



May 21, 2026

To

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex Bandra (E), Mumbai-400051 Scrip Code: PRESTIGE	The Manager Dept of Corporate Services BSE Limited Regd. Office: Floor 25, P J Towers Dalal Street, Mumbai - 400 001 Scrip Code: 533274
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Dear Sir/Madam

Sub: Outcome of Board Meeting held on May 21, 2026

This is to inform that the Board of Directors at their meeting held today, i.e. Thursday, May 21, 2026, have:

1. Approved Audited Financial Results (both Standalone and Consolidated) for the quarter and year ended March 31, 2026.

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, the audited financial results (standalone and consolidated) for the quarter and year ended March 31, 2026, and the reports of the auditors are enclosed. The audit reports are issued with unmodified opinion and a declaration to this effect is enclosed.

2. Recommended payment of final dividend @ 20 % (Rs. 2 /- per share) on the equity shares of the Company for the year ended March 31, 2026, subject to approval of shareholders at the ensuing 29th Annual General Meeting of the Company.
3. Approved issuance of Non-convertible debentures for an aggregate amount up to Rs. 2,000 Crores (Rupees Two Thousand Crores) on Private placement basis subject to approval of shareholders.
4. Approved redesignation of Ms. Uzma Irfan (DIN: 01216604) as Whole-Time Director for a period of 5 (five) years effective from May 21, 2026, to May 20, 2031. She is not debarred from holding the office of a Director by virtue of any order passed by the SEBI or any other such authority.



Details pursuant SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Master Circular No. HO/49/14/14/(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is attached as **Annexure - I**.

The Board Meeting Commenced at 3:45 P.M and concluded at 9:00 P.M.

Thanking You,

For **Prestige Estates Projects Limited**

Irfan Razack
Chairman and Managing Director
DIN: 00209022

Encl: a/a.



Annexure - I

Information as required under Regulation 30 - Para A Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 are as follows:

Redesignate Ms. Uzma Irfan (DIN: 01216604) as Whole-Time Director for a period of 5 (five) years effective from May 21, 2026, to May 20, 2031.

1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Redesignation of Ms. Uzma Irfan (DIN: 01216604) as Whole-Time Director of the Company.
2.	Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment	Redesignation of Ms. Uzma Irfan as Whole-Time Director effective from May 21, 2026, for a period of 5 (five) years till May 20, 2031, subject to approval of shareholders.
3.	Brief profile (in case of appointment)	Raised in a culturally rich family, Uzma developed an entrepreneurial spirit early on. She completed her education with a Bachelor of Business Administration (honours) degree followed by a Bachelor of Arts degree in the UK. After earning her degrees, she has gained valuable corporate communications experience. Her leadership style, marked by a passion for innovation, excellence, and teamwork, has fostered a collaborative workplace at Prestige Group. This foundation has paved the way for her success with the Prestige Group as the Director of Corporate Communications.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Mr. Irfan Razack, Chairman & Managing Director, Mr. Rezwan Razack, Joint Managing Director and Mr. Noaman Razack, Whole-Time Director are her relatives. Not related to any other Directors and Key Managerial personnels or their relatives.

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Prestige Estates Projects Limited

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of Prestige Estates Projects Limited (the "Company") which includes 30 partnership entities for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on the separate audited financial statements and other financial information of the partnership entities, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 6 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and

maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- For the partnership entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Other Matter

The accompanying Statement of quarterly and year to date standalone financial results includes the Company's share of net profit/(loss) after tax of Rs. 238 million and Rs. 814 million and total comprehensive income/(loss) of Rs. 238 million and Rs. 814 million for the quarter ended and for the year ended on that date respectively, as considered in the Statement, in respect of 30 partnership entities, which have been audited by their respective auditors.

The reports of such other auditors on annual financial statements and other financial information of these partnership entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the report of such other auditors. Our opinion on the Statement is not modified in respect of the above matter.

