

Prozone Realty Limited

Dated: 29th May 2026

| | |
|---|---------------------------------|
| National Stock Exchange of India Limited | BSE Limited |
| Exchange Plaza | Listing Department |
| Bandra Kurla Complex, Bandra (E) | P.J. Towers, Dalal Street, Fort |
| Mumbai 400 051 | Mumbai 400 001 |
| Scrip: PROZONER | Scrip: 534675 |

Subject: Investor presentation-Q4 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 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 Pratap Jain
CS and Chief Compliance Officer

PROZONE REALTY LIMITED

Regd. Office : Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parlé (East), Mumbai 400 099

CIN: L45200MH2007PLC174147 | T: +91 22 6823 9000/ 9001

Email: investorservice@prozonerealty.com | Website: www.prozonerealty.com

Upward
And Forward

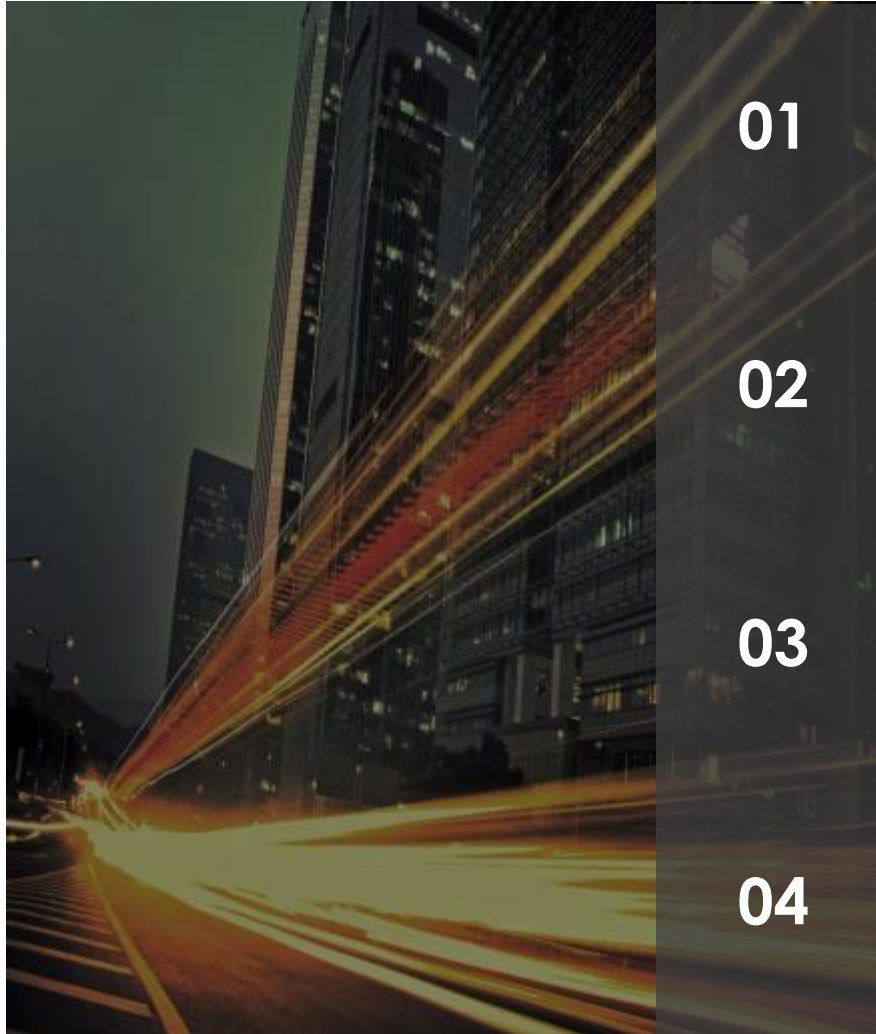


PROZONE REALTY LIMITED

Q4 FY26 RESULTS
UPDATE PRESENTATION

May 2026





01

Operating Assets update

02

Development Assets update

03

Financial Results update

04

Annexure

Ch Sambhaji Nagar Mall



Coimbatore Mall



Strategic sale of 100% shares in operational mall assets (Ch Sambhaji Nagar & Coimbatore).

