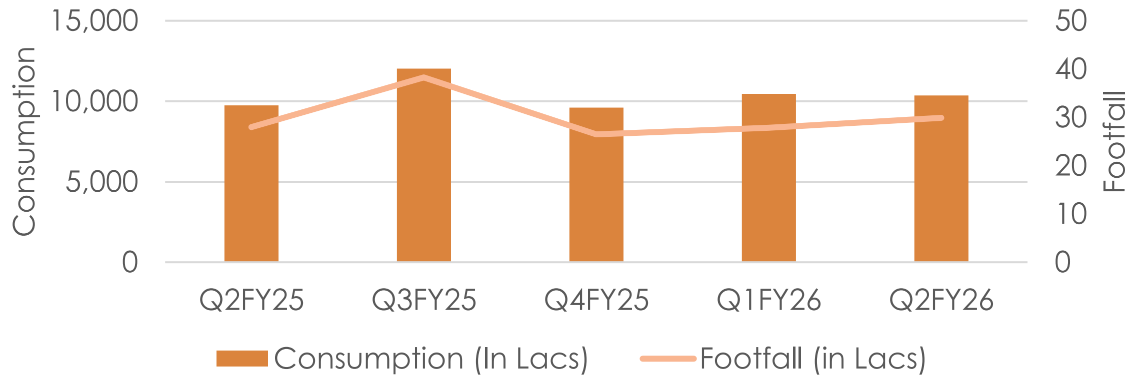
Prozone Mall Coimbatore

- Coimbatore mall occupancy reached 96% in Q2 FY26 vs 94% in Q2 FY25.
- Four new stores spread over 12,297 sq ft GLA commenced operations, namely, Mr. DIY, Purplle, Lensea Makers, and Green Leaf.
- GLA of ~29,000 sq ft is signed/ under fit out with 6 brands, including Yousta, Snitch, Asics, and Monte Carlo amongst others.

RETAIL – Ch Sambhaji Nagar MALL UPDATE

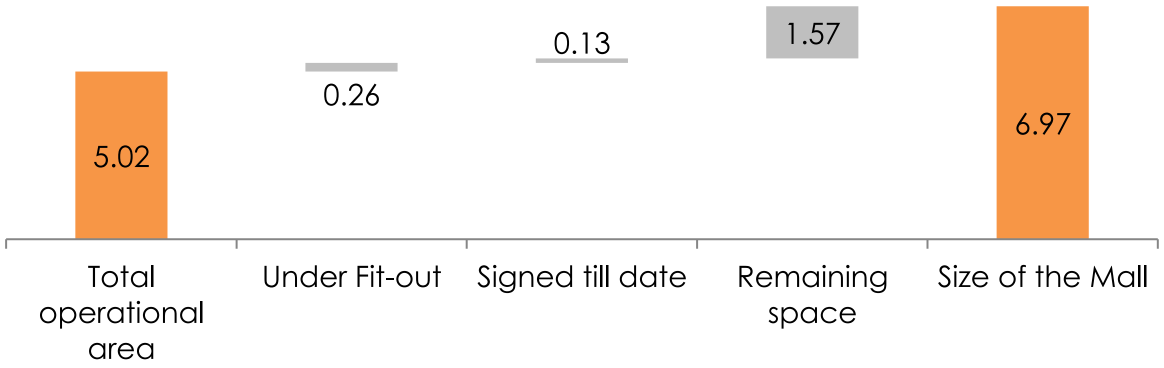
Key Operating Parameters	Q2 FY26
Total Operational Area (lakh sq.ft.)	5..02
Total Leased Area (lakh sq.ft.)	**5.41**
Current Leasing Status	79%
Number of Stores Leased	122
New Stores Opened in quarter	6
Number of Stores Under fit out	6

Consumption & Footfall Trend (in lakhs)



Note: Consumption is up by 8% & Footfall is up by 7% over Q2 FY25.

Occupancy (in lakhs)



RETAIL – Ch Sambhaji Nagar MALL UPDATE
(excluding Lower Ground Floor)

Key Operating Parameters	Q2 FY26
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Total Leased Area (lakh sq.ft.)	**5.41**
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Number of Stores Leased	122
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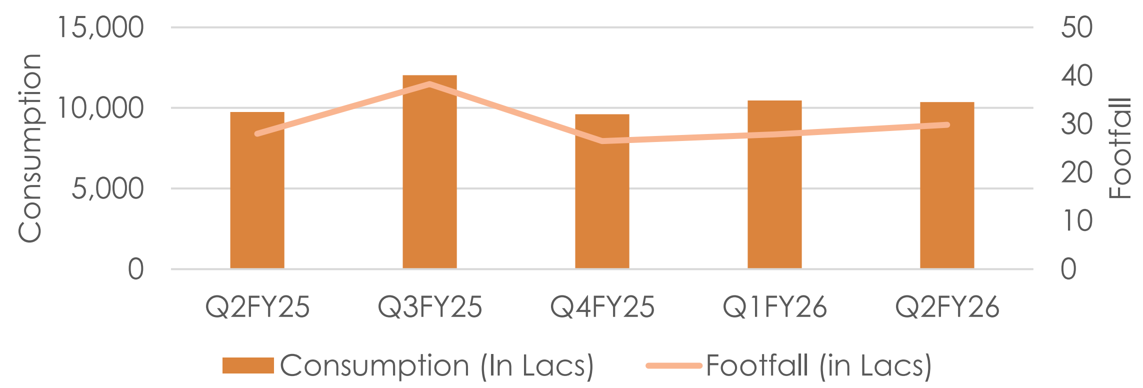

Note: Consumption is up by 8% & Footfall is up by 7% over Q2 FY25.