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

SUDHIR Digitally signed
by SUDHIR
KUMAR KUMAR JAIN
Date: 2026.05.21
JAIN 20:24:00 +05'30'

per Sudhir Kumar Jain

Partner

Membership Number: 213157

UDIN: 26213157DOUZIP8509

Place: Bengaluru, India

Date: May 21, 2026



PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
CIN: L07010KA1997PLC022322

Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2026

(Rs. In Million)

SI No	Particulars	Quarter ended			Year ended	
		31 Mar 2026	31 Dec 2025	31 Mar 2025	31 Mar 2026	31 Mar 2025
		(Audited) (Refer Note 14)	(Unaudited)	(Audited) (Refer Note 14)	(Audited)	(Audited)
1	Income					
	Revenue from operations	16,968	11,294	5,876	40,804	28,730
	Other income	700	937	1,513	3,037	4,160
	Total income	17,668	12,231	7,389	43,841	32,890
2	Expenses					
	(Increase)/ decrease in inventories	(1,003)	(4,928)	(8,414)	(12,017)	(16,403)
	Contractor cost	5,338	2,627	3,106	14,706	9,435
	Purchase of completed units	-	-	40	-	645
	Purchase of materials	658	598	578	2,321	2,089
	Land cost	4,804	8,216	7,179	15,967	16,451
	Employee benefits expense	1,679	1,264	1,091	4,668	3,977
	Finance costs	2,065	1,449	1,458	6,636	5,659
	Depreciation and amortisation expense	1,073	1,044	1,056	4,138	4,249
	Other expenses	1,663	1,651	1,092	5,376	6,014
	Total expenses	16,277	11,921	7,186	41,795	32,116
3	Profit before exceptional items (1-2)	1,391	310	203	2,046	774
4	Exceptional items (Refer Note 9)	-	-	-	-	1,104
5	Profit before tax (3+4)	1,391	310	203	2,046	1,878
6	Tax expense					
	Current tax	1,221	190	586	1,788	1,102
	Deferred tax	(872)	(338)	(555)	(1,574)	(1,089)
	Total tax expenses	349	(148)	31	214	13
7	Net profit for the period/ year (5-6)	1,042	458	172	1,832	1,865
8	Other comprehensive income					
	Items that will not be recycled to profit or loss					
	Remeasurements of the defined benefit plans	35	-	(14)	35	(14)
	Tax impact	(9)	-	3	(9)	3
	Total other comprehensive income	26	-	(11)	26	(11)
9	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)	1,068	458	161	1,858	1,854
10	Paid-up equity share capital	4,307	4,307	4,307	4,307	4,307
11	Earnings Per Share* (in Rs.)					
	(Face Value of Rs.10/- per share)					
	a) Basic	2.42	1.06	0.40	4.25	4.46
	b) Diluted	2.42	1.06	0.40	4.25	4.46
	See accompanying notes to financial results					

* Not annualised for the quarter.



Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2026

Notes to financial results

1 Statement of Assets and Liabilities

(Rs. In Million)

Particulars	As at 31 Mar 2026 (Audited)	As at 31 Mar 2025 (Audited)
A. ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	4,464	4,491
(b) Capital work-in-progress	-	49
(c) Investment property	25,028	24,374
(d) Intangible assets	79	71
(e) Financial assets		
(i) Investments	49,646	39,801
(ii) Loans	17,102	31,020
(iii) Other financial assets	4,277	3,912
(f) Deferred tax assets (net)	3,762	2,197
(g) Income tax assets (net)	953	1,918
(h) Other non-current assets	433	379
Sub-total	1,05,744	1,08,212
(2) Current assets		
(a) Inventories	86,177	74,727
(b) Financial assets		
(i) Investments	7	11
(ii) Trade receivables	7,370	3,370
(iii) Cash and cash equivalents	4,054	13,175
(iv) Bank balances other than cash and cash equivalents	2,966	676
(v) Loans	97,654	51,504
(vi) Other financial assets	10,810	7,206
(c) Other current assets	7,604	5,304
Sub-total	2,16,642	1,55,973
Total	3,22,386	2,64,185
B. EQUITY AND LIABILITIES		
(1) Equity		
(a) Equity share capital	4,307	4,307
(b) Other equity	1,15,345	1,14,262
Sub-total	1,19,652	1,18,569
(2) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	6,391	2,708
(ii) Lease liabilities	17,568	16,776
(iii) Other financial liabilities	466	619
(b) Other non-current liabilities	62	123
(c) Provisions	421	325
Sub-total	24,908	20,551
(3) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	63,891	32,143
(ii) Lease liabilities	2,758	2,362
(iii) Trade payables		
- Dues to micro and small enterprises	278	369
- Dues to creditors other than micro and small enterprises	4,752	5,802
(iv) Other financial liabilities	24,064	25,965
(b) Other current liabilities	79,281	57,451
(c) Provisions	2,225	973
(d) Income tax liabilities (net)	577	-
Sub-total	1,77,826	1,25,065
Total	3,22,386	2,64,185

Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2026

2 Statement of cash flows

Particulars	(Rs. In Million)	
	Year ended	
	31 Mar 2026 (Audited)	31 Mar 2025 (Audited)
Cash flow from operating activities		
Profit before tax	2,046	1,878
Add: Expenses / debits considered separately		
Finance costs	6,636	5,659
Depreciation and amortisation	4,138	4,249
Expected Credit loss allowance on receivables	85	-
Advances / bad debts written off	2	6
Sub-total	10,861	9,914
Less: Incomes / credits considered separately		
Interest income	2,648	3,809
Dividend income	-	242
Profit on sale of investments	339	2
Exceptional items	-	1,104
Profit on sale of property, plant and equipments	-	41
Share of profit from partnership firms/ LLPs	770	1,695
Sub-total	3,757	6,893
Adjustments for:		
(Increase) / decrease in trade receivables	(4,000)	(140)
(Increase) / decrease in inventories	(11,450)	(16,410)
(Increase) / decrease in other financial assets	(2,776)	(1,439)
(Increase) / decrease in loans	(42)	90
(Increase) / decrease in other assets	(2,385)	(1,101)
Increase / (decrease) in trade payables	(1,141)	1,089
Increase / (decrease) in other financial liabilities	363	109
Increase / (decrease) in other liabilities	21,769	13,583
Increase / (decrease) in provisions	1,383	51
Sub-total	1,721	(4,168)
Income taxes (paid)/refund, net	(246)	58
Net Cash flows from operating activities - A	10,625	789
Cash flow from investing activities		
Capital expenditure on investment property, property, plant and equipment and intangible assets (including capital work-in-progress)	(1,326)	(315)
Sale proceeds of property, plant and equipment	-	58
Proceeds from business transfer arrangement (Refer Note 9)	-	3,130
Decrease / (Increase) in inter corporate deposits given	(8,581)	(18,641)
(Increase) / decrease in partnership current account	(25,821)	6,297
Investments made	(11,005)	(28,615)
Proceeds from sale/redemption of current and non-current investments	1,503	3,393
Investments in bank deposits (having original maturity of more than three months)	(2,654)	(166)
Interest received	1,817	2,964
Dividend received	-	242
Net Cash used in investing activities - B	(46,067)	(31,653)
Cash flow from financing activities		
Loans availed	26,675	10,628
Loans repaid	(10,165)	(17,047)
Proceeds from issue of equity shares	-	50,000
Payment of transaction cost on issue of equity shares	-	(856)
(Decrease) / Increase in inter corporate deposits taken	18,921	3,726
Payment of dividend	(775)	(775)
Principal payment towards lease liabilities	(2,264)	(2,303)
Interest payment towards lease liabilities	(2,534)	(2,143)
Finance costs paid	(3,537)	(2,583)
Net Cash flows from financing activities - C	26,321	38,647



Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2026

Particulars	(Rs. In Million)	
	Year ended	
	31 Mar 2026 (Audited)	31 Mar 2025 (Audited)
Net increase / (decrease) in cash and cash equivalents during the year (A+B+C)	(9,121)	7,783
Cash and cash equivalents opening balance	13,175	5,392
Cash and cash equivalents closing balance	4,054	13,175
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	0	0
Balances with banks		
- in current accounts	2,680	5,559
- in fixed deposits	1,374	7,616
	4,054	13,175

3 The above standalone audited financial results of Prestige Estates Projects Limited (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 21 May 2026. The statutory auditors of the Company have audited the above standalone financial results for the quarter and year ended 31 March 2026.

4 These audited results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 Segment information

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 - Segment information with respect to the single reportable segment. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.

6

a. The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

b. A search under section 132 of the Income Tax Act ('the Act') was conducted during the year ended 31 March 2025 on the Company and certain group companies. As on the date of the financial results, the Company and such group companies have not received any demand or show cause notice from the Income tax authorities pursuant to such search proceedings. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

7 During the year ended 31 March 2026, the Company has acquired directly / indirectly

- a) additional stake in subsidiaries Prestige Nottingham Investments, Apex Realty Ventures LLP, Prestige AAA Investments and Prestige Sterling Infra Projects Private Limited.
- b) controlling stake in Bharatnagar Buildcon LLP and Aspire Spaces Tellapur LLP.
- c) additional stake in joint venture Prestige Beta Projects Private Limited.

8 Subsequent to the year ended 31 March 2026, the Company has acquired 50% partnership interest in Aaramnagar Realty LLP.

9 During the year ended 31 March 2025, the Company had entered into a Business Transfer Agreement ("BTA") with Prestige Hospitality Ventures Limited, a wholly owned subsidiary for transferring certain business undertaking for a consideration of Rs. 3,130 Million, the gain arising on the transfer of such business undertaking amounting to Rs. 1,104 Million had been disclosed as an exceptional item.