Valuation: INR 1,242.5 Cr Gross Consideration | **Target Utilization:** Acquire project in **Premium MMR market**



Monetizing at Peak

Both assets are monetized at Peak Performance



Premium Valuation

INR 1,242.5 Cr unlocked at highly attractive exit yield



Net Proceeds

Significant cash generation (post-debt and LTCG adjustments)



Unlocking Capital

Capital unlocked for High-Yield Frontiers



Mumbai Opportunity

Mumbai has had Infra boom expected to improve realty potential



Strategic Pivot to MMR

Focus toward Grade A Office and Retail platforms in prime Mumbai CBD locations



High Value Developments

Target is to invest in High Value High growth projects in MMR

Retailer sales of Rs 2.04 bn achieved in Q4 FY26.

Footfall of over 4.6mn recorded in Q4 FY26.

6 new stores with GLA of over 9,000 sq ft opened in Q4 FY26

5 new stores signed /under fitout for over 4,700 sq ft.

Prozone Mall, Ch Sambhaji Nagar

- Ch Sambhaji Nagar Mall occupancy reached 94% in Q4 FY26.
- 5 new stores spanning ~7,800 sq.ft. GLA launched, viz. Cotton King, Agaro, Llifestyle by PNG, Bewakoo & Wrogn.
- ~2,500 sq ft GLA is under fit-out with 3 brands, including Sweet Dreams, Chat & Roll & Green Hut.

Prozone Mall Coimbatore

- Coimbatore mall occupancy reached 96% in Q4 FY26.
- One new store viz. Happenstance has commenced operations.
- GLA of ~2,200 sq ft is signed out with 2 brands, including Zarelle & Glamzy.

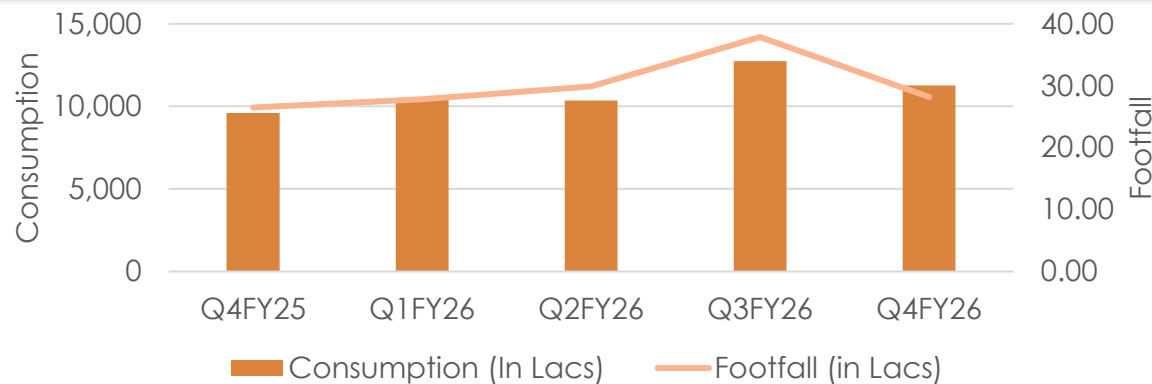
BOTH PROPERTIES ARE OPERATING AT PEAK OCCUPANCY.