Occupancy (in lakhs)

Note: Above excludes details of Lower Ground Floor area as the same is largely a warehousing/non retail space.

NEW STORES AT Ch Sambhaji Nagar MALL

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Kraus Jeans

Zouk

Highlander

Biryani Queen

OWND

Monte Carlo

EVENTS AT Ch Sambhaji Nagar MALL

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Likho Dil Ki Bat Apne Dil Se

79th Independence Day 2025

Freedom Beat

Dhol Tasha Competition

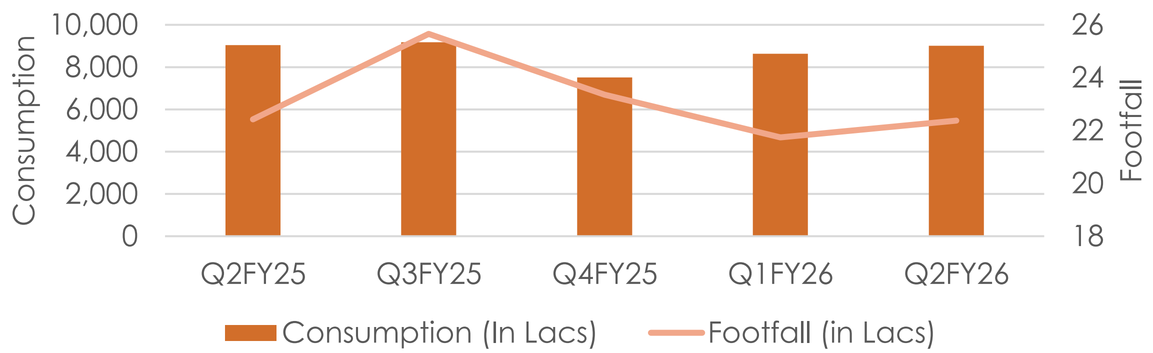
Ganesh Chaturthi

The Jungle Book Adventure

FINANCIAL SNAPSHOT - COIMBATORE MALL

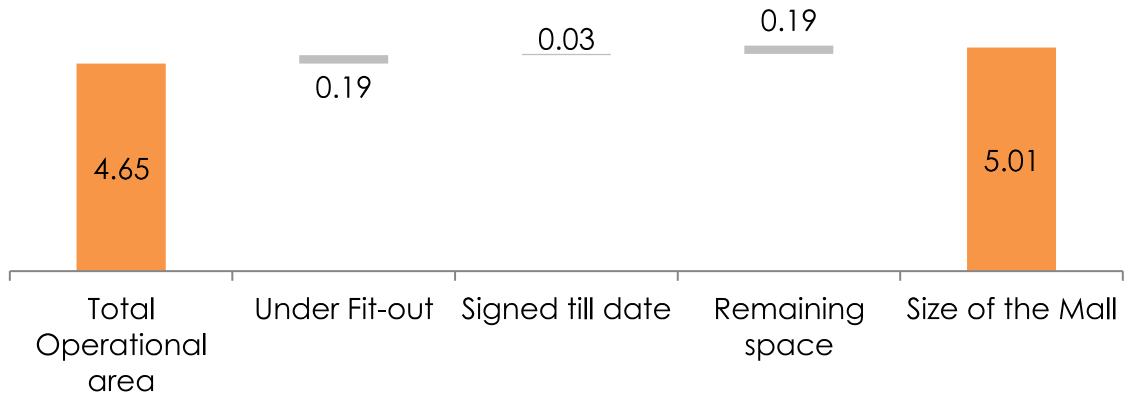
Key Operating Parameters	Q2 FY26
Total Operational Area (lakh sq.ft.)	4.65
Total Leased Area (lakh sq.ft.)	**4.88**
Current Leasing Status	96%
Number of Stores Leased	116
New Stores Opened in quarter	4
Number of Stores Under fit out	4

Consumption & Footfall Trend (in lakhs)



Note: Consumption stood at 9,013 Lakhs & Footfall stood at 22.38 Lakh.

Occupancy (in lakhs)



NEW STORES AT COIMBATORE MALL

Purplle

Mr. DIY

Lensea Makers

Green Leaf

BRAND PARTNERS AT COIMBATORE MALL

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H&M
MR.D.I.Y.
SPAR
pantaloons
Reliance digital
Hamleys
croma
FUN UNLIMITED
MARKS & SPENCER
lifestyle
TRENDS
WESTSIDE
max
UNLIMITED
zudio
INOX

crocs
SKECHERS
KEVENTERS
KINGDOM OF WHITE
INTUNE
U.S. POLO ASSN.
TITAN eyeplus
VIP
TOMMY HILFIGER
PUMA
LOUIS PHILIPPE
LENSKART... LENSE MAKERS
Being human
just WATCHES
PARK AVENUE
sunglass hut
Daniel Wellington
Bata
KAMA AYURVEDA
WORLD of TITAN
INDIAN TERRAIN
aurelia
enamor
JOCKEY
Sapna
TONI&GUY
METRO
NYKAA
Raymond
ColorPlus
Crocodile
amanté
TRENDS FOOTWEAR
Amukti
WOODLAND
AVANTRA by TRENDS
mufti
VAN HEUSEN
BIG HELLO THE PLUS LIFE
ORRA
mi
lenskart.com
W
SAMSUNG
Ray-Ban
GO COLORS!
JOHN PLAYERS
RAMRAJ
adidas
MOCHI
MINISO
safari
mamaearth
Lenovo
hp
Levi's
Mia by TANISHQ
PETER ENGLAND
purplle
THE SLEEP COMPANY
ONEPLUS
WILDCRAFT
vision express
Domino's
McDonald's
BURGER KING
WOW! momo
GREEN LEAF
WOW! CHICKEN
TACO BELL
KFC
Boomerang
SUBWAY
Café Coffee Day
POPEYES
Pizza Hut
Annapoorna
CHINESE WOK
hari bhavanam