10 During the year ended 31 March 2025, the Company had issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares



PRESTIGE ESTATES PROJECTS LIMITED

REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025

CIN: L07010KA1997PLC022322

Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2026

had been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 31 March 2026, Rs. 49,230 Million has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 778 Million (including interest amounting to Rs. 8 million on temporary investment of unutilised proceeds), have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 729 Million.

- 11 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million.
- 12 The Government of India has consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, namely, Code on Wages, 2019, Code on Social Security, 2020, Industrial Relations Code, 2020 and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the 'New Labour Codes'). The New Labour Codes have been made effective from 21 November 2025. Based on Company's assessment, the New Labour Codes do not have a material impact on the Company's financial results. The Company will continue to monitor the developments pertaining to New Labour Codes and will evaluate and provide necessary accounting effect on the basis of such developments as required.
- 13 The Board of Directors of the Company have recommended to the Members for their approval, Final Dividend of Rs. 2.00 per share for the financial year ended 31 March 2026. The said proposed dividend is subject to approval at the ensuing Annual General Meeting and is not recognised as a liability as at 31 March 2026.
- 14 The figures for the quarter ended 31 March 2026 and for the corresponding quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year ending 31 March, which were subjected to limited review.

**For and on behalf of Board of Directors of
Prestige Estates Projects Limited**

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by IRFAN
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RAZACK
Date: 2026.05.21
19:48:20 +05'30'

Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 21 May 2026

Independent Auditor's Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Prestige Estates Projects Limited

Report on the audit of the Consolidated Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Prestige Estates Projects Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associate and joint ventures for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements/ financial results/financial information of the subsidiaries, associate, joint ventures, the Statement:

- i. includes the results of the following entities;

Sl. No.	Name of the entities
A	Parent Company
1	Prestige Estates Projects Limited
B	Subsidiaries
1	Ace Realty Ventures
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP
5	Prestige Mulund Realty Private Limited
6	Avyakth Cold Storages Private Limited
7	Dollars Hotel & Resorts Private Limited
8	Eden Investments & Estates
9	ICBI (India) Private Limited
10	K2K Infrastructure (India) Private Limited
11	Kochi Cyber Greens Private Limited
12	Morph
13	Northland Holding Company Private Limited
14	Prestige AAA Investments
15	Prestige Acres Private Limited
16	Prestige Alta Vista Holdings

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Sl. No.	Name of the entities
17	Prestige Bidadi Holdings Private Limited
18	Prestige Builders and Developers Private Limited
19	Prestige Century Megacity
20	Prestige Century Landmark
21	Prestige Construction Ventures Private Limited
22	Prestige Devenahalli Developers LLP
23	Prestige Exora Business Parks Limited
24	Prestige Falcon Business Parks
25	Prestige Falcon Malls Private Limited
26	Prestige Falcon Mumbai Realty Private Limited
27	Prestige Falcon Realty Ventures Private Limited
28	Prestige Garden Estates Private Limited
29	Prestige Garden Resorts Private Limited
30	Prestige Habitat Ventures Private Limited (formerly known as Prestige Habitat Ventures)
31	Prestige Warehousing And Cold Storage Services Private Limited
32	Prestige Hospitality Ventures Limited
33	Prestige Kammanahalli Investments
34	Prestige Leisure Resorts Private Limited
35	Prestige Mall Management Private Limited
36	Prestige Nottinghill Investments
37	Prestige Office Ventures
38	Prestige OMR Ventures LLP
39	Prestige Ozone Properties
40	Prestige Pallavaram Estates Private Limited
41	Prestige Projects Private Limited
42	Prestige Property Management & Services
43	Prestige Retail Ventures Limited
44	Prestige Southcity Holdings
45	Prestige Sterling Infraprojects Private Limited
46	Prestige Sunrise Investments
47	Prestige Valley View Estates LLP
48	Prestige Whitefield Developers
49	Prestige Whitefield Investment and Developers LLP
50	PSN Property Management and Services
51	Sai Chakra Hotels Private Limited
52	Shipco Infrastructure Private Limited
53	Silver Oak Projects
54	Southeast Realty Ventures
55	The QS Company
56	Village-De-Nandi Private Limited
57	Villaland Developers LLP

