

Godrej Properties Ltd.

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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: Results' Presentation – Financial Results for the quarter and half year ended September 30, 2026

Dear Sir/ Madam,

Please find enclosed a copy of the Results' Presentation to be made at the conference call for investors and analysts scheduled to be held today, i.e. Friday, October 23, 2026, at 5.00 p.m., *inter alia*, 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
12:22:52 +05'30'

Ashish Karyekar
Company Secretary

Enclosed as above

Results Presentation

Second Quarter, Financial Year 2027

Disclaimer

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 or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations

Agenda

Overview 01

Q2 FY27 Operational Highlights 02

Q2 FY27 Financial Highlights 03

Annexure 04

Godrej Industries Group

Crafting tomorrow since 1897

\$7 billion in annual sales
Group companies’ combined market cap of \$19 billion
Over 1 billion people globally use a Godrej Industries Group product ¹
Amongst India’s most diversified and trusted conglomerates
Real estate is the group’s largest business by sales

Value Creation Track Record

Particulars	25-year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	13%	22
Godrej Consumer Products	23%	173
Godrej Industries	26%	347

Note: CAGR calculated for opening prices of 18th June, 2001 when GCPL and GIL were demerged and publicly listed

1. Godrej Group internal study | 2. The Brand Trust Report 2023 | 3. Interbrand study done in 2023

Godrej Properties

Crafting spaces that spark joy, one community, one family, one home at a time

India’s largest residential real estate developer by booking value, booking volume, and cash collections in both FY25 and FY26

Successfully delivered ~81 million sq. ft. of real estate since FY18

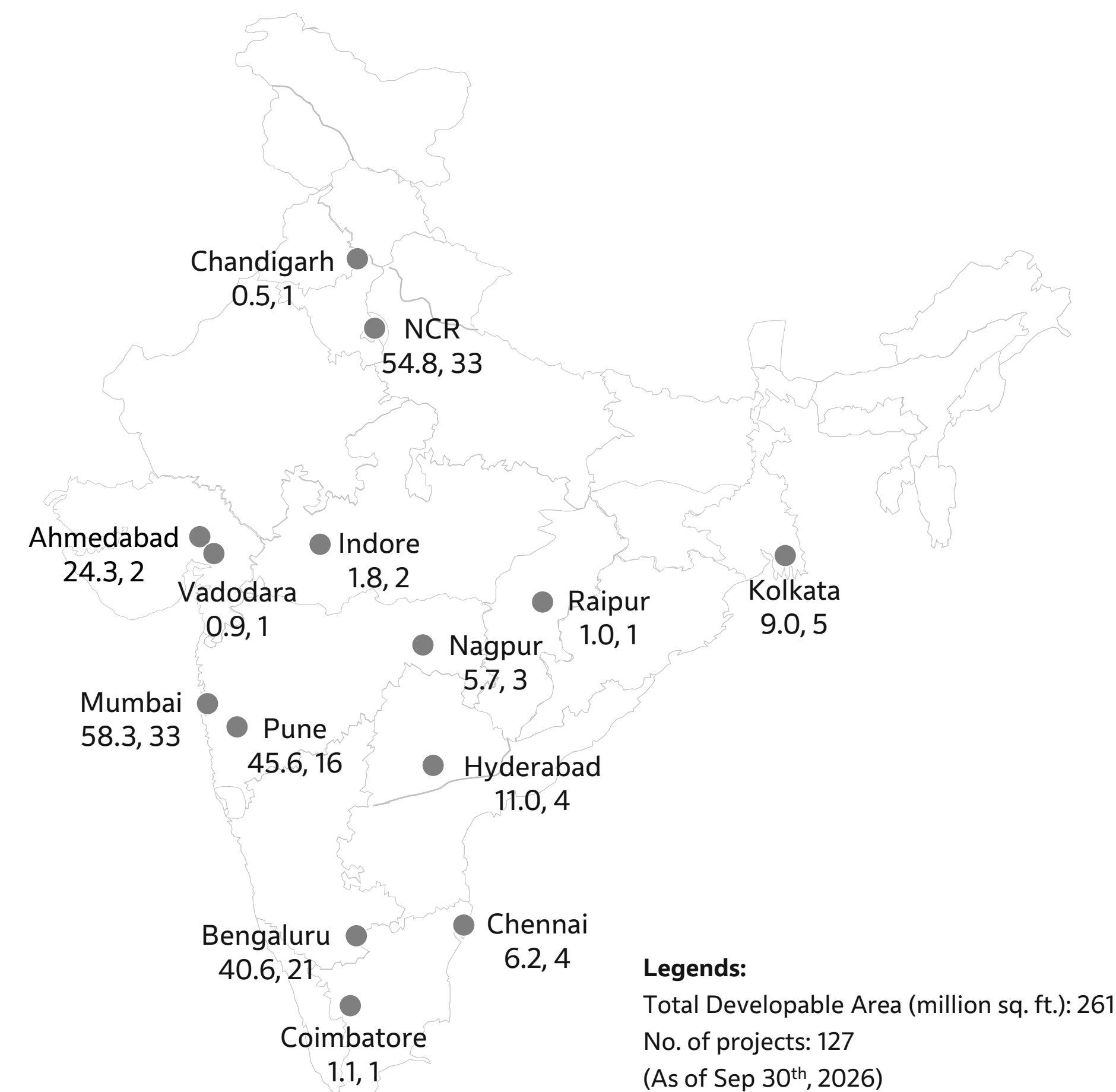
~261 million sq. ft. of developable area across India

Godrej Properties ranks #1 globally in the Real Estate and Management (REM) sector on the S&P Global’s Dow Jones Best in class indices for 2025#

Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025 & 2026

500+ awards received in the last 5 years

Investors should not use the rating to make investment decisions as per SEBI guidelines