EVENTS AT COIMBATORE MALL

8th Anniversary Celebrations

The Jungle Book

News 18 Food Festival

Honda New Bike Launch

Idly Kadai Trailer Launch

Urban Bazaar

Coimbatore Residential

Nagpur Residential

PROJECT UPDATE - COIMBATORE - RESIDENTIAL

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- **~1.9 m** sqft of residential

- **7** towers of 18 floors comprising **1,152** apartments

- **3** towers of 18 floors comprising **540** apartments planned in phase 1.
- **38 new bookings of 234 mn** were received in Q2FY26.
- Rs 110 mn were collected in Q2 FY26.
- **18 units handed over in Splendour tower.**

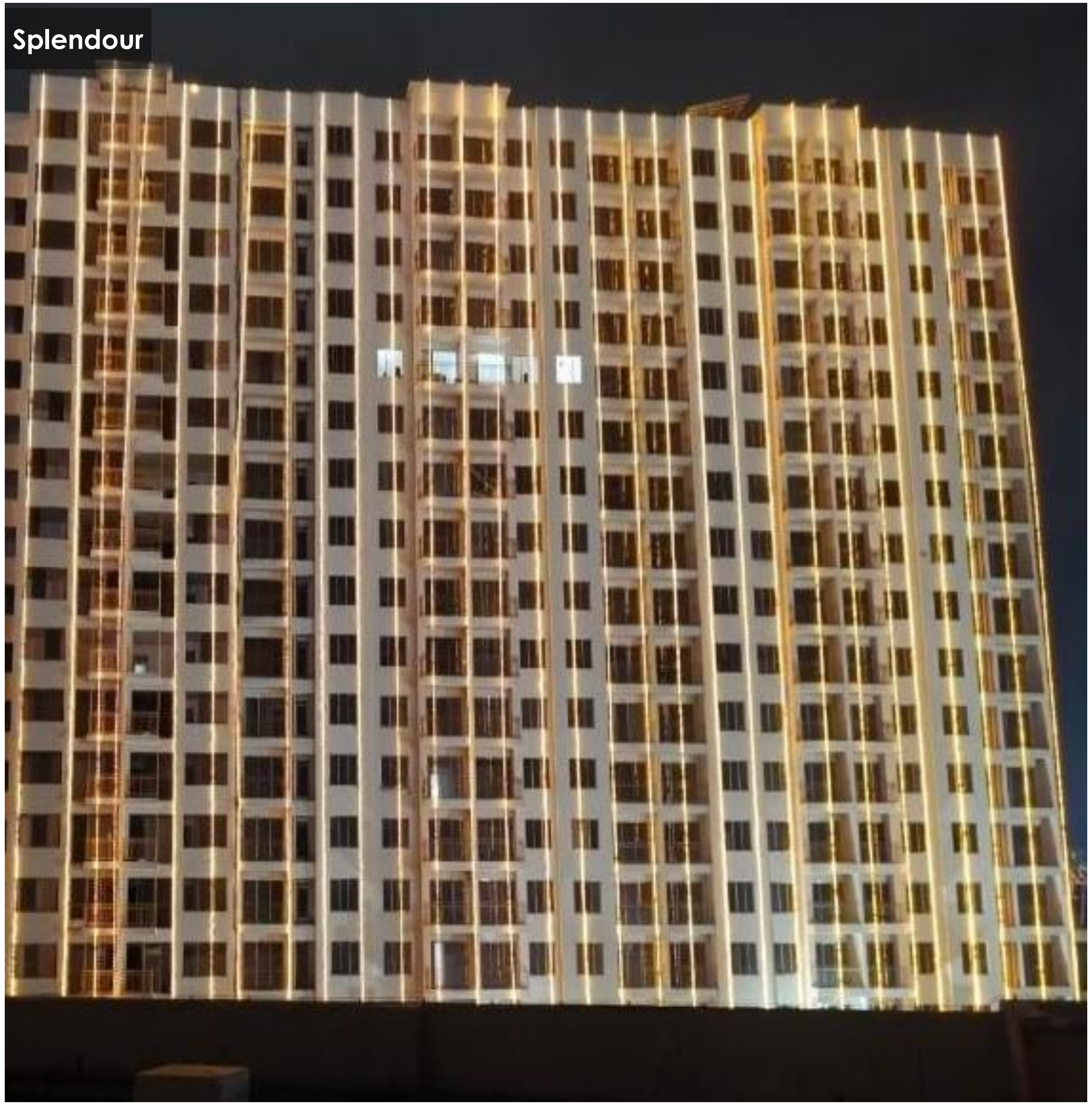
- **Amenities:**
Club house, swimming pool
tennis court, amphitheatre, squash court, gymnasium

Coimbatore Residential (CGI)

RESIDENTIAL UPDATE

Total Units – Phase 1	Units Sold	Sale Value	Collection
540 Units	356 units	Rs 1898 mn	Rs 1085 mn

COIMBATORE RESIDENTIAL – Splendour Tower Handover Commenced



COIMBATORE RESIDENTIAL

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Project Status as on June 25

Project Status as on Sept 25

COIMBATORE RESIDENTIAL - AMENITIES

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Swimming Pool

Club House

Tennis & Basketball Court

Kids Play Area

PROJECT UPDATE – NAGPUR

- **0.5m** sqft of retail space under advanced stage of approvals
- **0.39m** additional development potential

- **4.5m** catchment population

- **15.7 acres** of residential under development

- **4** towers of 14 floors comprising 336 apartments completed and Part OC has been obtained for 242 units upto 11 floors.
- Till date 200 units have been handed over, balance units handover in process.

