Date: 23.07.2026

To,
BSE Limited
Department of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai-400001

(Scrip Code: 539522)

Sub: Investor Presentation of the company for the Quarter ended 30th June 2026.

Dear Sir,

Pursuant to the provisions of Regulation 30 read with Para A of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are pleased to enclose herewith the Investor Presentation for the Quarter ended 30th June 2026.

This is for your information and records.

Thanking you.

For **Grovy India Limited**

SIMRAN RAJPUT
Digitally signed by SIMRAN RAJPUT
Date: 2026.07.23 18:03:49 +05'30'

Simran Rajput
Company Secretary & Compliance Officer
Membership number: A77691

Encl: As Above

40+
Years

150+
Projects Delivered

1500+
Families satisfied

INVESTOR
PRESENTATION

First Quarter (Q1)

FY 2026 – 27

EXECUTIVE SUMMARY

Company Overview

- Established in 1985
- 40+ years of experience
- Focus: South Delhi redevelopment
- 150+ Projects delivered

Operating Strength

- Strong collaboration model
- End to end execution
- Cost and timeline control
- Inhouse technical team
- Bank/financial tie-ups

Strategic Positioning

- Niche Luxury Developer
- Supply-Constrained Markets
- Turnkey, Outright & JV Models
- Strong End-User Demand

Governance & Quality

- Transparent processes
- Construction Quality Focus
- Safety Standards Compliance
- Defined leadership structure

Incorporated 1985 | 40+ Years | 150+ Projects | 1500+ Families | South & Lutyens Delhi

MISSION & VISION

OUR MISSION

Deliver exceptional real estate developments setting new standards in design, quality, and customer satisfaction. With skilled engineers, architects, and designers, Grovy delivers boutique residential homes and redevelopment projects that stand the test of time.

OUR VISION

To be the go-to developer and the market leader in our geographical area of operations.

WHY SOUTH DELHI REAL ESTATE

South Delhi — A supply-constrained market with stable pricing, high rental demand, and mature infrastructure

MARKET CHARACTERISTICS

- One of India's most supply-constrained premium markets
- Strong historical price appreciation driven by land scarcity
- High rental demand — expatriates, diplomats, professionals
- Mature infrastructure and premium social ecosystem
- Stable long-term wealth preservation asset class
- Huge Untapped potential and simple regulatory procedures

KEY DEMAND DRIVERS

- Prime connectivity and metro access
- Proximity to business districts and institutions
- Premium neighbourhood concentration
- Lifestyle infra — retail, healthcare, education
- Urban upgrade cycle and infrastructure expansion
- Acute shortage of premium housing supply

Growth Strategy & Market Opportunity

Market Value Potential: ₹6 Lakh Crore across 40 Colonies (~USD 72 Billion)

01 Redevelopment-Led Growth

- Focus on prime micro-markets of South Delhi.
- Acquire/partner in underutilised prime assets.
- Redevelop for premium end-user segment.
- Capture appreciation from scarcity + demand.

02 Construction Excellence

- Modern construction technologies.
- Higher transparency and governance.
- ESG-aligned development practices.
- Cost-controlled project execution.

03 Customer-Centric Products

- Design-driven premium housing focus.
- Differentiated asset delivery capability.
- Consistent quality across all project types.
- Long-term stakeholder relationships.

SOUTH DELHI vs NCR PROJECTS

NCR PROJECTS	FACTOR	SOUTH DELHI
Greenfield Project	Project Type	Brownfield Project
60–72 Months	Project Turnaround	15–18 Months
High	Time Escalation Risk	Very Low
High	Cost Escalation	Negligible
High	Regulatory Uncertainty	Minimal
Underdeveloped	Surrounding Infrastructure	Fully Developed
High	Price Volatility	Low
High	Sale Uncertainty	Very Low

COMPANY'S BUSINESS MODELS

01

OUTRIGHT MODEL

Direct Ownership

Grovy purchases the entire property outright and constructs the building to sell as premium residential units.

- 100% ownership acquired upfront
- Full control over design and delivery
- Direct profit realization on sale
- Maximises developer's upside

02

COLLABORATION MODEL

Joint Venture

A joint venture where Grovy purchases a portion of the land in exchange for constructing the full property.

- Reduced capital deployment
- Shared risk with landowner
- Proven redevelopment model
- Scalable across premium markets

03

TURNKEY MODEL

End-to-End Execution

Complete construction by Grovy — property owner appoints Grovy to design and build to client's specifications.

- Client-appointed execution
- Design to delivery under one roof
- Fee-based revenue model
- Asset-light, scalable approach

MANAGEMENT RESTRUCTURING

Board-Approved Leadership Realignment Effective June 12, 2026 — Approved by Shareholders at the 41st AGM held July 8, 2026

01 Mr. Prakash Chand Jalan

- From Non-Executive Director to Chairman cum Managing Director.
- 5-year term effective June 12, 2026.
- Approved by the Board on June 12, 2026.
- Ratified by shareholders at the AGM on July 8, 2026.

02 Mr. Nishit Jalan

- From Whole-time Director & CEO to Chief Financial Officer.
- Effective June 12, 2026.
- Brings deep finance and operations expertise to the CFO role.
- Approved by the Board on June 12, 2026.