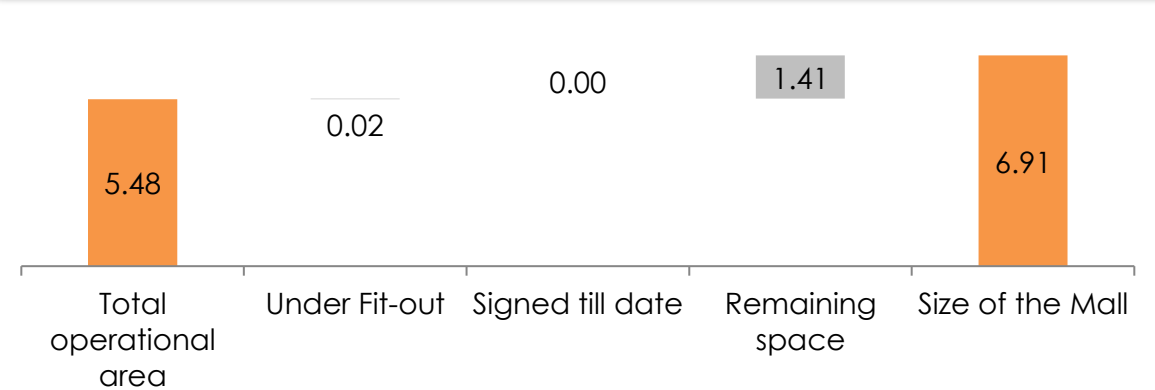
Key Operating Parameters Q4 FY26

| | |
|--|-------------|
| Total Operational Area (lakh sq.ft.) | 5.48 |
| Total Leased Area (lakh sq.ft.) | 5.50 |
| Current Leasing Status | 81% |
| Number of Stores Leased | 127 |
| New Stores Opened in quarter | 5 |
| Number of Stores Under fit out | 3 |

Consumption & Footfall Trend (in lakhs)



Occupancy (in lakhs)



Note: Consumption is up by 17% & Footfall is up by 6% over Q4 FY25.

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

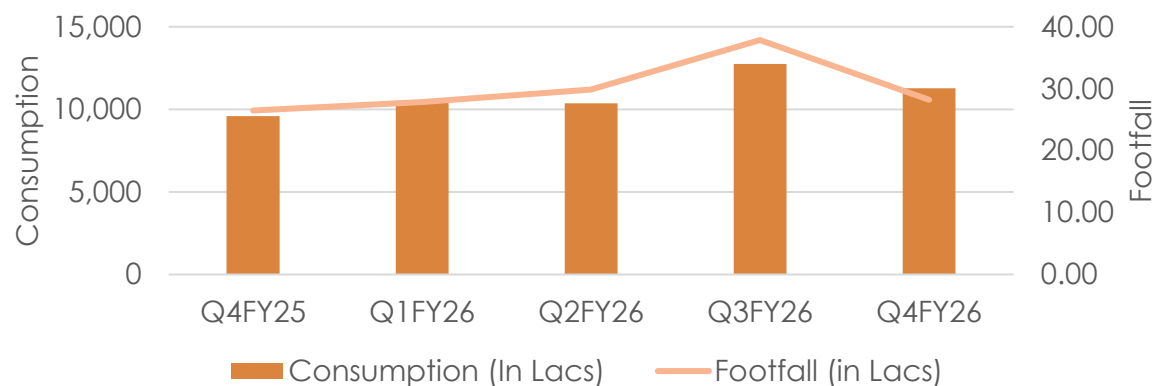


Key Operating Parameters

Q4 FY26

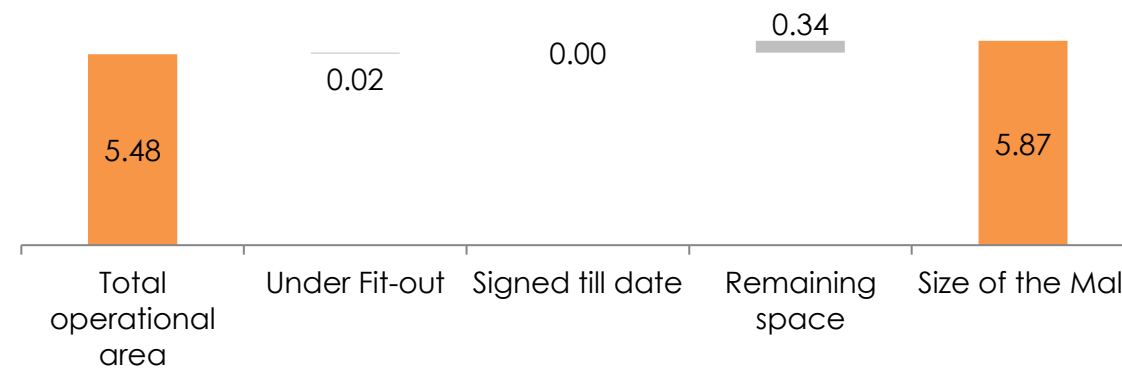
| | |
|--|-------------|
| Total Operational Area (lakh sq.ft.) | 5.47 |
| Total Leased Area (lakh sq.ft.) | 5.50 |
| Current Leasing Status | 94% |
| Number of Stores Leased | 127 |
| New Stores Opened in quarter | 5 |
| Number of Stores Under fit out | 3 |

Consumption & Footfall Trend (in lakhs)