RESIDENTIAL UPDATE

Units Launched	Units Sold	Sale Value	Collection
336 Units	275 units	Rs. 1848 mn	Rs. 1,676 mn

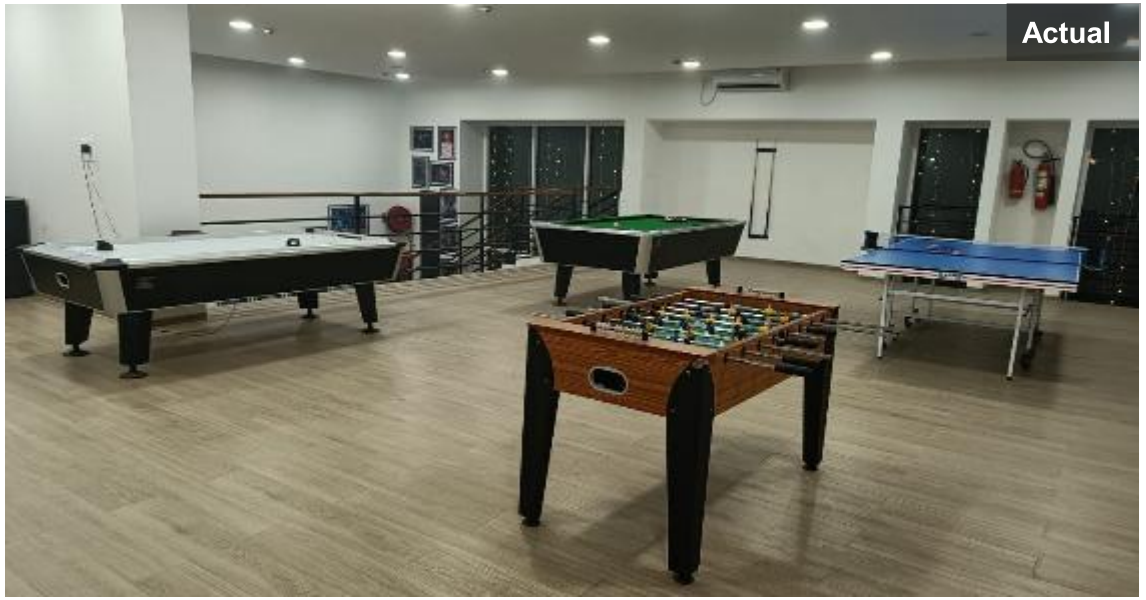
NAGPUR RESIDENTIAL

Actual

Actual

Actual

Actual



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- **1.9m** city population
- Prominent business and industrial centre in Madhya Pradesh

- **43.5acres** comprising residential township with 5 acres for commercial to be developed in phases

- **Phase 1A,1B & 1C** is for plotted development of about 200 units for better monetization.
- **Completion cert. received for Phase 1A of 74 plots.**
- **Approvals obtained & sales started for Phase1B having 75 plots.**
- EOI received for 54 plots in Ph1B**.**