03 Mr. Ankur Jalan

- From Chief Financial Officer to Non-Executive Director.
- Effective June 12, 2026; liable to retire by rotation.
- Continues to guide strategy and governance from the Board.
- Ratified by shareholders at the AGM on July 8, 2026

CHAIRMAN'S MESSAGE

We are pleased to present the financial results for the first quarter (Q1) of FY 2026–27. During the quarter, the Company delivered strong sequential performance, with revenue registering growth by 249.40% quarter-on-quarter and profit increasing by 114.02% over the preceding quarter (Q4 FY 2025–26). This reflects our continued focus on operational efficiency, disciplined execution, and strategic growth.

We continue to witness strong demand in the real estate market, particularly in South Delhi, which remains a resilient premium residential market with strong long-term potential. Supported by sustained premium residential demand, we believe South Delhi is positioned for stronger growth compared to many other markets, reinforcing our positive outlook for the coming years. Further, with our running inventory in hand and our strategic collaboration with Golden Growth Fund, we believe the Company is well positioned to achieve 2-3x increase in project development over the next few years.

We remain committed to creating long-term shareholder value through sustainable growth, strong governance, and prudent capital allocation. With a strong foundation and clear strategic direction, we look forward to the future with confidence and optimism.

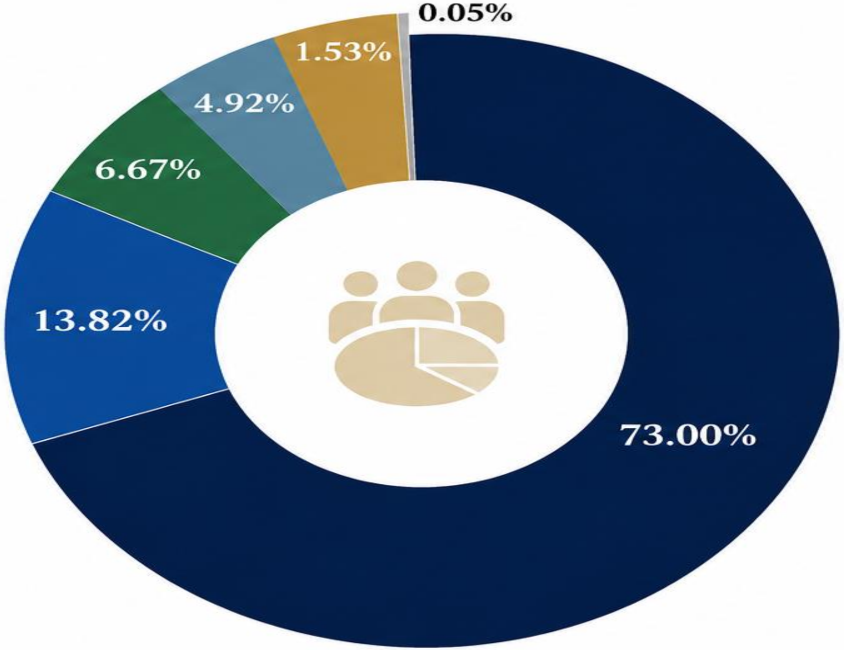
I would like to express my sincere gratitude to our shareholders and stakeholders for their continued trust and confidence, and to our employees for their dedication and contribution to the Company’s ongoing success.

PC JALAN

Chairman

SHAREHOLDING PATTERN

AS AT 30TH JUNE 2026



CATEGORY	% OF SHAREHOLDING
Promoter & Promoter Group	73.00%
Resident Individuals (holding nominal share capital in excess of ₹ 2 lakhs)	13.82%
Bodies Corporate	6.67%
Resident Individuals (holding nominal share capital up to ₹ 2 lakhs)	4.92%
Hindu Undivided Family (HUF)	1.53%
Non Resident Indians (NRIs)	0.05%

The total percentage adds up to 100.00%

FINANCIAL PERFORMANCE AT A GLANCE

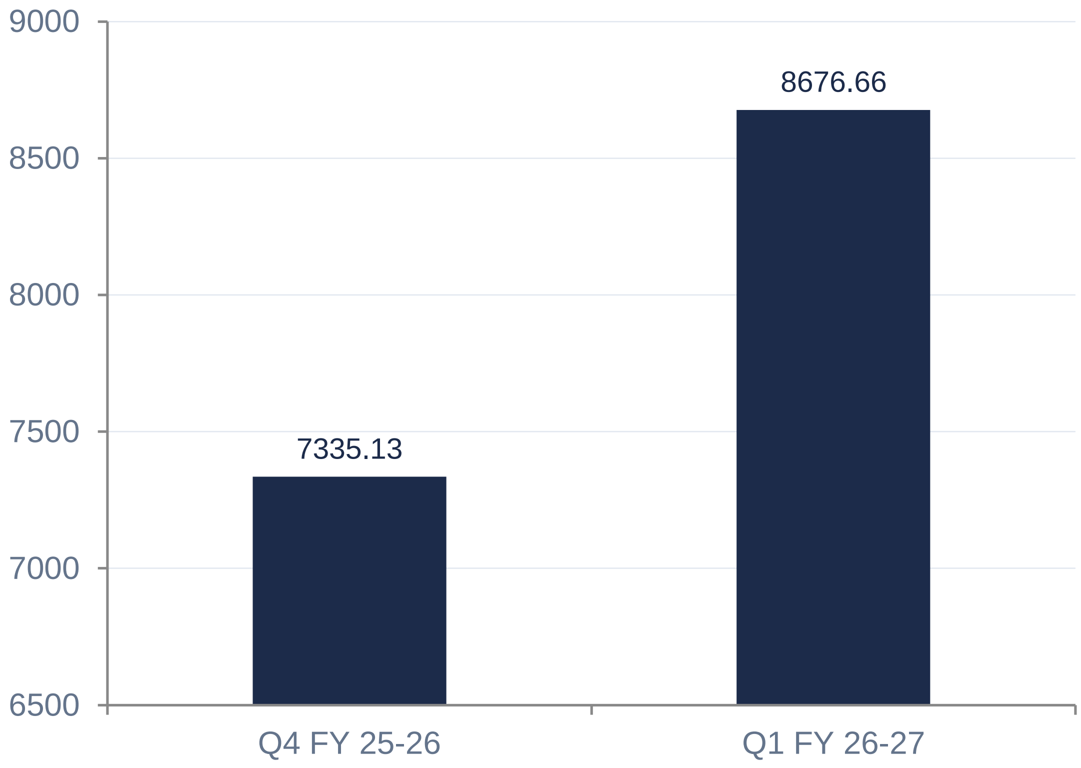
Total Assets	Revenue	Profit After Tax	EPS
₹8,676.66 L	**₹2,758.43 L**	**₹190.11 L**	**₹1.43**
+18.29%	**+249.40%**	**+114.02%**	**+114.02%**
vs ₹7,335.13 L	*vs ₹789.48L*	*vs ₹88.82 L*	*vs ₹0.67*

