Prozone Realty Limited

Dated: 5th November 2026

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 2026-27

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

Prozone Realty Ltd. Mumbai

Ajayendra Pratap Jain
CS and Chief Compliance Officer

Encl: As above

Upward
And Forward

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LIFE BEGINS HERE

PROZONE REALTY LIMITED

Q2 & H1 FY27 RESULTS PRESENTATION

November 2026



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Q2 FY27 at a glance and mall sale update

Residential projects: Coimbatore, Nagpur, Indore

Financial results

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Important notice

This presentation has been prepared by Prozone Realty Limited (the "Company") for information purposes only. It does not constitute an offer, invitation or recommendation to buy or sell any securities of the Company, and no part of it should form the basis of any investment decision.

Financial information is drawn from the unaudited consolidated financial results for the quarter and half year ended 30 September 2026, as approved by the Board of Directors on 5 November 2026 and filed with the stock exchanges. Following the sale of the mall businesses, these are presented as discontinued operations under Ind AS 105 and prior periods have been restated. Figures are in ₹ million unless stated and may not add up due to rounding.

Certain statements are forward-looking. They are based on management's current expectations and are subject to risks and uncertainties, including economic conditions in India, real estate demand and pricing, regulatory approvals, construction costs and interest rates, which could cause actual results to differ materially. The Company undertakes no obligation to update any forward-looking statement.

A transformational quarter

1 WHY WE DID IT

Crystallised value from two mature, stabilised malls operating at peak occupancy, and freed up capital to pursue higher-growth opportunities.

2 WHAT WAS DONE

Both malls were transferred to KRC on 24 August 2026. Residential operations continue unaffected by the transfer.

3 WHAT IT CHANGES

Prozone moves from a retail-annuity model to a land monetisation and development-led model, with greater balance sheet flexibility.

4 WHAT'S NEXT

Hive-off of balance land to PRL is expected next quarter, alongside development of land parcels and evaluation of new Mumbai projects.

A transformational quarter: value crystallised while residential delivery continues

1 Strategic

Sale of both malls (Coimbatore and Chh. Sambhaji Nagar) to K Raheja Corp group completed in August 2026. The mall businesses are now reported as discontinued operations.

2 Financial

Q2 PAT after minority interest of ₹5,677.44 mn, driven by the gain on sale. H1 revenue from continuing operations rose 39% YoY to ₹318.8 mn.

3 Delivery

Coimbatore: Manhattan and Splendour towers completed, with TN RERA completion received and 140 homes handed over. Nagpur: 211 homes handed over, with part OC for 264 units.

4 Sales & collections

₹204 mn collected at Coimbatore in Q2. Indore Phase 1B: 37 of 75 plots sold. Nagpur Elante: 21 of 38 plots sold.

Mall sale completed: Prozone resets as a development-led real estate company

₹5,677 mn

Q2 PAT after minority interest

Includes gain on sale of the mall businesses

₹37.22

Q2 EPS

₹318.8 mn

H1 revenue from operations

+39% YoY (H1 FY26: ₹229.5 mn)

₹166.4 mn

Q2 revenue from operations

+7% YoY, +9% QoQ

351

Homes handed over

What changed this quarter

Both malls have moved to Inorbit Malls Pvt Ltd, part of K Raheja Corp group, turning stabilised rental assets into capital the Company can deploy. Continuing operations, now mainly residential.

Above details are based on Consolidated Result of Prozone Realty Ltd

Sale proceeds will be deployed in a clear order of priority, starting with balance sheet strength

₹6,690.6 mn

Cash and investments as at 30 Sep 2026

₹21.5 mn

Gross debt as at 30 Sep 2026

₹6,669.1 mn

Net cash / (net debt) as at 30 Sep 2026

Other income rose to ₹38.8 mn in Q2 (Q1: ₹5.1 mn) from interest and dividends on invested funds.