Note: Consumption is up by 17% & Footfall is up by 6% over Q4 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

Cottonking



Agaro



Lifestyle by PNG



Bewakoof



Wrogn





Voting Awareness Activity – SVEEP-CSN



DCF Motivational Speech



Republic Day



Ajanta-Ellora International Film Festival



Fit India Carnival - SAI



Gudi Padwa

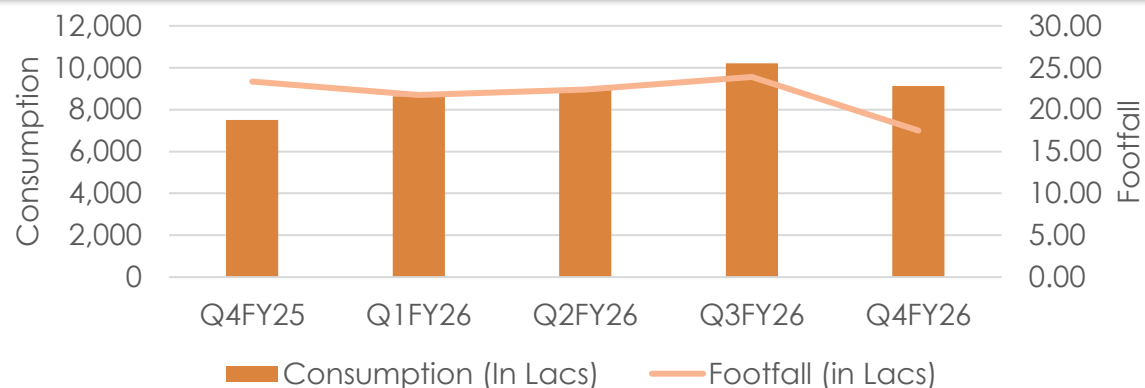




Key Operating Parameters Q4 FY26

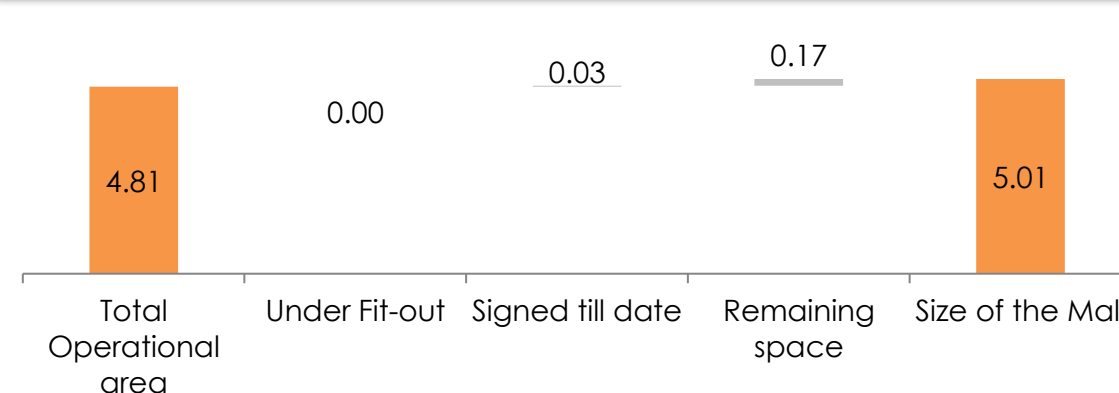
| | |
|--|-------------|
| Total Operational Area (lakh sq.ft.) | 4.81 |
| Total Leased Area (lakh sq.ft.) | 4.83 |
| Current Leasing Status | 96% |
| Number of Stores Leased | 113 |
| New Stores Opened in quarter | 1 |
| Number of Stores Under fit out | 0 |

Consumption & Footfall Trend (in lakhs)



Note: Consumption is up by 21% over Q4 FY25.