EBITDA	Return on Equity (ROE)	Return on Capital Employed (ROCE)
₹277.23 L	**7.59%**	**4.86%**
+80.84%	**+3.74 pp**	**+1.69 pp**
vs ₹153.30 L	*vs 3.85%*	*vs 3.17%*

PERFORMANCE SUMMARY

Grovy India Limited delivered strong sequential performance in Q1 FY 2026-27. Total Assets expanded +18.29% quarter-on-quarter, Revenue grew +249.40% over the previous quarter, and Profit After Tax rose +114.02% — reflecting strong project execution, improved profitability and disciplined capital allocation. EPS growth of +114.02% demonstrates strong per-share value creation for shareholders. EBITDA grew +80.84% QoQ to ₹277.23 L, while annualized ROE improved to 7.59% (+3.74 pp) and annualized ROCE improved to 4.86% (+1.69 pp), underscoring stronger capital efficiency and returns.

ASSETS GROWTH (₹ in Lakhs)



Q1 FY 2026–27

₹8,676.66 L

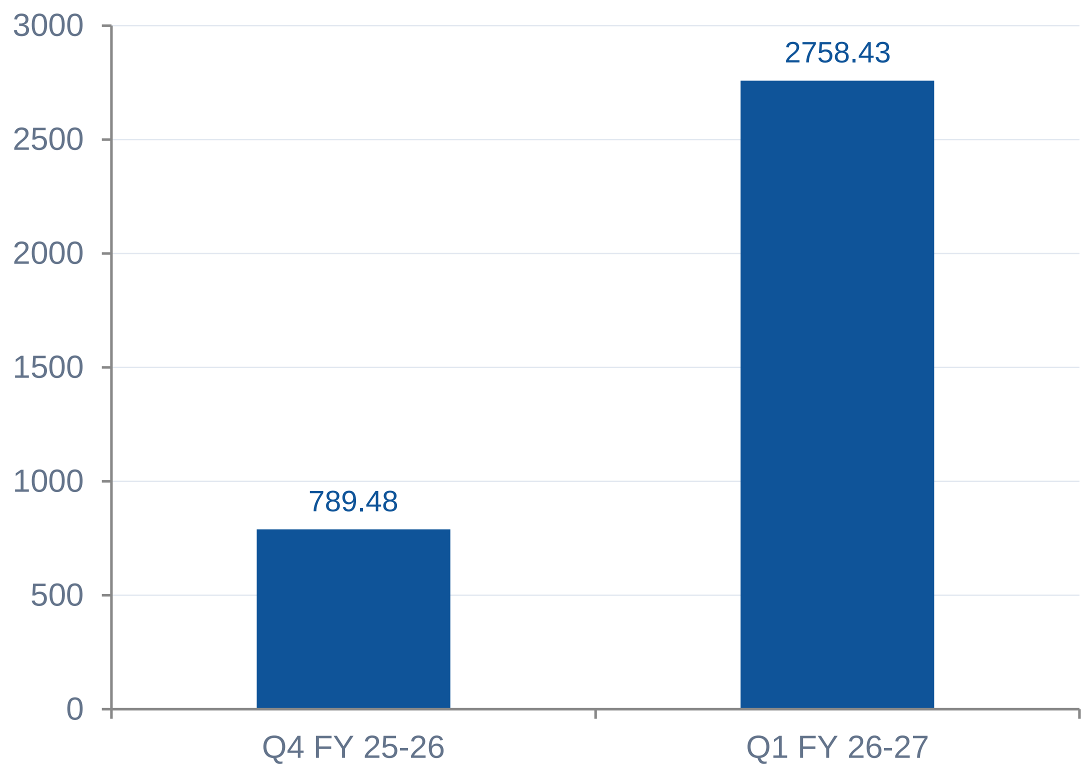
Total Assets

Growth QoQ

+18.29%

Assets increased 18.29% QoQ: ₹7,335.13 L → ₹8,676.66 L — reflecting strong balance sheet expansion.

