

Godrej Properties Ltd.

Godrej One, 5th Floor,
Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079. India
Tel.: +91-22-6169-8500
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Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

October 23, 2026

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 – Scrip Code: 533150, Scrip ID - GODREJPROP

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

NSE - GODREJPROP

Sub: Press Release – Financial Results for the quarter and half year ended September 30, 2026

Dear Sir/ Madam,

Please find enclosed a copy of the Press Release on the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2026.

This is for your information and record.

Thank you,

Yours truly,

For Godrej Properties Limited

ASHISH
SUDHAKAR
KARYEKAR
Digitally signed by
ASHISH SUDHAKAR
KARYEKAR
Date: 2026.10.23
12:23:39 +05'30'

Ashish Karyekar
Company Secretary

Enclosed as above

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

Registered and Corporate Office: Godrej One, 5th Floor, Pirojshanagar, Vikhroli (E), Eastern Express Highway, Mumbai – 400079

PRESS RELEASE

Consolidated Financials for Q2 FY27 Results

- Godrej Properties' achieves bookings of INR 8,008 crores in Q2 FY27 and INR 16,659 crores in H1 FY27.
- Best-ever quarter for sustenance sales growing 83% YoY and 43% QoQ in Q2 FY27. Sustenance sales grew 55% in H1 FY27.
- Collections grew by 31% YoY to INR 5,318 crores in Q2 FY27 and grew 25% YoY to INR 9,666 crores in H1 FY27.
- Operating cash flow grew by 297% QoQ and 33% YoY to INR 1,584 crores in Q2 FY27. Operating cash flow in H1 FY27 was INR 1,983 crores.
- Construction and related outflow grew by 42% in H1 FY27.

Mumbai, October 23, 2026: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the second quarter ended September 30, 2026.

CORPORATE HIGHLIGHTS:

- **Sales highlights**
 - Godrej Properties' achieved a booking value of **INR 8,008 crores** in Q2 FY27. This was achieved through the sale of **3,658 units** with a total area of **6.2 million sq. ft.**
 - H1 FY27 booking value grew **7% YoY** to **INR 16,659 crore**. This was achieved through the sale of **7,396 units** with a total area of **12.3 million sq. ft.** This is the highest ever H1 booking value achieved by Godrej Properties.
 - Best-ever quarter for sustenance sales growing **83% YoY** and **43% QoQ** in Q2 FY27. Sustenance sales grew **55%** in H1 FY27. 3 projects contributed more than **INR 500 crores** to sustenance sales in the quarter - Godrej Trilogy in MMR, Godrej Vanantara in Bengaluru and Godrej Samaris in Gurugram.
 - Sales in Q2 FY27 were also driven by strong demand in some key new project launches including **Godrej Crown Residences, Noida (INR 1,036 crores)**, **Godrej Regent Park (INR 463 crores)** and **Godrej Florenne (INR 142 crores)** in Bengaluru, and 2 plotted projects – **Rivershore Estate, Nagpur (INR 310 crores)** and **Greenvale Estate, Raipur (INR 276 crores)**. **Godrej Brooklyn Avenue, Hyderabad**, launched towards the end of first quarter also contributed **INR 727 crores** to bookings.