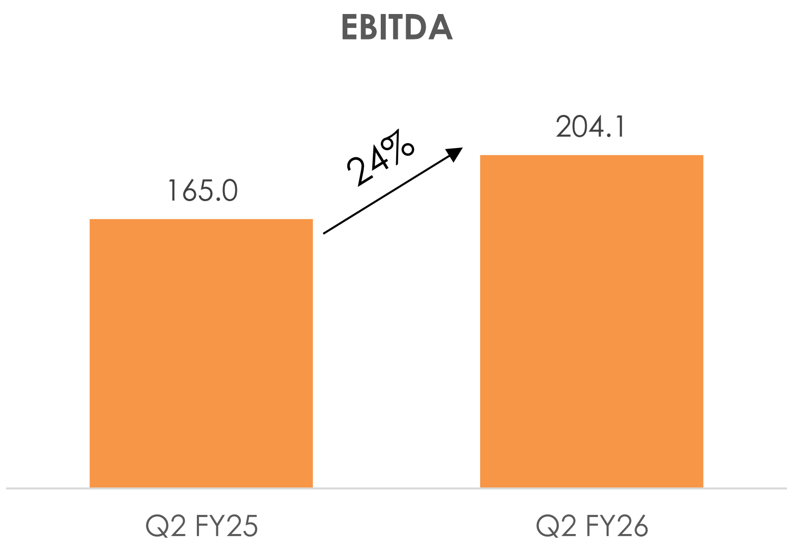
- **Amenities:**

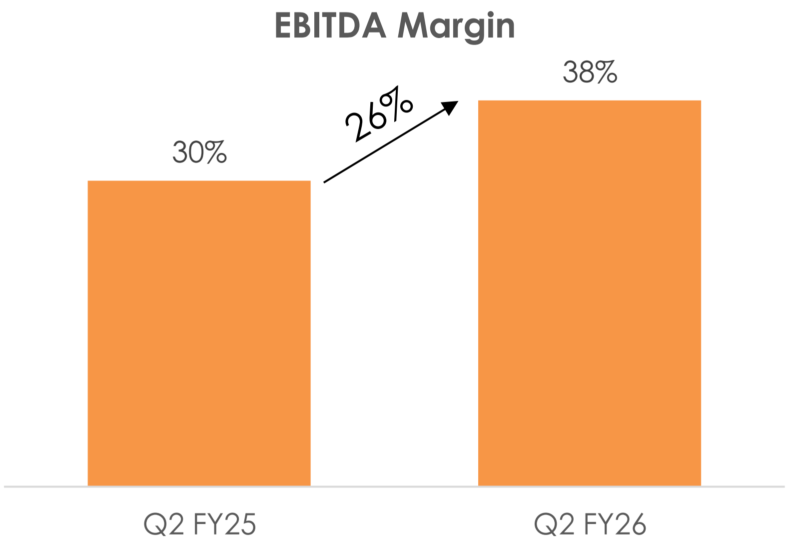
  Club house, swimming pool

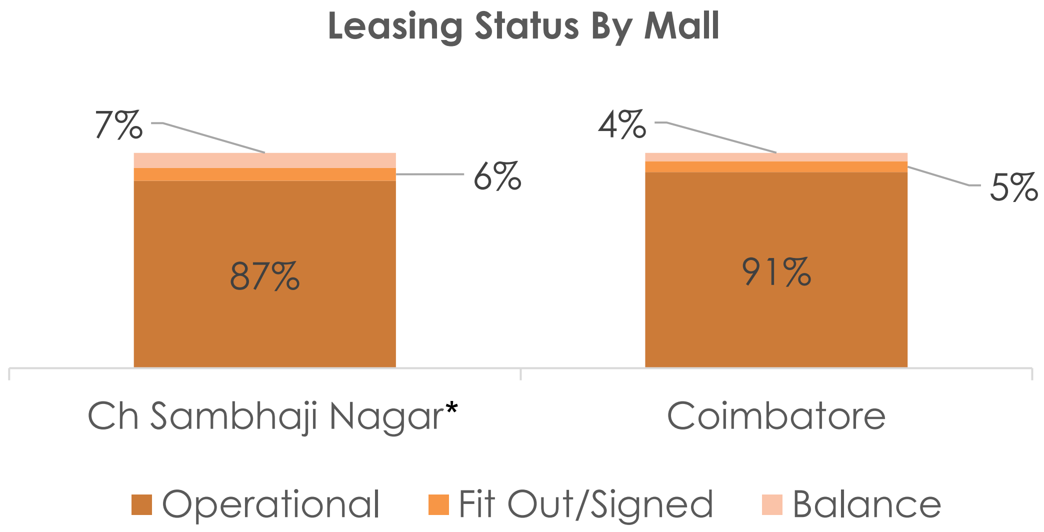
  tennis court, amphi theatre, cricket court, meditation centre, gymnasium