Occupancy (in lakhs)



Happenstance



BRAND PARTNERS AT COIMBATORE MALL



Pongal



Republic Day



Valentines Day



Vookie Eco Fest



Women's Day Laser & Butterfly Show



Network Over- Startup Gathering



Coimbatore Residential



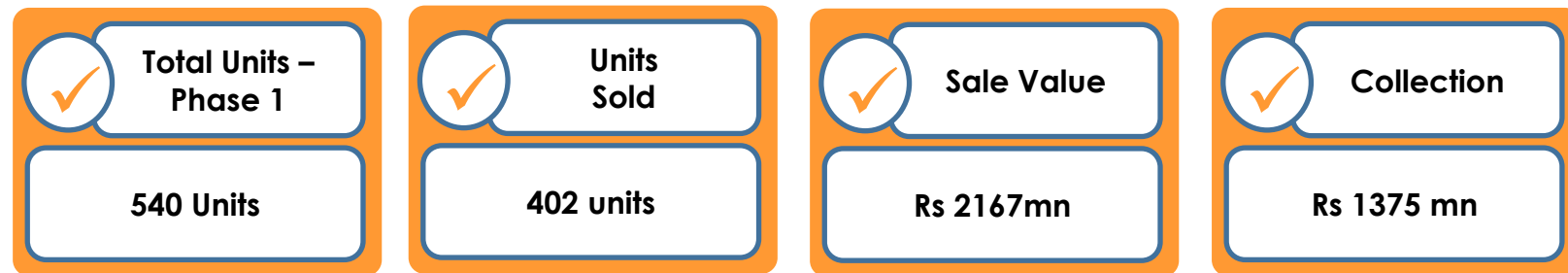
Nagpur Residential





- ~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.
- 12 net new bookings were received in Q4FY26.
- Rs 122 mn were collected in Q4 FY26.
- **Amenities:**
Club house, swimming pool, tennis court, amphitheatre, squash court, gymnasium

RESIDENTIAL UPDATE



-
- Construction of Two Towers viz. **Manhattan & Splendour completed.**

-
- Property tax assessment obtained and Completion report submitted to TNRERA.

-
- **Handover** in Process:
 - **Splendour – 83 units** handed over out of 144 units
 - **Manhattan – 5 units** handed over out of 216 units
-

Manhattan & Splendour



The handover process for Splendour & Manhattan started; more than 87 units handed over to date

Project Status as on Dec25



Project Status as on Mar26



Florenza Tower Construction in full swing

Swimming Pool



Club House



Tennis & Basketball Court



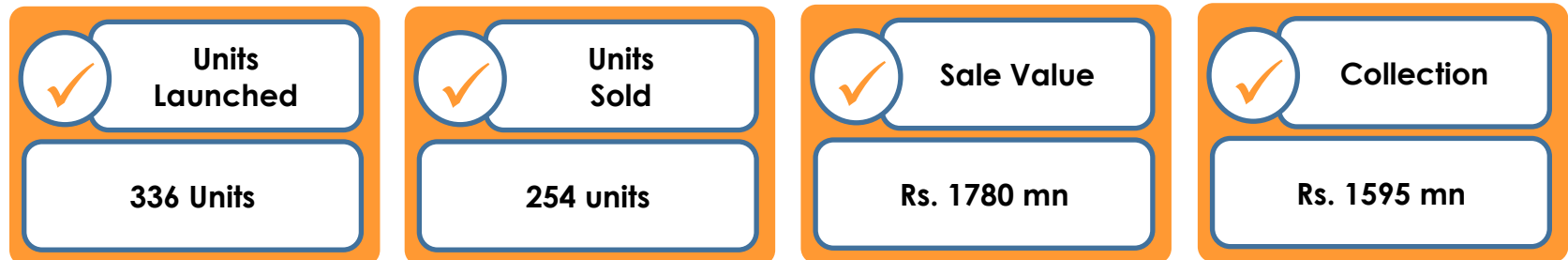
Kids Play Area



- **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 209 units have been handed over, balance units handover in process.