CAPITAL ALLOCATION PRIORITIES

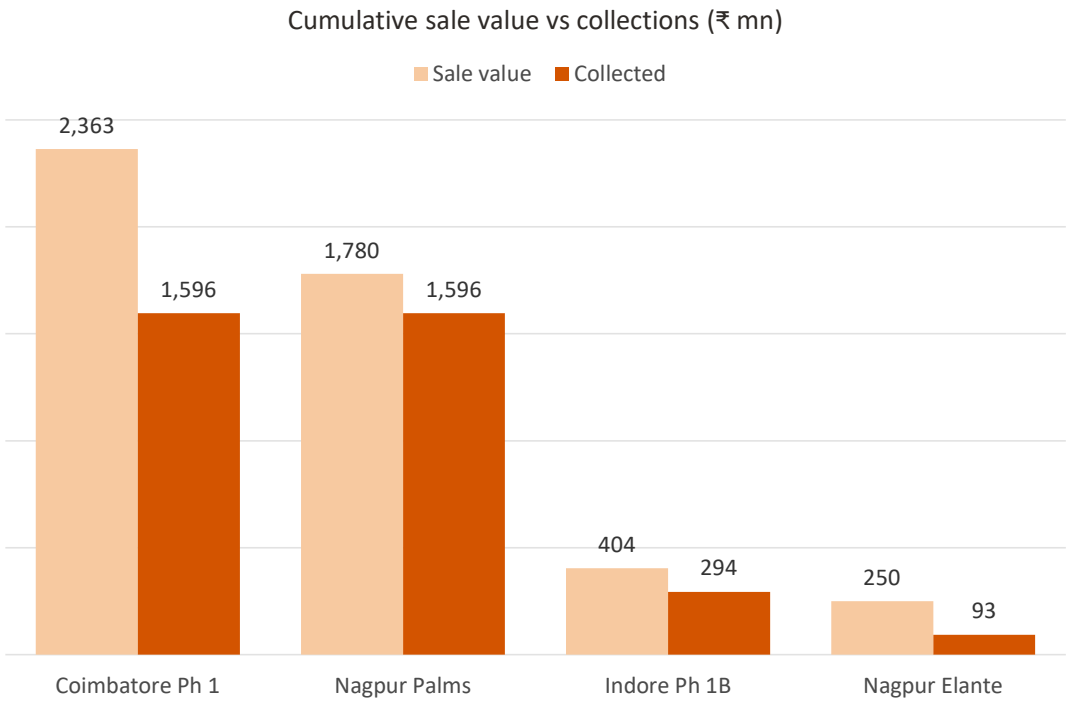
1. **Strengthen balance sheet and liquidity**
   Keep a resilient capital structure with adequate liquidity headroom.

2. **Develop retained land parcels**
   Fund development and monetisation of land retained by the Company.

3. **Add new projects in Mumbai**
   Selectively add projects that fit the development-led strategy.

4. **Create long-term shareholder value**
   Deploy capital with discipline for sustainable, risk-adjusted returns.

₹4,797 mn of residential sales booked, of which ₹3,579 mn (75%) has been collected



SOLD vs LAUNCHED

Coimbatore Ph 1 - 410 / 540 apartments (76%)

Nagpur Palms 255/336 apartments (76%)

Indore Ph 1B – 37/75 plots (49%)

Nagpur Elante – 21 / 38 plots (55%)

₹1,218 mn still to be collected on sales already booked

Cumulative since launch, as at 30 September 2026, for the phases currently on sale.

Three residential projects across Coimbatore, Nagpur and Indore

Coimbatore Residential



Nagpur Residential



Indore Residential



Coimbatore: 410 of 540 apartments sold; ₹1,596 mn collected

- ~1.9 mn sq ft master plan: 7 towers of 18 floors, 1,152 apartments
- Amenities: clubhouse, pool, tennis and squash courts, gym, amphitheater
- Phase 1: 3 towers, 540 apartments
- ₹204 mn collected in Q2 FY27

Coimbatore Residential (CGI)



540	410	₹2,363 mn	₹1,596 mn
Phase 1 units	Units sold	Sale value	Collected

Coimbatore: 140 homes handed over

- Manhattan and Splendour towers completed
- Property tax assessment and completion under TN RERA received
- Handovers under way: Splendour 91 of 144 units, Manhattan 49 of 216 units

140
homes handed over to date

Manhattan & Splendour



Florenza tower: construction progress from June to September 2026

Project status as on June 2026



Project status as on September 2026



Florenza tower construction in full swing

Amenities: clubhouse, swimming pool, sports courts and play area

Swimming Pool



Club House



Tennis & Basketball Court



Kids Play Area



Nagpur: 255 of 336 apartments sold; 211 homes handed over

- 4 towers of 14 floors, 336 apartments, completed
- Amenities: clubhouse, pool, tennis and squash courts, gym, amphitheater
- Part OC for 264 units up to 11 floors
- 211 units handed over; balance in process



Nagpur Residential (Actual)

336	255	₹1,780 mn	₹1,596 mn
Units launched	Units sold	Sale value	Collected

Nagpur residential: completed towers and amenities

Actual



Actual



Actual



Actual



Nagpur Elante: 21 of 38 plots sold in the plotted layout

- 3.8-acre plotted layout off Wardha Road, Chinchabhavan
- Mixed-use layout on 30 m DP road and 12 m road, along the Metro corridor
- Prozone Palms amenities next door, operational from day one



38	21	₹250 mn	₹93 mn
Plots launched	Plots sold	Sale value	Collected

Indore: 37 of 75 Phase 1B plots sold; Phase 1A complete

- 43.5-acre township, including 5 acres for commercial, developed in phases
- Phase 1 (1A, 1B, 1C): about 200 plots
- Phase 1A: completion certificate received for 74 plots
- Phase 1B: 75 plots approved, sales under way