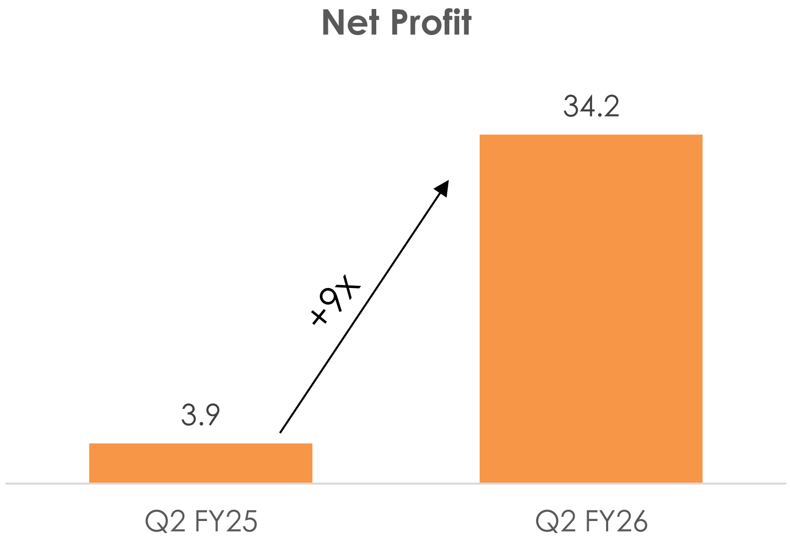
INDORE RESIDENTIAL Phase 1

Financial Results



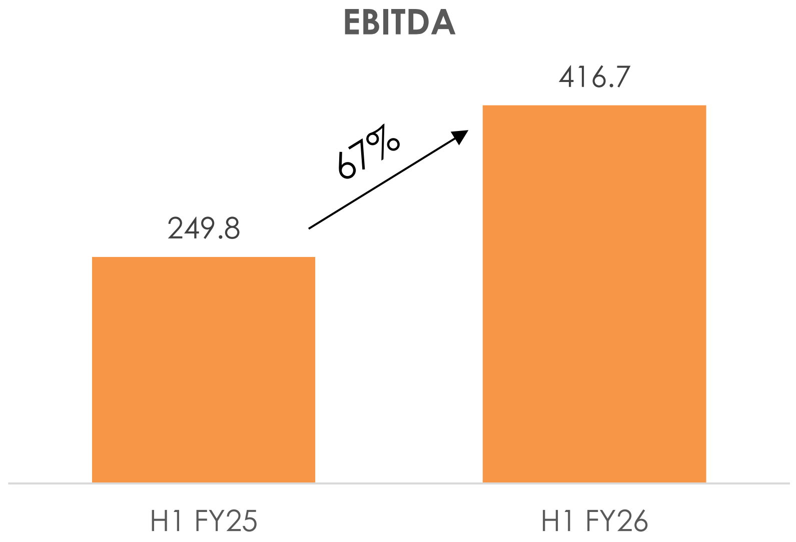


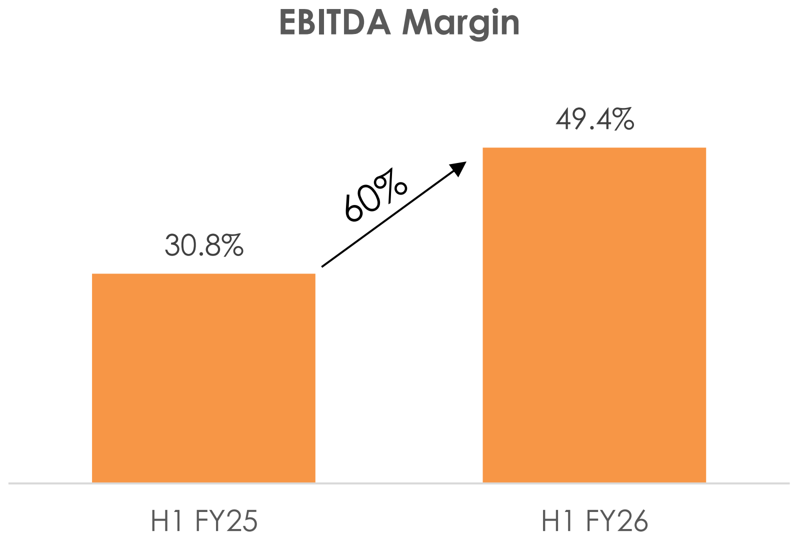


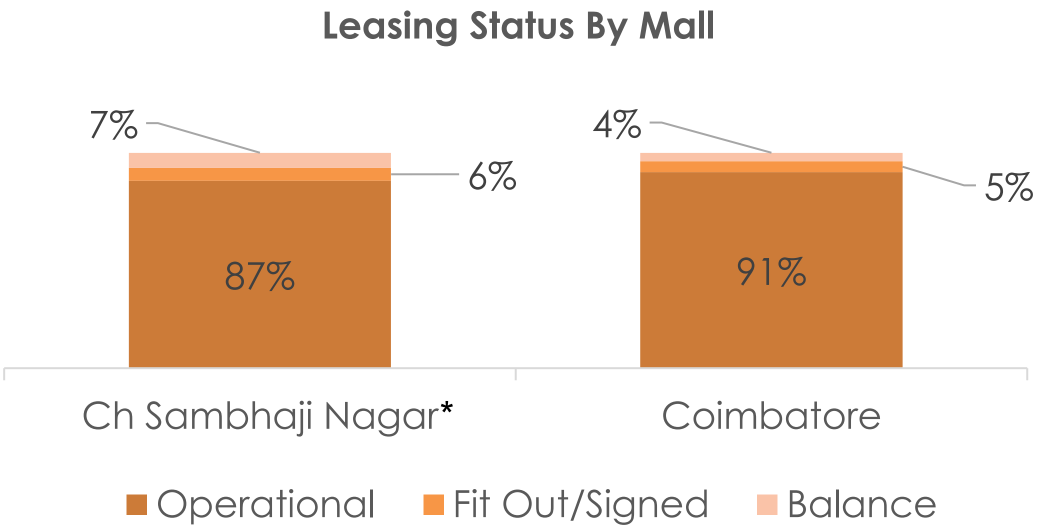


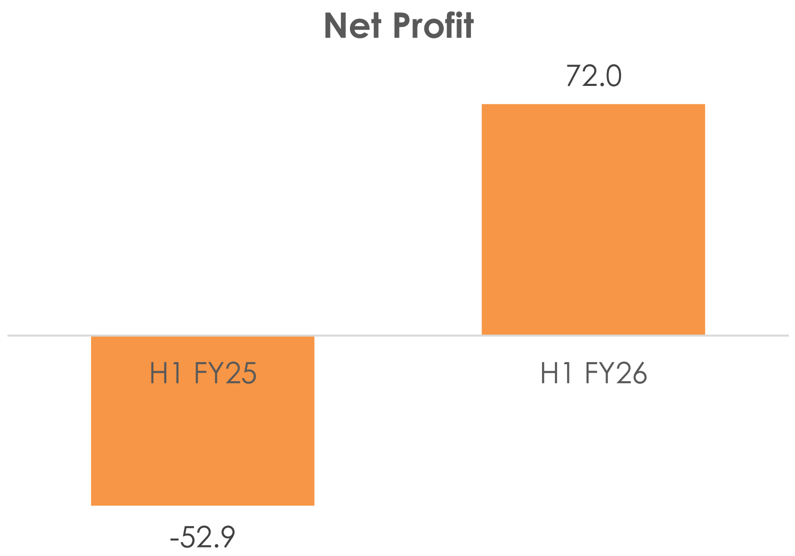
*Excludes Lower Ground Floor area as the same is a warehousing/non retail space.

RESULTS HIGHLIGHTS H1 FY26









*Excludes Lower Ground Floor area as the same is a warehousing/non retail space.