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Sl. No.	Name of the entities
58	West Palm Developments LLP
59	Prestige (BKC) Realtors Private Limited
60	Turf Estate Joint Venture LLP
61	Evergreen Industrial Estate
62	Prestige Lonavala Estates Private Limited
63	Prestige Realty Ventures
64	Prestige Goa Hospitality Ventures
65	Prestige Office Management Private Limited
66	Prestige Summit Convention Private Limited
67	Prestige Vaishnai Hospitality Private Limited (w.e.f. April 11, 2025)
68	Bharatnagar Buildcon LLP (w.e.f. December 10, 2025)
69	Stellar Envision LLP (w.e.f. January 08, 2026)
70	Stellar Builder Dynamics LLP (w.e.f. January 08, 2026)
71	Stellar Prism Private Limited (w.e.f. January 09, 2026)
72	Orange Grove Lands Private Limited (w.e.f. January 09, 2026)
73	TPCM Educare LLP (w.e.f. January 24, 2026)
74	Aspire Spaces Tellapur Private Limited (formerly known as Aspire Spaces Tellapur LLP) (w.e.f. February 18, 2026)
C	Joint ventures
1	Bamboo Hotels and Global Centre (Delhi) Private Limited
2	Worli Urban Development Project LLP
3	Pandora Projects Private Limited
4	Prestige MRG Eco Ventures
5	Thomsun Realtors Private Limited
6	Dashanya Tech Parkz Private Limited
7	Prestige Beta Projects Private Limited
8	Prestige Vaishnai Realty Ventures
9	Prestige Vaishnai Projects
10	Techzone Technologies Private Limited
11	Prestige Vaishnai Hospitality Ventures
12	Canopy Living LLP (w.e.f. June 5, 2025)
D	Associates
1	WSI Falcon Infra Projects Private Limited

- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended (“the Act”). Our responsibilities under those Standards are further described in the “Auditor’s Responsibilities for the Audit of the Consolidated Financial Results” section of our report. We are independent of the Group, its associate and joint ventures in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in “Other Matter” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 6 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our opinion is not modified in respect of this matter.

Management’s Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company’s Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its associates and joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies and management of the partnership entities included in the Group and of its associate and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies and management of the partnership entities included in the Group and of its associate and joint ventures are responsible for assessing the ability of their respective entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entities or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies and management of the partnership entities included in the Group and of its associate and joint ventures are also responsible for overseeing the financial reporting process of their respective entities.

Auditor’s Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient

and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements/ financial results/ financial information of the entities within the Group and its associate and joint ventures of which we are the independent auditors, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

The accompanying Statement includes the audited financial results/statements and other financial information, in respect of:

- 70 subsidiaries, whose financial results/statements include total assets of Rs 477,732 million as at March 31, 2026, total revenues of Rs 12,862 million and Rs 52,774 million, total net profit/(loss) after tax of Rs. 621 million and Rs. 4,587 million, total comprehensive income/(loss) of Rs. 654 million and Rs. 4,635 million, for the quarter and the year ended on that date respectively, and net cash (outflows)/inflows of Rs. 791 million for the year ended March 31, 2026, as considered in the Statement which have been audited by their respective independent auditors.
- 1 associate and 10 joint ventures, whose financial results/statements include Group's share of net profit/(loss) of Rs. (208) million and Rs. (134) million and Group's share of total comprehensive income/(loss) of Rs. (208) million and Rs. (134) million for the quarter and for the year ended March 31, 2026 respectively, as considered in the Statement whose financial results/financial statements, other financial information have been audited by their respective independent auditors.

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

The independent auditor's report on the financial statements/financial results/financial information of these entities have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint ventures and associate is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

SUDHIR
KUMAR
JAIN

Digitally signed
by SUDHIR
KUMAR JAIN
Date: 2026.05.21
20:22:58 +05'30'

per Sudhir Kumar Jain

Partner

Membership No.: 213517

UDIN: 26213157WHHECL9860

Place: Bengaluru, India

Date: May 21, 2026



PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
 CIN: L07010KA1997PLC022322
Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2026

(Rs. In Million)

