



Date: October 13, 2026

To,

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex Bandra (E) Mumbai - 400 051 NSE Symbol: PRESTIGE	The Manager Dept. of Corporate Services BSE Limited Floor 25, P J Towers Dalal Street Mumbai - 400 001 BSE Scrip code: 533274
---	--

Dear Sir / Madam,

Sub: Operations update for the quarter and half year ended September 30, 2026.

With reference to the above captioned subject, please find enclosed a statement on the operational update of the Company for the quarter and half year ended September 30, 2026.

Kindly take the same on your records.

Thanking you,

Yours faithfully,

For Prestige Estates Projects Limited

VENKATARATHNAIAH
SETTY JEELAKUNTE
MANOJ KRISHNA

Digitally signed by
VENKATARATHNAIAH SETTY
JEELAKUNTE MANOJ KRISHNA
Date: 2026.10.13 14:09:51 +05'30'

Manoj Krishna J V

Company Secretary and Compliance Officer

Encl a/a



Prestige Closes ₹1,38,043 Million in H1 FY27 Pre-sales; Ropes in CPP Investments for Hospitality, ₹4,00,000 Million Launch Pipeline Lined Up for H2

Bengaluru, 13th October, 2026: Prestige Estates Projects Limited ("Prestige", "Company"), one of India's leading real estate developers, announced its operational performance for the quarter and half-year ended September 30, 2026. The Company sustained healthy momentum through the first half of FY27, with all business verticals, viz. Residential, Commercial, Retail, Hospitality and Property Management, continuing to perform well, reflecting the strength of the Company's diversified platform and its ability to deliver consistent operational performance across market cycles.

During Q2 FY27, the Company **launched / commenced construction on 9 projects** across its residential, commercial, retail and hospitality segments, with a **combined developable area of 10.09 million square feet**, taking total for H1 FY27 to **30.25 million square feet**. The Company also **completed 5.07 million square feet** during the quarter, taking total completions for H1 FY27 to **9.44 million square feet**. A segment-wise break-up of launches and completions is provided in the respective sections below.

Operational Highlights – Residential

- The residential business recorded **Pre-sales of ₹72,250 million** (up 20% year-on-year) during Q2 FY27, with **sales volume of 5.84 million square feet** and **3,910 units sold**.
- For H1 FY27, the Company recorded **Pre-sales of ₹ 1,38,043 million**, with **sales volume of 11.88 million square feet** and **7,247 units sold**.
- **Bengaluru** was the largest contributor to half-yearly sales, accounting for **41%** of total sales, followed by **Hyderabad (32%)**, **Mumbai (12%)**, **Chennai (8%)**, and **7%** from other markets, demonstrating the Company's well-diversified geographical presence.
- During Q2 FY27, the Company achieved an **average realization of ₹12,375 per square foot**, while the **half-yearly average realization stood at ₹11,618 per square foot**.
- **Collections remained robust at ₹52,941 million** during the quarter, taking H1 FY27 collections to **₹1,00,963 million**, reflecting healthy customer demand and strong execution across projects.
- During the quarter, the Company **launched 3 residential projects** with a combined developable area of **5.91 million square feet**, and a GDV of approximately **₹40,200 million**. Residential Launches for H1 FY27 aggregated **23.14 million square feet with a GDV of over ₹1,62,000 million**. The launches during the quarter were as below:-

Sl no	Project Launches	Location	Developable Area (mn sft)
1	Prestige Palm Court	Chennai	1.99
2	Garden Breeze @ TPC	Bengaluru	1.23
3	Prestige Parklane	Bengaluru	2.69
Total			5.91

- The Company **completed 3 residential projects** during the quarter with a total developable area of **4.27 million square feet**. (H1 FY27: **5.00 million square feet**), including:

Sl no	Project Completions	Location	Developable Area (mn sft)
1	Meridian Park Phase II @ TPC	Bengaluru	2.34
2	Meridian Park Phase III @ TPC	Bengaluru	1.81
3	Prestige Dew Drops	Bengaluru	0.12
Total			4.27

Commercial

- Prestige Group's office portfolio continued to demonstrate stable performance, with gross leasing of 1.7 million square feet during the first half of the year, supported by sustained leasing activity and healthy occupancies across key assets.
- As of September 2026, Exit Rentals for the Commercial portfolio stood at ₹8,434 million.
- The Company commenced construction on three projects spanning 2.02 million square feet during the quarter:-**

Sl no	Project	Location	Developable Area (mn sft)
1	Prestige One West	Chennai	1.25
2	OMR- Commercial	Chennai	0.31
3	Prestige Vantage Point	Kochi	0.46
Total			2.02

- The Company **completed 1 project** during the quarter with a total developable area of **0.8 million square feet**.

Sl no	Project Completions	Location	Developable Area (mn sft)
1	Prestige Trade Center	NCR	0.80
Total			0.80

Retail

- The Retail portfolio continued its strong momentum, with **gross turnover (GTO) across malls reaching ₹7,210 million** during the quarter, representing **10% year-on-year growth**.
- The Company's malls recorded **footfalls of 5.2 million** during the quarter, reflecting sustained consumer demand and retailer confidence. Occupancy as at September end stood at 99%.
- As of September 2026, Exit Rentals for the Retail portfolio stood at ₹2,776 million.
- The Company **commenced construction on 1 project** during the quarter with a total developable area of **1.39 million square feet**.

Sl no	Project	Location	Developable Area (mn sft)
1	Forum One OMR	Chennai	1.39
Total			1.39

Hospitality

- The hospitality business delivered a very healthy operating performance during the half year, recording a formidable **Occupancy of 70% and Average room rates (ARRs) of ₹15,143**, supported by continued demand from business and leisure travel.
- During the quarter, the Company commenced construction of **two hotel projects, adding 313 keys** across a combined developable area of **0.77 million square feet:-**

Sl no	Project	Location	Keys	Developable Area (mn sft)
1	JW Marriott Plantation Estate, Navilahalli	Sakleshpur	160	0.45
2	Moxy One OMR	Chennai	153	0.32
Total			313	0.77



- During the period, the Company also announced a strategic investment of ₹30,000 million by CPP Investments in Prestige Hospitality Ventures Limited for a ~27% stake. The investment will support the expansion of the hospitality business, including the development of its planned portfolio and pursuit of future growth opportunities.

Commenting on the operational performance, Mr. Irfan Razack, Chairman and Managing Director, Prestige Group said:

“We have seen a good performance across our business verticals, with each of our asset classes contributing to the overall performance during the quarter. This reflects the strength and diversity of our portfolio. Our residential business continues to see healthy demand. What is particularly encouraging is the response to our new launches, a couple of which were introduced towards the end of the quarter but nevertheless saw good sales traction. Sustenance sales have also remained strong, reinforcing our view that underlying demand for housing continues to be healthy.

We have a substantial launch pipeline of over ₹4,00,000 million planned across Bengaluru, Mumbai, NCR, Chennai and Hyderabad over the next two quarters. This gives us a strong platform to carry the momentum forward, and there is a great deal to look forward to in the coming months.

We have also taken an important step in our hospitality business through our partnership with CPP Investments in Prestige Hospitality Ventures. This investment will support the next phase of growth in our hospitality portfolio as we focus on executing our development pipeline and pursuing opportunities to expand our presence in the sector.”

About Prestige

Prestige Group is one of India's leading and most diversified real estate developers, with a legacy spanning four decades and a portfolio that includes residential, commercial, retail, hospitality, and integrated township projects across major cities. As of June 2026, the Group has delivered 319 projects spanning 216 million sq. ft. and currently has a pipeline of 137 projects across 229 million sq. ft. For more information, visit www.prestigeconstructions.com