RESIDENTIAL UPDATE



Actual



Actual



Actual



Actual



- **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



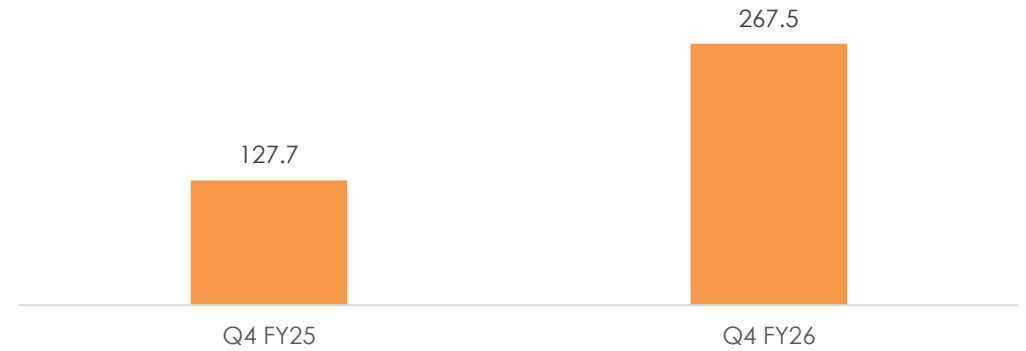




Total Income from Operations



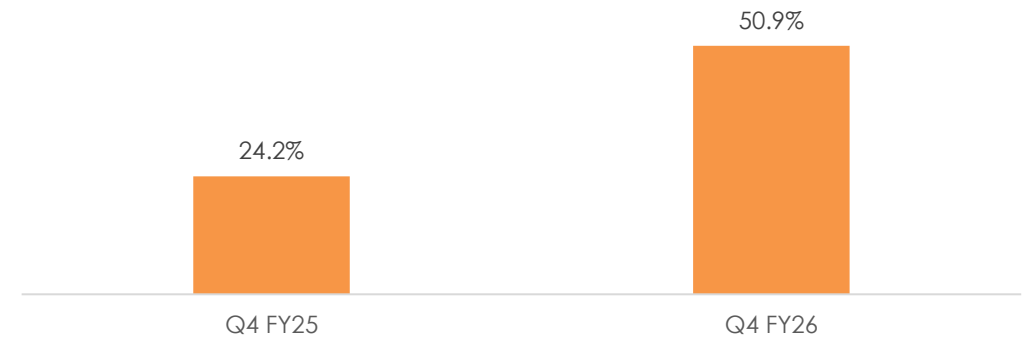
EBITDA (INR Mn)



Net Profit (INR Mn)

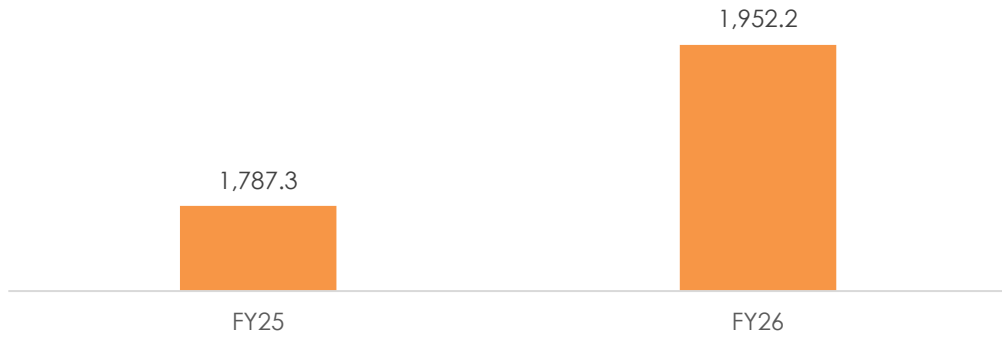


EBITDA Margin (%)