REVENUE GROWTH (₹ in Lakhs)



Q1 FY 2026–27

₹2,758.43 L

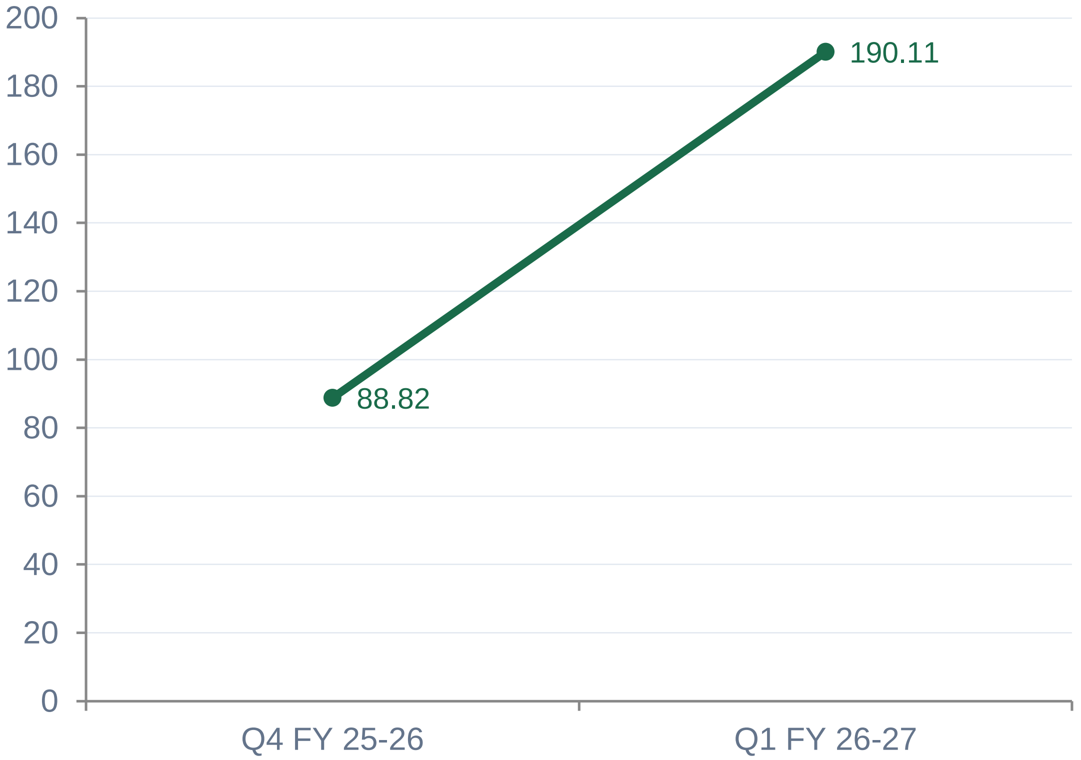
Total Revenue

Growth QoQ

+249.40%

Revenue increased 249.40% QoQ: ₹789.48 L → ₹2,758.43 L — driven by strong project execution.

PROFIT AFTER TAX (₹ in Lakhs)



Q1 FY 2026–27

₹190.11 L

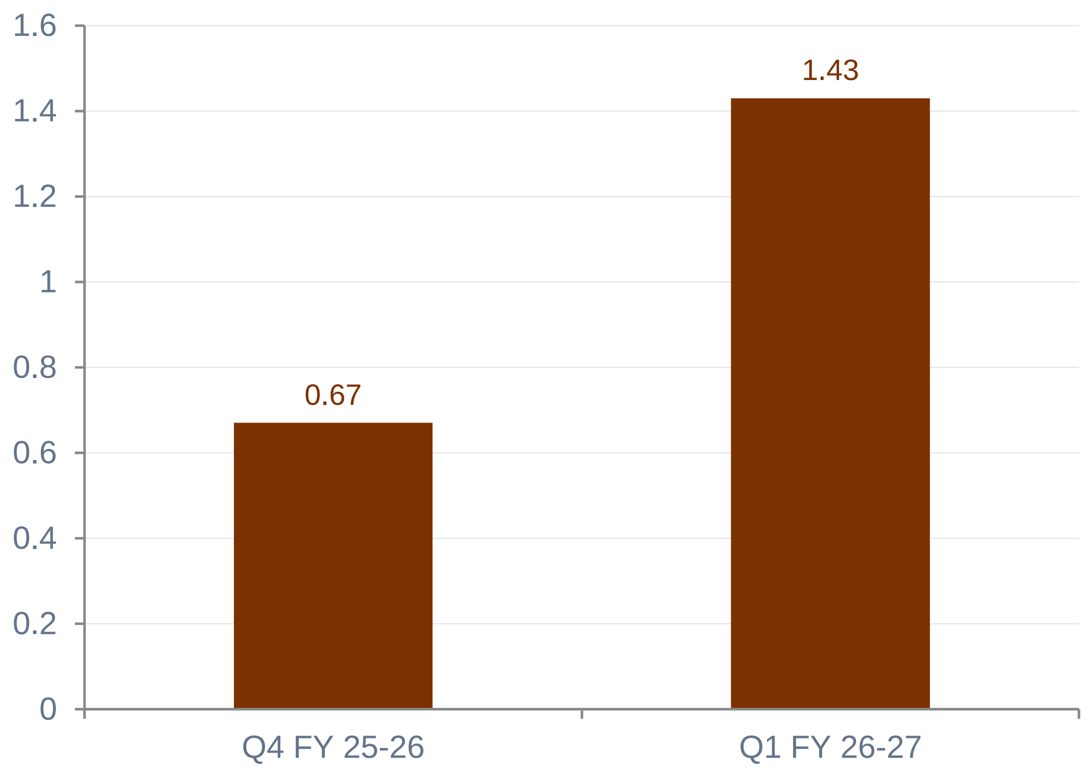
Profit After Tax

Growth QoQ

+114.02%

PAT grew 114.02% QoQ: ₹88.82 L → ₹190.11 L — reflecting steadily improving margins.