SI No	Particulars	Quarter ended			Year ended	
		31 Mar 2026	31 Dec 2025	31 Mar 2025	31 Mar 2026	31 Mar 2025
		(Audited Refer Note 15)	(Unaudited)	(Audited Refer Note 15)	(Audited)	(Audited)
1	Income					
	Revenue from operations	40,738	38,726	15,284	1,26,854	73,494
	Other income	697	129	609	5,101	3,861
	Total income	41,435	38,855	15,893	1,31,955	77,355
2	Expenses					
	(Increase)/ decrease in inventories	(23,161)	(11,504)	(38,330)	(73,192)	(74,637)
	Contractor cost	23,707	20,547	11,103	70,977	38,182
	Purchase of materials	2,627	2,390	2,224	9,676	7,218
	Purchase of completed units	-	-	45	-	1,103
	Land cost	14,808	9,389	23,938	43,633	41,270
	Employee benefits expense	3,276	2,566	2,222	10,027	8,217
	Finance costs	4,296	3,838	2,861	15,824	13,338
	Depreciation and amortisation expense	2,378	2,335	2,167	9,061	8,123
	Other expenses	9,026	6,738	8,671	28,642	26,553
	Total expenses	36,957	36,299	14,901	1,14,648	69,367
3	Profit before exceptional items (1-2)	4,478	2,556	992	17,307	7,988
4	Exceptional items	-	-	-	-	-
5	Profit before Share of profit from joint ventures and associate (3+4)	4,478	2,556	992	17,307	7,988
6	Share of profit / (loss) from joint ventures and associate (net of tax)	(351)	227	(121)	(171)	(430)
7	Profit before tax (5+6)	4,127	2,783	871	17,136	7,558
8	Tax expense					
	Current tax	2,747	1,133	1,800	8,900	4,318
	Deferred tax (Refer Note 10)	(1,538)	(797)	(1,360)	(4,818)	(2,929)
	Total tax expenses	1,209	336	440	4,082	1,389
9	Net profit for the period/ year (7-8)	2,918	2,447	431	13,054	6,169
10	Other comprehensive income					
	Items that will not be reclassified to profit or loss					
	Remeasurements of the defined benefit plans	73	3	(3)	88	(3)
	Tax impact	(19)	(1)	(1)	(23)	(1)
	Total other comprehensive income	54	2	(4)	65	(4)
11	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (9+10)	2,972	2,449	427	13,119	6,165
12	Profit for the period/year attributable to:					
	Owners of the parent	2,501	2,226	250	11,955	4,675
	Non controlling interests	417	221	181	1,099	1,494
13	Other comprehensive income for the period/ year attributable to:					
	Owners of the parent	54	2	(4)	65	(4)
	Non controlling interests	-	-	-	-	-
14	Total comprehensive income for the period/ year attributable to:					
	Owners of the parent	2,555	2,228	246	12,020	4,671
	Non controlling interests	417	221	181	1,099	1,494
15	Paid-up equity share capital	4,307	4,307	4,307	4,307	4,307
16	Earnings Per Share* (In Rs.) (Face Value of Rs.10/- per Share)					
	a) Basic	5.81	5.17	0.58	27.76	11.19
	b) Diluted	5.81	5.17	0.58	27.76	11.19
	See accompanying notes to financial results					

* Not annualised for the quarter.



PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
 CIN: L07010KA1997PLC022322
Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2026

Notes to financial results

1 Consolidated Statement of Assets and Liabilities

Particulars	(Rs. In Million)	
	As at 31 Mar 2026 (Audited)	As at 31 Mar 2025 (Audited)
A. ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	28,660	26,354
(b) Capital work-in-progress	22,072	14,243
(c) Investment property	90,331	78,432
(d) Goodwill	534	534
(e) Other intangible assets	128	127
(f) Investments in joint ventures and associate	4,500	3,620
(g) Financial assets		
(i) Investments	7,332	305
(ii) Loans	700	1,116
(iii) Other financial assets	8,647	5,257
(h) Deferred tax assets (net)	14,245	9,411
(i) Income tax assets (net)	3,232	3,899
(j) Other non-current assets	3,912	2,354
Sub-total	1,84,293	1,45,652
(2) Current assets		
(a) Inventories	4,02,519	3,18,831
(b) Financial assets		
(i) Investments	9,916	8,570
(ii) Trade receivables	20,422	13,582
(iii) Cash and cash equivalents	15,560	20,094
(iv) Bank balances other than cash and cash equivalents	8,244	3,836
(v) Loans	28,408	20,771
(vi) Other financial assets	20,951	26,324
(c) Other current assets	43,367	30,292
Sub-total	5,49,387	4,42,300
Total	7,33,680	5,87,952
B. EQUITY AND LIABILITIES		
(1) Equity		
(a) Equity share capital	4,307	4,307
(b) Other Equity	1,58,422	1,49,923
Equity Attributable to owners of the parent	1,62,729	1,54,230
(c) Non controlling interests	4,669	4,815
Sub-total	1,67,398	1,59,045
(2) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	56,311	43,130
(ii) Lease liabilities	22,988	22,652
(iii) Other financial liabilities	1,825	1,542
(b) Deferred tax liabilities (net)	5,633	5,583
(c) Other non-current liabilities	405	760
(d) Provisions	713	536
Sub-total	87,875	74,203
(3) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	93,550	62,872
(ii) Lease liabilities	3,745	3,145
(iii) Trade payables		
- Dues to micro and small enterprises	1,564	1,155
- Dues to creditors other than micro and small enterprises	23,486	17,555
(iv) Other financial liabilities	16,756	14,325
(b) Other current liabilities	3,29,438	2,50,732
(c) Provisions	8,208	4,660
(d) Income tax liabilities (net)	1,660	260
Sub-total	4,78,407	3,54,704
Total	7,33,680	5,87,952



PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
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Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2026

2 Consolidated statement of cash flows

Particulars	(Rs. In Million)	
	Year ended	
	31 Mar 2026	31 Mar 2025
	(Audited)	(Audited)
Cash flow from operating activities :		
Profit before tax	17,136	7,558
Add: Expenses / debits considered separately		
Finance costs	15,824	13,338
Depreciation and amortisation	9,061	8,123
Bad debts/ advances written off	4	28
Expected Credit loss allowance on receivables	85	5
Loss on sale of property, plant and equipment and investment property	12	3
Share of loss from joint ventures and associate (net)	171	430
Sub-total	25,157	21,927
Less: Incomes / credits considered separately		
Interest income	2,883	2,530
Dividend income	350	404
Fair value gain on financial instruments	1,408	165
Provision no longer required written back	12	185
Profit on sale of property, plant and equipment / investment property	21	51
Profit on redemption of investments	11	42
Sub-total	4,685	3,380
Adjustments for:		
(Increase) / decrease in trade receivables	(6,844)	(1,270)
(Increase) / decrease in inventories	(74,752)	(74,637)
(Increase) / decrease in loans	48	1,577
(Increase) / decrease in financial assets	3,904	(8,175)
(Increase) / decrease in other assets	(10,712)	(3,756)
Increase / (decrease) in trade payables	5,142	2,321
Increase / (decrease) in other financial liabilities	2,594	(6,762)
Increase / (decrease) in other liabilities	78,246	72,055
Increase / (decrease) in provisions	3,813	(2,194)
Sub-total	1,439	(20,841)
Income taxes paid (net)	(6,815)	(3,957)
Net cash generated from operating activities - A	32,232	1,307
Cash flow from investing activities		
Capital expenditure on investment property, property plant and equipment and other intangible assets (including capital work-in-progress)	(28,834)	(15,829)
Sale proceeds of property plant and equipment and investment property	92	853
Decrease / (increase) in inter corporate deposits given	(3,765)	305
Investments in bank deposits (having original maturity of more than three months)	(5,662)	(701)
Decrease / (increase) in partnership current account	(12,878)	(905)
Cash acquired on acquisition of subsidiaries	116	-
Investments made	(8,584)	(40)
Investments disposed	573	49
Interest received	2,234	2,380
Dividend received	350	404
Net cash used in investing activities - B	(56,358)	(13,484)
Cash flow from financing activities		
Loans availed	84,199	47,931
Loans repaid	(39,808)	(52,264)
Proceeds from issue of equity shares	-	50,000
Payment of transaction cost on issue of equity shares	-	(856)
Decrease / (Increase) in inter corporate deposits taken	(792)	(4,288)
Payment of dividend	(775)	(775)
Principal payment towards lease liabilities	(2,937)	(2,684)
Interest payment towards lease liabilities	(3,321)	(2,869)
Finance costs paid	(12,982)	(11,105)
Payment towards acquisition of non-controlling interest in subsidiaries	(3,823)	(13,343)
Contribution / (withdrawals) by non controlling interest holders	(169)	(155)
Net cash flows from financing activities - C	19,592	9,592
Net increase / (decrease) in cash and cash equivalents during the year (A+B+C)	(4,534)	(2,585)
Cash and cash equivalents opening balance	20,094	22,679
Cash and cash equivalents closing balance	15,560	20,094



PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
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Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2026

Particulars	Year ended	
	31 Mar 2026	31 Mar 2025
	(Audited)	(Audited)
Cash and cash equivalents at the end of the period as above comprises:		
Cash on hand	1	2
Balances with banks		
- in current accounts	9,392	10,546
- in fixed deposits	6,167	9,546
	15,560	20,094

3 The above audited consolidated financial results of Prestige Estates Projects Limited (the "Company" or the "Holding Company"), its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 21 May 2026. The statutory auditors of the Company have audited the above consolidated financial results for the quarter and year ended 31 March 2026.

4 These audited results of the Group has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 Segment information

The Chief Operating Decision Maker reviews the operations of the Group as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 - Segment information with respect to the single reportable segment. The Group is domiciled in India. The Group's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Group are located in India.