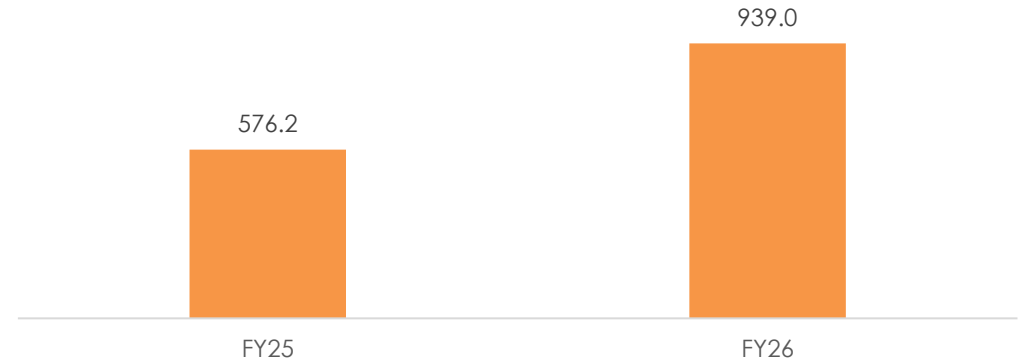


Q4 FY26 EBITDA stood at Rs 267.5 mn up 109% from Rs 127.7 mn in Q4FY25

Total Income from Operations



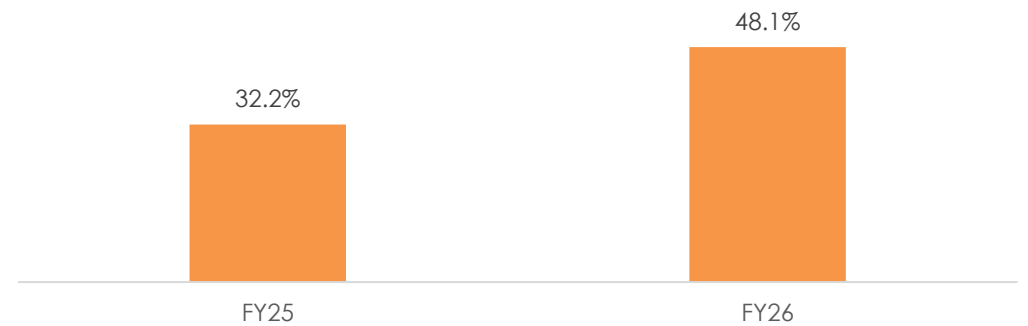
EBITDA (INR Mn)



Net Profit (INR Mn)



EBITDA Margin (%)



FY26 EBITDA stood at Rs 939 mn up 63% from Rs 576.2 mn in FY25



01 Operations income stood at Rs 1952.2 mn for FY26, up 9.2% YoY

- Rs 649.2 mn revenue was observed from real estate projects for FY26, up 11.3% YoY
- Rs 1303.0 mn lease rental was reported from FY26, up 8.2%



02 EBITDA stood at Rs 939 mn for FY 26, up 63% YoY

- EBITDA for FY26 stood at Rs 939 mn reflecting a **63% increase** from Rs 576.2 mn recorded in FY25.
- EBITDA excluding other income stood at Rs 767.3 mn, up 70% from Rs 451.3 mn recorded in FY25.



03 PAT for FY26 stood at 178.92 mn.

- The PAT for FY26 turned positive to 178.92 mn from loss of Rs 543.59mn recorded in FY25



04 Strong Operating Parameters

- Leasing of 96% at Coimbatore Mall & 94%* at Ch Sambhaji Nagar Mall.

FINANCIAL RESULTS: CONSOLIDATED INCOME STATEMENT



| Rs. Mn. | Q4 FY26 | Q3 FY26 | Q4 FY25 | FY26 | FY25 |
|--|--------------|--------------|----------------|----------------|----------------|
| Revenue from Real Estate Projects [^] | 180.9 | 238.9 | 228.4 | 649.2 | 583.4 |
| Lease Rental & Related Income | 344.9 | 343.4 | 299.9 | 1,303.0 | 1,203.8 |
| Total Income from operations | 525.7 | 582.3 | 528.3 | 1,952.2 | 1,787.3 |
| Other Income | 86.1 | 27.2 | 67.0 | 171.8 | 124.9 |
| Total Income including other income | 611.8 | 609.5 | 595.3 | 2,124.0 | 1,912.2 |
| EBITDA w/o Other Income | 181.4 | 227.6 | 60.7 | 767.3 | 451.3 |
| EBITDA | 267.5 | 254.8 | 127.7 | 939.0 | 576.2 |
| EBITDA w/o Other income Margin | 34.5% | 39.1% | 11.5% | 39.3% | 25.2% |
| EBITDA Margin | 50.9% | 43.8% | 24.2% | 48.1% | 32.2% |
| Depreciation | 54.8 | 58.8 | 58.6 | 230.4 | 229.9 |
| Interest | 174.8 | 89.7 | 90.6 | 441.6 | 376.8 |
| Profit before tax | 40.3 | 108.4 | -18.6 | 275.8 | -22.5 |
| Profit after tax | 39.08 | 67.82 | -529.49 | 178.92 | -543.59 |
| PAT after minority interest | 66.55 | 17.86 | -328.13 | 106.88 | -379.25 |