RESULTS HIGHLIGHTS

01 Operations income stood at Rs 461.9 mn for Q2 FY26

- Rs 155.4 mn revenue was observed from real estate projects for Q2 FY26.
- Rs 306.5 mn lease rental was reported from Q2 FY26.

02 EBITDA stood at Rs 204.1 mn for Q2 FY 26

- EBITDA for Q2 FY26 stood at Rs 204.1 mn reflecting a **24% increase** from Rs 165.0 mn recorded in Q2 FY25.

03 Net Profit for Q2 FY26 stood at 34.2 mn.

- The net profit for Q2 FY26 increased 9x from Q2 FY25 viz. 34.2 mn from 3.9 mn.

04 Strong Operating Parameters

- Leasing of 96% at Coimbatore Mall & 93%* at Ch Sambhaji Nagar Mall.
- Retailer traction continue for Prozone malls. Around 60,819 sq ft signed or under fit out in Ch Sambhaji Nagar & Coimbatore mall.

*Excludes Lower Ground Floor area as the same is a warehousing/non retail space.

FINANCIAL RESULTS: CONSOLIDATED INCOME STATEMENT

Rs. Mn.	Q2 FY26	Q1 FY26	Q2 FY25	H1 FY26	H1 FY25	FY25
Revenue from Real Estate Projects	155.4	74.1	187.9	229.5	210.8	583.4
Lease Rental & Related Income	306.5	308.2	300.7	614.7	599.7	1,203.8
Total Income from operations	**461.9**	**382.4**	**488.6**	**844.2**	**810.5**	**1,787.3**
Other Income	29.4	29.1	18.5	58.5	33.4	124.9
Total Income including other income	**491.2**	**411.5**	**507.1**	**902.7**	**843.9**	**1,912.2**
EBITDA w/o Other Income	**174.8**	**183.5**	**146.5**	**358.3**	**216.4**	**451.3**
EBITDA	**204.1**	**212.6**	**165.0**	**416.7**	**249.8**	**576.2**
EBITDA w/o Other income Margin	37.8%	48.0%	30.0%	42.4%	26.7%	25.2%
EBITDA Margin	44.2%	55.6%	33.8%	49.4%	30.8%	32.2%
Depreciation	59.1	57.7	56.3	116.8	110.2	229.9
Interest	88.3	88.8	101.9	177.1	189.7	376.8
Profit before tax	58.9	68.2	8.4	122.8	-47.0	-22.5
Profit after tax	**34.2**	**37.8**	**3.9**	**72.0**	**-52.9**	**-543.6**
PAT after minority interest	**15.2**	**7.3**	**-13.3**	**22.5**	**-59.1**	**-379.2**

^ Revenue from Real Estate Projects include revenue recognized from Coimbatore Residential, Nagpur Residential & Indore plotted development.

* The enacted Finance Act, 2024 has revised the tax rate on Long-Term Capital Gain (LTCG) to 12.5% without indexation benefit in relation to transfer of a long-term capital asset. The Group has remeasured its deferred taxes and the impact of the same has been accounted for in the Statement of Profit & Loss during the Quarter and Year ending Mar25.

Note-

- Lease Rental & Related income and CAM Income are received from Ch Sambhaji Nagar Mall and Coimbatore Mall.; Revenue from Real Estate Projects represent Revenues recognized from the Build & Sell model.
- Other Income represents Interest & Dividend Income on Investments etc

DISCLAIMER

Generic Disclaimer

The following is a general overview of Prozone Realty Limited (the “Company”) and is qualified in its entirety by reference to the applicable offering memorandum, memorandum and articles of association or other constitutional documents and subscription agreement (together the “Investment Documents”) relating to the purchase of interests in the Company, all of which will be available upon request from the Company’s administrator and should be reviewed carefully prior to making an investment decision. This overview is being furnished on a confidential basis for discussion purposes only to a limited number of persons who may be interested in this type of investment. Neither the information nor any opinion expressed herein constitutes a solicitation or recommendation by anyone of the purchase or sale of any securities or other financial instruments. Any reproduction or distribution of this overview, in whole or in part, or the disclosure of its contents, without prior written consent is prohibited.