EARNINGS PER SHARE (₹)



Q1 FY 2026–27

₹1.43

Earnings Per Share

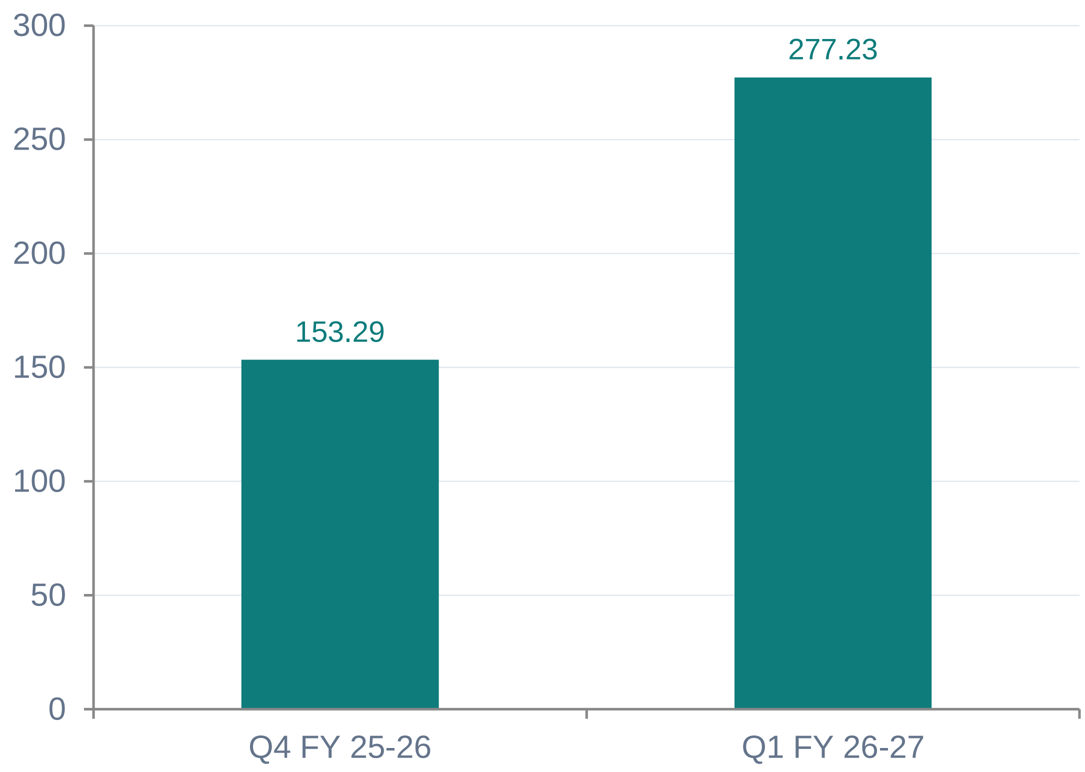
Growth QoQ

+114.02%

EPS increased 114.02% QoQ: ₹0.67 → ₹1.43 — strong per-share value creation for shareholders.

GROVY
TOGETHER, WE GROW

EBITDA GROWTH (₹ in Lakhs)



Q1 FY 2026–27

₹277.23 L

EBITDA

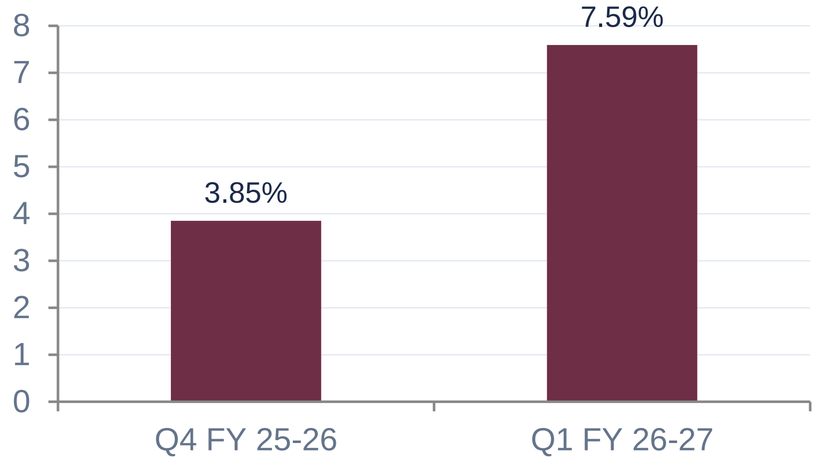
Growth QoQ

+80.84%

EBITDA grew 80.84% QoQ: ₹153.30 L → ₹277.23 L.