- This performance was driven by a broad and diversified portfolio, with contributions by **5 individual projects of more than INR 500 crore** and **6 individual projects of INR 200-500 crore** to the booking value during the quarter.
- The company's sales were well diversified geographically, with key contributions from major residential markets: **NCR (INR 1,926 crore), MMR (INR 1,899 crore), Bengaluru (INR 1,564 crore), Pune (INR 976 crore), Hyderabad (INR 782 crore) and Others (INR 861 crore)** during the quarter.
- This is the **7th consecutive quarter** in which GPL delivered **more than INR 7,000 crores** of booking value and **13th consecutive quarter** in which GPL has delivered **more than INR 5,000 crore** of booking value.
- **Collections and cashflow highlights**
 - Highest ever second quarter and first half collections – collections grew **31%** in Q2 FY27 to **INR 5,318** crores and grew **25%** in H1 FY27 to **INR 9,666 crores**.
 - Operating Cashflow in Q2 FY27 grew **297%** QoQ and **33%** YoY to **INR 1,584 crore**. With this Godrej Properties has achieved OCF of **INR 1,983 crores** in H1 FY27.
 - Construction and related outflow increased by **31%** YoY in Q2 FY27 and by **42%** YoY in H1 FY27.
- **Business development highlights**
 - GPL has added **1 new project** with an estimated saleable area of approximately **1.1 million sq. ft.** and expected booking value of **INR 6,000 crore** in Q2 FY27.
 - GPL has added **4 new projects** with an estimated saleable area of **~9.1 million sq. ft.** and expected booking value of **INR 15,500 crore** in H1 FY27, achieving **78%** of its full year guidance.
- **Other highlights**
 - GPL has delivered **2.5 million sq. ft.** of projects in Q2 FY27.
 - Godrej Properties is ranked **#1** globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) for the second consecutive year in 2026.
 - Godrej Properties received Green Champion of the year Award by NDTV.
 - GPL received **59** awards in Q2 FY27.

Commenting on the performance of Q2 FY27, Mr. Pirojsha Godrej, Chairperson, Godrej Properties Limited, said:

"While some of the headline earnings and bookings numbers for the quarter look muted, Q2 was a very strong operating quarter with sustenance sales growth of 83% YoY to INR 5,054 crore and cash collections growth of 31% YoY to INR 5,318 crore. We only launched one third of our expected annual launch pipeline in the first half of the financial year and were still able to deliver 43% of our annual bookings guidance highlighting the continued strength of underlying demand in the sector.

Our launch pipeline has never been stronger and with launches picking up substantially from this month onwards, we remain confident of surpassing our full year guidance across all key operating metrics. We are especially focused on generating strong cash flows and expect INR 15,000 crore of collections and INR 7,000 crore of operating cash flow in H2 FY27. This will allow us to both invest

for continued growth while being free cash flow positive for the period. FY 28 is an important year for the company where the exceptional growth of the past few years becomes apparent in the reported financials under project completion accounting. We expect to deliver both positive free cash flow and a 20% reported ROE in FY28.

We remain extremely excited about the opportunity ahead and will seek to continue to gain market share through outstanding design, timely delivery, and high quality developments.”

Financial Overview (Consolidated)

Q2 FY27 performance overview compared with Q2 FY26

- Total Income grew by 38% to INR 2,575 crore as compared to INR 1,867 crore
- EBITDA declined by 72% to INR 171 crore as compared to INR 614 crore
- Net Profit declined by 62% to INR 154 crore as compared to INR 405 crore
- EPS[#] amounted to INR 5.12 as compared to INR 13.45

[#]not annualised

H1 FY27 performance overview compared with H1 FY26

- Total Income grew by 13% to INR 3,912 crore as compared to INR 3,460 crore
- EBITDA declined by 53% to INR 717 crore as compared to INR 1,529 crore
- Net Profit declined by 50% to INR 504 crore as compared to INR 1,005 crore
- EPS[#] amounted to INR 16.74 as compared to INR 33.37

[#]not annualised

--ENDS--

About Godrej Properties Limited:

At Godrej Properties, we are driven by a singular purpose: crafting joy. Over 100,000 families have found a home with us, making us India's largest residential developer by both value and volume of homes sold. As part of the Godrej Industries Group, we combine a 129-year legacy of trust and excellence with a forward-looking vision to shape the future of urban India.

Our approach is anchored in thoughtful design, sustainability, thriving communities, and uncompromising quality. As of December 2025, we were ranked the number one real estate company worldwide on both the Dow Jones Best-in-Class Sustainability Indices and the Global Real Estate Sustainability Benchmark.

For further information please contact:

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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.