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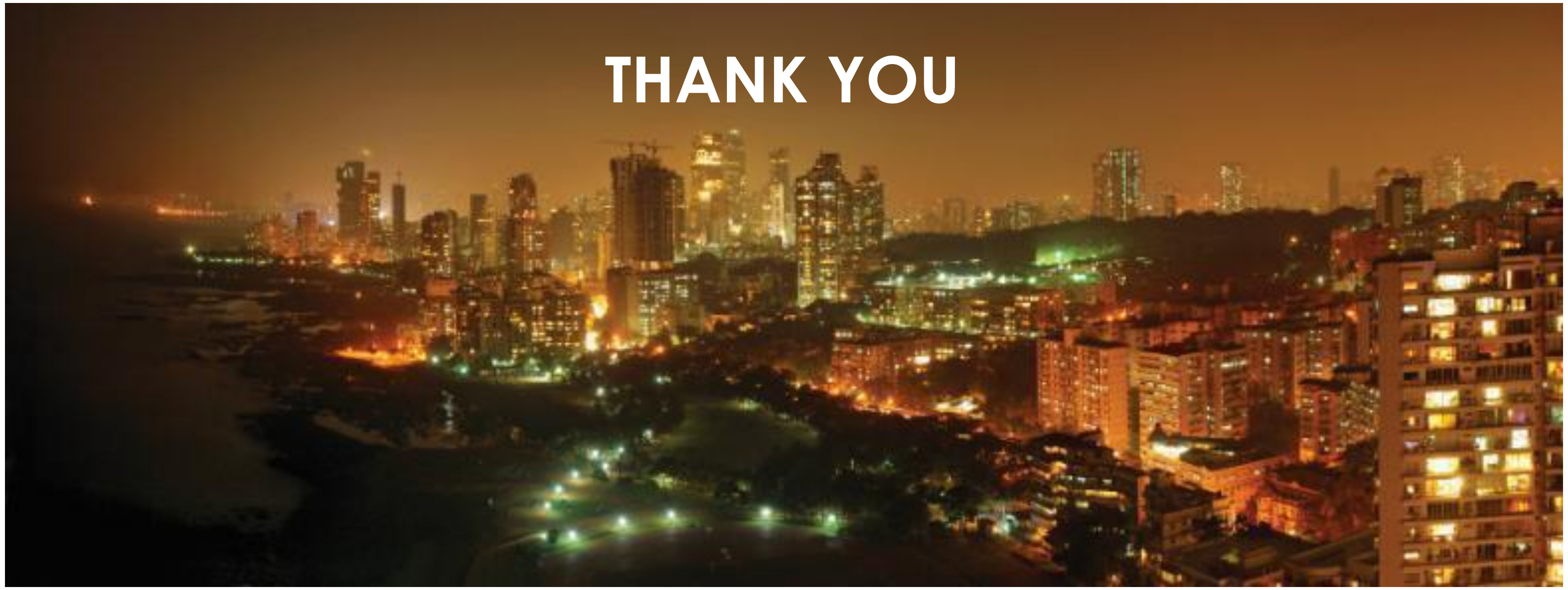

Email: info@prozonerealty.com
Website: https://prozoneintu.com/

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ABOUT US

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BUSINESS OVERVIEW

- Prozone Realty Ltd (Prozone) is set up to create, develop and manage world-class regional shopping centres and associated mixed-use developments Pan-India.
- Prozone strategy is to participate and dominate in the retail space in Tier 2 and 3 cities in which robust urbanization is expected, which will result in growth of consuming middle class from 300 to 500 million in next 5 years
- Key Business Strategy - Develop Large scale Land Parcels for Mixed Use development with 75% of the Land to be developed as Residential & Commercial – Build & Sell model whereas 25% of the Land to be developed as Retail – Build & Lease Model

STRONG PEDIGREE

- The Promoters holds 52.43%, FPI holds 3.31% and balance is held by public[1]
- At Company level, Prozone has secured investment from Intu Properties , one of UK's Largest Retail Real Estate Company.
- At SPV level company has secured investment from Old Mutual, South Africa and Lewis Trust Group (LTG), UK.

FULLY PAID UP LAND BANK & ROBUST BALANCE SHEET

- The Company has 15.54 mn sq. ft. of fully paid-up land bank in prime locations with 2.10 mn developed till date and more than 13.44 mn sq. ft. balance to be monetized which is being developed in different phases .
- Robust Balance sheet with Low Leverage.

1: As on 30th Sept 2025

UNDERSTANDING OUR BUSINESS MODEL - BUSINESS STRATEGY

Business Strategy

- Develop Large scale Land Parcels for Mixed Use development.
- 75% of the Land to be developed as Residential & Commercial – Build & Sell model
- 25% of the Land to be developed as Retail – Build & Lease Model
- The Company follows this model so that the Cash Flows from Build & Sell portfolio facilitate the Build & lease model, Thus resulting into Debt Free Annuity Assets and free cash flows for future developments.

Residential Projects - Strategy

- The Company invests and develops the entire Clubhouse and Site Infrastructure for the project upfront before the Launch of the Project.
- It provides credibility to the business and accelerates the sale of the project, resulting into better cash flows.
- Due to this, the Company emerges as the strongest and the most credible player in the region. E.g., In Nagpur, Company has received an over whelming response as compared to the other established players in the region.

Mall Development - Strategy

- Dominant regional shopping and leisure destination
- Design-G + 1 Mall horizontal model with racetrack circulation
- Infrastructure-Large parking spaces planned to cater for future growth
- Tenant Mix- Well planned tenant mix with category focus to aggregate consumption

UNDERSTANDING OUR BUSINESS MODEL - BUSINESS STRATEGY

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Large scale land parcels for mixed use developments

Regional Malls under own Management

Yield Lease Model

Residential & Commercial Developments

Cash Sales Model

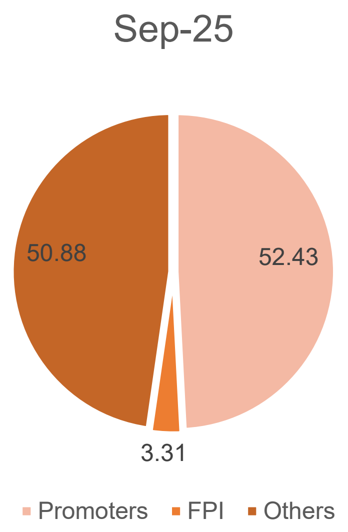
Debt Free Assets

Profits & Shareholder Value

FUTURE GROWTH

- Locations selected in high growth corridors within city limits
- Execute high quality retail assets at the right price and the right time
- Develop and sell mixed-use assets to facilitate retail investments

Shareholding in % – Sep 25



Key Investors	Holding (%)
ACACIA Group	1.47%
Radhakishan Damani & Family	0.91%
Sandeep Raheja & Family	1.40%

Source: BSE