RETURN RATIOS: ROE & ROCE

RETURN ON EQUITY (ROE)

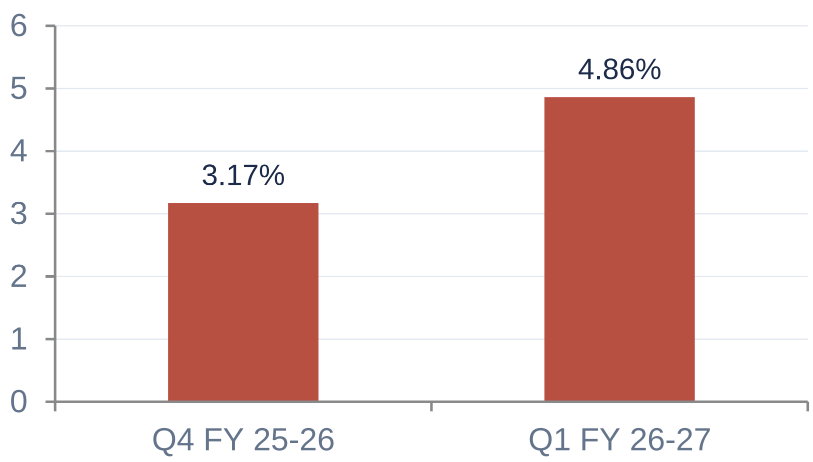


7.59%

Annualized ROE, Q1 FY 2026-27

+3.74 pp QoQ (vs 3.85%)

RETURN ON CAPITAL EMPLOYED (ROCE)



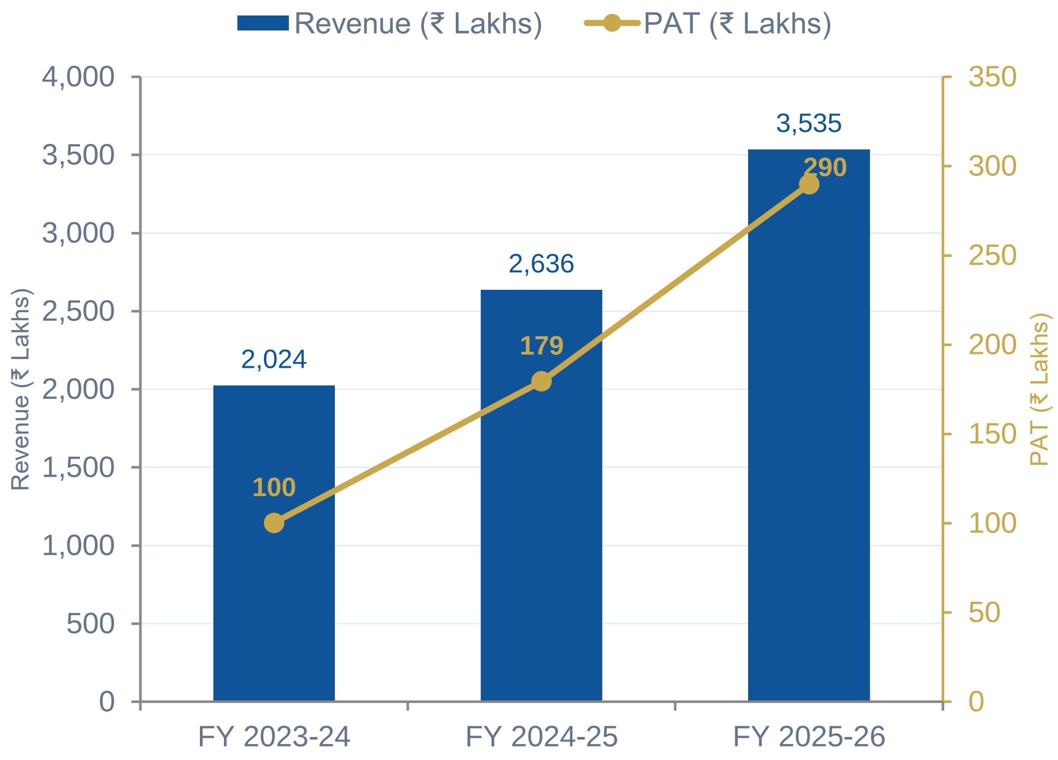
4.86%

Annualized ROCE, Q1 FY 2026-27

+1.69 pp QoQ (vs 3.17%)

Annualized (quarterly x4) for indicative run-rate. ROE = Annualized PAT / Shareholders' Equity; ROCE = Annualized (PBT + Finance Cost) / Capital Employed (Total Assets - Current Liabilities). Based on unaudited standalone financials.

3-YEAR REVENUE & PAT GROWTH



FY 2023-24 to FY 2025-26

+32.2%

Revenue CAGR (3-Yr)

PAT CAGR (3-Yr)

+70.1%

Revenue grew ₹2,024.06 L → ₹3,534.88 L (32.2% CAGR) and PAT grew ₹100.17 L → ₹289.81 L (70.1% CAGR) across FY 2023-24 to FY 2025-26 — reflecting strong, sustained profitability growth.

PROJECT STATUS

Location	Area	Status	Type	Delivery
Greater Kailash 2	15,000 sq. ft	**On Going**	Residential	Q3 (26-27)
Greater Kailash 1	15,000 sq. ft	**On Going**	Residential	Q4 (27-28)
Greater Kailash 1	20,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Hauz Khas	15,000 sq. ft	**On Going**	Residential	Q1 (27-28)
Hauz Khas	15,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Anand Niketan	17,000 sq. ft	**On Going**	Residential	Q3 (26-27)
Neeti Bagh	36,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Defence Colony	15,000 sq. ft	**On Going**	Residential	Q4 (27-28)
Defence Colony	15,000 sq. ft	**On Going**	Residential	Q1 (28-29)
Gulmohar Park	20,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Safdarjung Enclave	20,000 sq. ft	**Pipeline**	Residential	TBD
Anand Niketan	30,000 sq. ft	**Pipeline**	Residential	TBD

GROVY
TOGETHER, WE GROW

NEW PROJECT ACQUISITIONS

3 New Premium Residential Projects Acquired in Q1 FY 2026-27 — ~50,000 sq. ft Added Across South Delhi

01 Defence Colony, New Delhi

- Premium Luxury Residential Development.
- Estimated area: approx. 15,000 sq. ft.
- Prestigious South Delhi micro-market.
- Announced: 27 May 2026.