6

a. The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

b. A search under section 132 of the Income Tax Act ('the Act') was conducted during the year ended 31 March 2025 on the Company and certain group companies. As on the date of the financial results, the Company and such group companies have not received any demand or show cause notice from the Income tax authorities pursuant to such search proceedings. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

7 The figures of standalone financial results are as follow:

Particulars	(Rs. In Million)				
	Quarter ended			Year ended	Year ended
	31 Mar 2026	31 Dec 2025	31 Mar 2025	31 Mar 2026	31 Mar 2025
	(Audited Refer Note 15)	(Unaudited)	(Audited Refer Note 15)	(Audited)	(Audited)
Revenue from operations	16,968	11,294	5,876	40,804	28,730
Profit before tax	1,391	310	203	2,046	1,878
Profit after tax	1,042	458	172	1,832	1,865

The audited standalone financial results for the quarter and year ended 31 March 2026 can be viewed on the Company's website www.prestigeconstructions.com and can also be viewed on the website of National Stock Exchange of India Limited and BSE Limited.

8 During the year ended 31 March 2026, the Group has acquired

- a) additional stake in subsidiaries Prestige Nottinghill Investments, Apex Realty Ventures LLP, Prestige AAA Investments and Prestige Sterling Infra Projects Private Limited. Consequently, the Group has recognised Rs. 2,746 million as reduction to consolidated other equity representing the difference between the amount by which the non-controlling interests are adjusted and the consideration paid.
- b) controlling stake in Bharatnagar Buildcon LLP and Aspire Spaces Tellapur LLP.
- c) additional stake in joint venture Prestige Beta Projects Private Limited.

9 Subsequent to the year ended 31 March 2026, the Group has acquired 50% partnership interest in Aaramnagar Realty LLP.



PRESTIGE ESTATES PROJECTS LIMITED

REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025

CIN: L07010KA1997PLC022322

Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2026

- 10 The Finance (No. 2) Act, 2024 (the "Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect from 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% (unlisted securities with indexation) / 10% (listed securities without indexation) to 12.5% (without indexation). Pursuant to such amendment, the Group had remeasured the carrying value of deferred tax relating to capital gains and accounted for reduction in deferred tax liability amounting to Rs.991 million through statement of profit and loss for the year ended 31 March 2025.
- 11 During the year ended 31 March 2025, the Company had issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares had been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 31 March 2026, Rs. 49,230 Million has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 778 Million (including interest amounting to Rs. 8 million on temporary investment of unutilised proceeds), have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 729 Million.
- 12 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million.
- 13 The Government of India has consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, namely, Code on Wages, 2019, Code on Social Security, 2020, Industrial Relations Code, 2020 and Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the 'New Labour Codes'). The New Labour Codes have been made effective from 21 November 2025. Based on Group's assessment, the New Labour Codes do not have a material impact on the Group's financial results. The Group will continue to monitor the developments pertaining to New Labour Codes and will evaluate and provide necessary accounting effect on the basis of such developments as required.
- 14 The Board of Directors of the Company have recommended to the Members for their approval, Final Dividend of Rs. 2.00 per share for the financial year ended 31 March 2026. The said proposed dividend is subject to approval at the ensuing Annual General Meeting and is not recognised as a liability as at 31 March 2026.
- 15 The figures for the quarter ended 31 March 2026 and for the corresponding quarter ended 31 March 2025 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year ending 31 March, which were subjected to limited review.

**For and on behalf of Board of Directors of
Prestige Estates Projects Limited**

IRFAN Digitally signed by
IRFAN RAZACK
RAZACK Date: 2026.05.21
19:49:01 +05'30'

Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 21 May 2026



May 21, 2026

To

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex Bandra (E), Mumbai-400051 Scrip Code: PRESTIGE	The Manager Dept of Corporate Services BSE Limited Regd. Office: Floor 25, P J Towers Dalal Street, Mumbai - 400 001 Scrip Code: 533274
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Dear Sir/Madam

Sub: Declaration pursuant to Regulation 33(3) (d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I, Amit Mor, Chief Financial Officer of the Company, hereby declare that the statutory auditors of the Company, M/s. S. R. Batliboi & Associates LLP, Chartered Accountants have issued an Audit Report with unmodified opinion on the annual audited financial results (standalone and consolidated) of the Company for the financial year ended March 31, 2026. This declaration is submitted in compliance with Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Request you to take the same on record.

Thanking you.

Yours sincerely
For Prestige Estates Projects Limited

Amit Mor
Chief Financial Officer