75
Phase 1B plots

37
Plots sold

₹404 mn
Sale value

₹294 mn
Collected

Indore Phase 1: completed homes

Actual



Actual



Actual



Actual



Retained land in three cities gives multi-year development visibility

Location	Asset	Status	Remaining potential
Coimbatore	Residential: 7 towers, 1,152 apartments	Phase 1: 2 towers complete, Florenza under construction	4 towers / 612 apartments in later phases
Ch. Sambhaji Nagar	Over 5 acre mix use land parcel	~3.5 acre under planning for Residential	~1.5 acre for future planning
Nagpur	Retail / commercial land	0.5 mn sq ft retail in advanced stage of approvals	Further 0.39 mn sq ft development potential
Nagpur	Elante plotted layout (3.8 acres)	Launched; 21 of 38 plots sold	17 plots
Indore	43.5-acre township incl. 5 acres commercial	Phase 1A complete, Phase 1B selling	Phase 1C and commercial
Mumbai	New projects	Under evaluation	Funded from sale proceeds

Transfer of the retained land parcels of Coimbatore and Ch. Sambhaji Nagar to the Company is in progress.

A simpler, development-led platform with capital to deploy

1	**Value crystallised**	Mall sale completed; proceeds available for the balance sheet and new projects
2	**Proven delivery**	351 homes handed over across Coimbatore and Nagpur, with completion approvals in hand
3	**Embedded cash flow**	₹1,218 mn yet to be collected on booked sales, plus 266 unsold units and plots in launched phases
4	**Land bank visibility**	Further phases at Coimbatore, Nagpur and Indore without new land acquisition
5	**Disciplined allocation**	Clear priority order; new Mumbai projects added only where they fit the strategy



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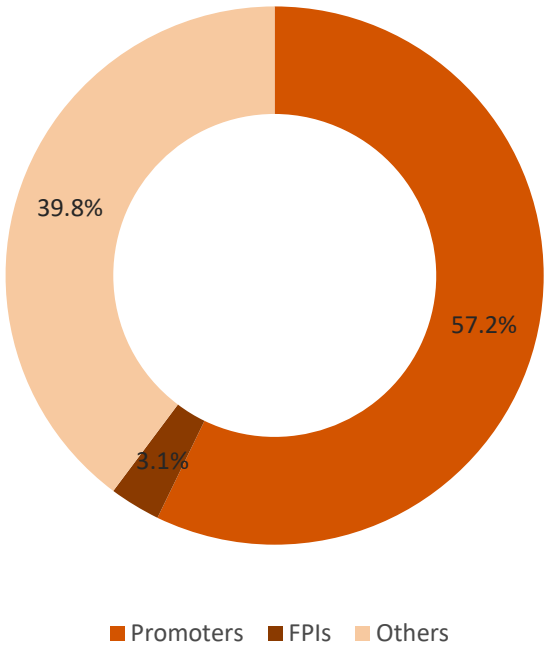
Email: info@prozonerealty.com | Website: www.prozonerealty.com

Consolidated income statement

₹ mn	Q2 FY27	Q1 FY27	Q2 FY26	H1 FY27	H1 FY26	FY26
Revenue from operations	166.4	152.4	155.4	318.8	229.5	659.2
Other income	38.8	5.1	2.9	43.9	6.2	25.9
Total income	**205.1**	**157.6**	**158.2**	**362.7**	**235.7**	**685.1**
EBITDA excl. other income	(45.08)	(54.2)	(58.9)	(99.27)	(91.3)	(118.0)
EBITDA	**(6.32)**	**(49.0)**	**(56.0)**	**(55.37)**	**(85.0)**	**(92.1)**
EBITDA margin	(38.00%)	(32.2%)	(36.0%)	(17.4%)	(37.1%)	(14.0%)
Depreciation	11.3	7.2	7.6	18.5	16.5	38.9
Finance cost	23.5	14.1	10.7	37.6	17.7	33.1
Profit before tax	(49.4)	(68.3)	(72.1)	(117.7)	(115.0)	(155.2)
Profit after tax	(316.3)	(68.4)	(56.4)	(384.71)	(100.6)	(142.2)
PAT after minority interest	**5665.57**	**13.6**	**15.2**	**5,579.2**	**22.5**	**106.9**

Revenue from Coimbatore Residential, Nagpur Residential and Indore plotted development. Mall businesses reported as discontinued operations (Ind AS 105); prior periods restated. Other income: interest and dividend on investments.

Shareholding pattern as at 30 September 2026



KEY NON-PROMOTER INVESTORS

Investor	Holding
Sandeep Raheja Group	4.23%
ACACIA Group	3.01%
Radhakishan Damani & Family	0.91%

Source: BSE shareholding pattern.