02 Gulmohar Park, New Delhi

- Premium Luxury Residential Development.
- Estimated area: approx. 20,000 sq. ft.
- Prestigious South Delhi micro-market.
- Announced: 25 June 2026.

03 Defence Colony, New Delhi

- Premium Luxury Residential Development.
- Estimated area: approx. 15,000 sq. ft.
- Reinforces South Delhi presence.
- Announced: 1 July 2026

UNDER CONSTRUCTION PROJECTS

Grovy India: Building Brand Trust Through Consistent

GROVY
TOGETHER, WE GROW

UNDER CONSTRUCTION PROJECTS





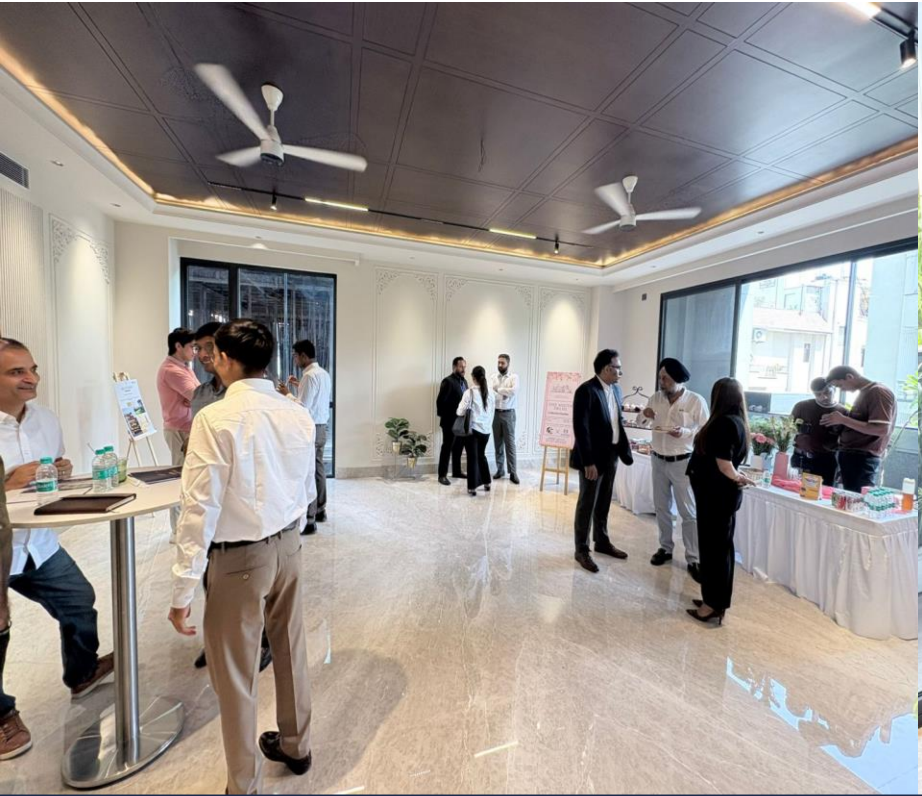

PROJECT PROGRESS

Grovy India: Building Brand Trust Through Consistent

GROVY
TOGETHER, WE GROW

MARKETING & BRAND STRATEGY

Grovy India's marketing approach builds brand equity and trust among premium homebuyers — treating outreach as a discipline, not an afterthought.



Grovy India: Building Brand Trust Through Consistent, Quality-Led Marketing

GROVY
TOGETHER, WE GROW

MARKETING & BRAND STRATEGY

Grovy India: Building Brand Trust Through Consistent, Quality-Led Marketing

PR & MEDIA COVERAGE

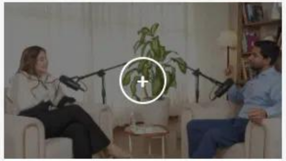
Recent podcast features and press coverage highlighting Grovy India's leadership, projects, and Q4 FY 2025-26 financial results.

You've Never Heard Real Estate Investing Explained Like This | South Delhi Edition

MONDAY, 15 JUNE 2026

PUBLISHED IN MEDIA & ARTICLES

South Delhi Edition
Media & Articles



Inside South Delhi Real Estate: Aliisha Kkhanna x Ankur Jalan

FRIDAY, 12 JUNE 2026

PUBLISHED IN MEDIA & ARTICLES

Aliisha K. x Ankur Jalan
Media & Articles

This Builder on His New Real Estate Fund Concept || Ashutosh Bhogra

FRIDAY, 12 JUNE 2026

PUBLISHED IN MEDIA & ARTICLES

Ashutosh Bhogra
Media & Articles

Insightful podcast episode, Rachit Bakshi and Ankur Jalan CFO at GrovyIndia

MONDAY, 15 JUNE 2026

PUBLISHED IN MEDIA & ARTICLES

Rachit Bakshi x A. Jalan
Media & Articles

Grovy India standalone net profit rises 345.00% in the March 2026 quarter

TUESDAY, 16 JUNE 2026

Sales rise 105.59% to Rs 6.99 crore Net profit of Grovy India rose 345.00% to Rs 0.89 crore in the quarter ended March 2026 as against Rs 0.20 crore during the previous quarter ended March 2025. Sales rose 105.59% to Rs 6.99 crore in the quarter ended March 2026 as against Rs 3.40 crore during

PUBLISHED IN MEDIA & ARTICLES
TAGGED UNDER: BUSINESS STANDARD NEWS, GROVY INDIA NEWS, GROVY INDIA PROFIT

Business Standard
Press Coverage

SALES & CUSTOMER ENGAGEMENT

A structured sales approach focused on transparency, responsiveness, and long-term customer relationships

01 Direct Sales Engagement

- Dedicated in-house sales team for every project.
- Personalised consultations for prospective buyers.
- Transparent pricing and documentation process.
- Consistent follow-through from enquiry to booking.