[^] 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

Generic Disclaimer

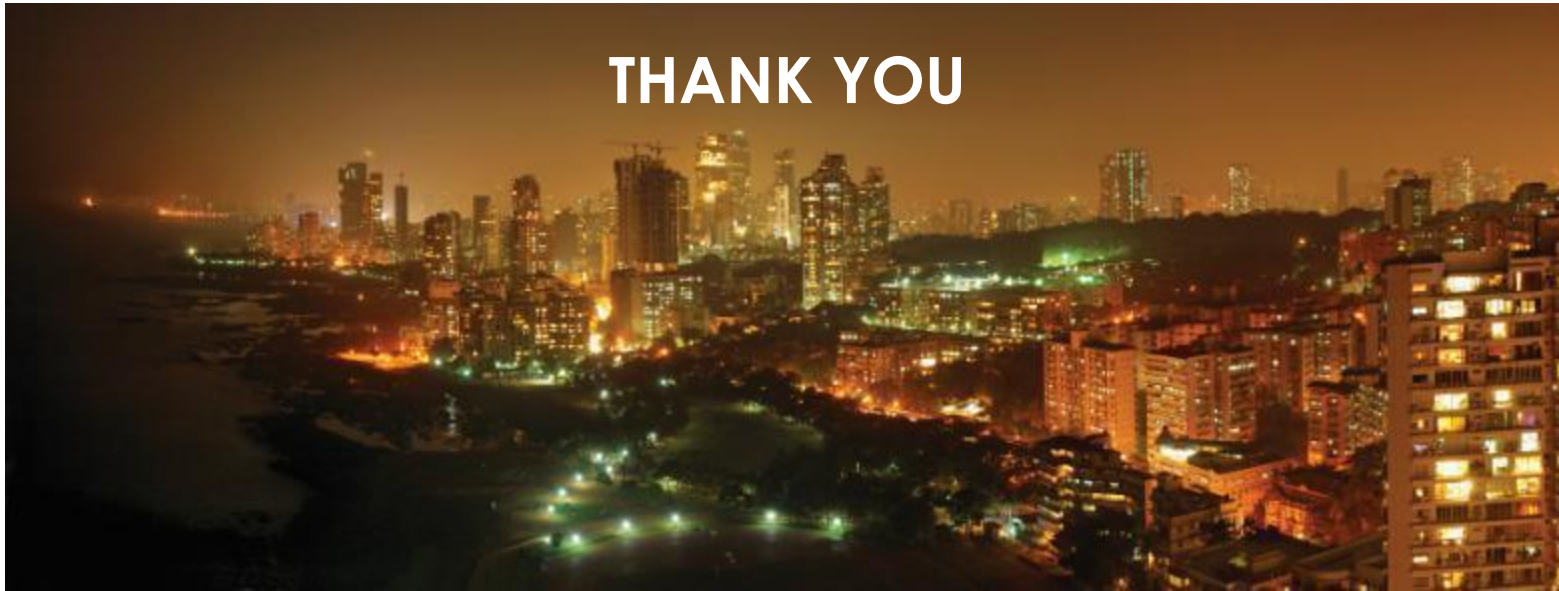
The following is a general overview of Prozone Realty Limited (the “Company”) and is qualified in its entirety by reference to the applicable offering memorandum, memorandum and articles of association or other constitutional documents and subscription agreement (together the “Investment Documents”) 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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THANK YOU

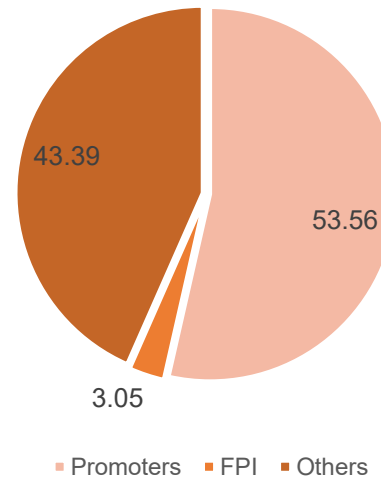


Email: info@prozonerealty.com

Website: <https://prozoneintu.com/>



Shareholding in % – Mar 26



| Key Investors | Holding (%) |
|-----------------------------|-------------|
| ACACIA Group | 3.01% |
| Radhakishan Damani & Family | 0.90% |
| Sandeep Raheja Group | 4.23% |

Source: BSE