02 Customer Experience

- Guided site visits and show-unit walkthroughs.
- Regular project updates for booked customers.
- Responsive query resolution and support.
- Smooth, transparent handover process.

03 Post-Sale Relationship

- Structured after-sales service and support.
- Referral engagement with existing homeowners.
- Long-term relationship management.
- Continued brand touchpoints post-handover.

ESG UPDATES

ENVIRONMENT

- Implementation of rainwater harvesting systems across projects to reduce dependency on external water sources.
- Adoption of water-efficient fixtures such as low-flow showerheads and toilets.
- Focus on sustainable construction practices and resource optimization.
- Emphasis on energy-efficient designs to reduce environmental footprint.

SOCIAL

- Ensure strict adherence to electrical safety standards across all construction sites.
- Implement robust security and safety protocols to safeguard workforce and operations.
- Strict adherence to chemical storage, handling, and safety compliance requirements.
- Clear and visible safety signage across sites to promote awareness and risk prevention

GOVERNANCE

- Strong Board oversight
- Regulatory compliance
- Ethical business conduct.
- Transparent disclosures

CLIENT TESTIMONIALS

What our clients say about us — real feedback from real people.

FUTURE OUTLOOK

01 Capital Raising Initiative

Of the ₹40 crore expected fund-raising, the Company is already raising ₹15 crore in July 2026, with the balance being pursued in line with market conditions and project requirements. Shareholder’s have approved a preferential issue of up to 41,69,433 equity shares at the AGM held on July 8, 2026, with allotment expected during July–August 2026 — subject to statutory and regulatory approvals.

02 Golden Growth Fund Collaboration

The Company has commenced construction of three projects in collaboration with Golden Growth Fund (GGF). Building on this momentum, the Company intends to evaluate opportunities to increase the number of such collaborative projects, leveraging its execution expertise, established market presence, and development model to drive scalable and sustainable growth.

03 Scale of Execution

The Company aims to scale execution towards 20–25 projects annually over the next three years, subject to market conditions and project availability.

04 NSE Listing

Over the next 3 years subject to market conditions and regulatory approvals, the Company aims to list on the National Stock Exchange (NSE) to enhance liquidity, broaden the investor base, and strengthen market visibility and institutional reach.

All forward-looking plans are subject to Board, regulatory, and shareholder approvals as applicable.

GROVY
TOGETHER, WE GROW

MEDIA RECOGNITION & FEATURES

TOI

ET

99acres.com
India's No.1 Property Portal

Outlook

Outlook MONEY

CNBC TV18

HOUSING.COM

CONSTRUCTION WEEK

CEO Insights

ABOUT MANAGEMENT

Mr. PC Jalan

Chairman

Mr. PC Jalan, Chairman of Grovy India Limited is an esteemed member of ICAI (Institute of Chartered Accountant of India). A financial expert with an experience of more than 40 years in the financial services market, he is efficiently directing and administering all the financial and business planning of the company, including analysis and forecasting, setting up the framework for internal control, management of business system and all operating funds comprising of company's working capital.

Mr. Nishit Jalan

CFO

An Engineer from BITS - Pilani by qualification, Mr. Nishit Jalan, CFO heads the construction, architectural and purchase departments of Grovy India. He is also responsible for the company's strong public image, has played a key role in strengthening the Company's brand positioning and stakeholder engagement.. His relationship endeavors including long-term competitive advantages has allowed the company to gain high recognition in social environment. Along with being the CFO of the company, he is actively involved in the management team controlling the administration, PR, corporate image, publicity and art.

.

Mr. Ankur Jalan

Director

Mr. Ankur Jalan, Director has graduated in B.Tech from Manipal University and has a Masters in Construction Management from University of Salford. He is instrumental in heading the project viability and execution challenges of the projects. With deep knowledge in urban planning and infrastructure and understanding the nuances of the guiding authorities of the civil planning, he organizes the compatible planning of the projects in association with the client's demands.

SAFE HARBOR STATEMENT

Disclaimer

This presentation has been prepared by Grovy India Limited (the 'Company') solely for your information and may not be taken away, reproduced, redistributed or passed on, directly or indirectly, to any other person or published in whole or in part for any purpose.

Words or phrases such as 'will', 'aim', 'will likely result', 'would', 'believe', 'may', 'expect' and similar expressions may constitute forward-looking statements.

These forward-looking statements involve risks, uncertainties, and other factors that could cause actual results to differ materially. The Company does not undertake any obligation to update forward-looking statements after the date thereof.

This document is not an offer to buy or sell or a solicitation of any offer to buy or sell securities. Past performance is not indicative of future results.

THANK YOU

Grovy India Limited

Boutique Luxury Residential Developer | South & Lutyens Delhi

www.grovyindia.com | New Delhi, India | Q1 FY 2026–27

Since 1985 | 40+ Years | 150+ Projects | 1500+ Satisfied Families