Strengths

Godrej Brand	• Over 1 billion people globally use a Godrej Industries Group product¹ • GPL brings the Godrej brand’s reputation for trust, quality and corporate governance to the real estate sector
Effective Land Sourcing Model	• Competitive advantage in sourcing and executing outright/joint development projects with higher economic interest • Capital efficient and high ROE development model
Strong Project Pipeline	• Added 102 residential projects with ~196 million sq. ft. saleable area since FY18² • Development Management Agreement with Godrej & Boyce for its large Vikhroli landholding
Sales and Execution Capability	• India’s largest real estate developer by booking value, booking volume, and cash collections in both FY25 & FY26 • Fastest growing large company across sectors in FY24³ • Successfully delivered ~81 million sq. ft. of real estate since FY18
Access to Capital	• Confidence of capital markets demonstrated by sector leading stock performance since IPO • Largest QIP (INR 6,000 crores) ever in Indian real estate in December 2024 • Lowest bank funding rates in the sector
Sustainability Leadership	• Godrej Properties ranks #1 globally in the Real Estate and Management (REM) sector on the S&P Global’s Dow Jones Best in class indices for 2025⁴ • Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025 & 2026 • Godrej Properties Limited has been included in the CDP - ‘A’ list in 2025 and also recognized as the supply chain leader in CDP’s Supplier Engagement Assessment (SEA). • GPL has received approval and validation from the SBTi on the near-term goals, long term and Net Zero Goals in Jan 2026. • Godrej Properties ranks #1 in the real estate sector for Business World’s Top Sustainable Companies in India. • Godrej Properties was included in TIME World’s Most Sustainable Companies 2026 the only real estate company in India to feature on the list. • Godrej Properties was recognized as the NDTV Green Champion of the year in 2026. • GPL committed to have all its projects certified as green buildings by credible green building rating systems like IGBC, LEED etc. in 2010. • GPL is proud to be a carbon Neutral organisation for Scope 1 & 2, water positive and a waste positive organisation by virtue of offsets.

1. Based on Godrej Group Internal Study | 2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement since FY18 | 3. Comparing BV to reported sales growth for all companies with sales of more than INR 10,000 crores in FY23 | 4. Investors should not use the rating to make investment decisions as per SEBI guidelines

Strategic priorities

GPL intends to deliver 20% ROE from FY28 while retaining market share leadership

4 Core Operating Priorities

Superior Product Quality

- Heavily committed to **superior product design**
- 100% of GPL's portfolio is certified or under certification for credible external green building rating systems
- Ensuring robust construction quality under our **Quality Management System (QMS)**
- Established Godrej Living, GPL's community management arm to provide consistent post handover service

Strong Execution

- Best-in-class scalable **execution ecosystem** to enhance the speed of construction.
 - 42% increase YoY in construction and related outflow in H1 FY27
- **Enhanced supply chain & procurement**
 - Expanding contractor mix and greater mix of Grade-A contractors
- Industry leading initiatives to establish **long term partnership with execution stakeholders**, while enhancing innovation
 - Mobilizing labour strength through tech led initiatives.
 - More than 40,000 labourers on sites in Sep-26.

Robust Asset Management

- **Robust play book** for critical decision making at product conceptualization stage for holistic asset management driving **capital efficiency**
- **Fast turnaround** of projects. 51 out of 52 projects acquired between FY21-FY25 are launched. 11 out of 18 projects acquired in FY26 also launched.
- Institutionalized scalable **real-time cost management culture** for margin protection

Consistent Growth

- FY26 is GPL's **9th year** in a row of booking value growth and **3rd consecutive year** as India's largest developer by booking value
- CY25 was the first time **GPL was #1 or #2 by booking value** amongst listed players in each of the country's 5 largest real estate markets
- Steadily expanding presence in new micro-markets within core cities.
- Testing new markets through **plotted development projects** - entered Indore, Panipat, Raipur, Baroda, and Coimbatore recently.

Stock performance

An investment into GPL’s IPO would be worth 4X an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	16-year CAGR in stock price	₹ 1 invested in Jan 2010 is now worth
BSE Sensex	8.8%	4.13
Godrej Properties	12.4%	7.09
BSE Realty	3.3%	1.71

Note: CAGR calculated for prices as on 4th January, 2010 (the date of GPL’s public listing) and 30th September, 2026

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Q2 FY27 Highlights

Booking value
INR 8,008 crores*

Area Sold
6.2 million sq.ft.

Units Sold
3,658

Collections
INR 5,318 crores
↑ 31% YoY | ↑ 22% QoQ

Operating Cashflow
INR 1,584 crores
↑ 33% YoY | ↑ 297% QoQ

**Construction
and related outflow**
↑ 31% YoY

Business Development
1 new project
Saleable area – 1.1 million sq. ft.
Expected BV – INR 6,000 crores

Delivery
2.5 million sq.ft.

Leasing
1.7 lakh sq.ft.
net area

Awards
59

Awarded
**Green Champion
of the year**
By NDTV

GRESB
#1 globally
for 2025 & 2026

*Includes INR 203 crores sales done by GPL on behalf of JV partner

H1 FY27 Highlights

Booking value
INR 16,659 crores*
 ↑ 7% YoY

Area Sold
12.3 million sq.ft.

Units Sold
7,396

Collections
INR 9,666 crores
 ↑ 25% YoY

Operating Cashflow
INR 1,983 crores

**Construction
and related outflow**
↑ 42% YoY

Business Development
4 new projects
 Saleable area – 9.1 million sq. ft.
 Expected BV – INR 15,500 crores

Delivery
3.4 million sq.ft.

Leasing
2.0 lakh sq.ft.
 net area

Awards
Golden Peacock
National Quality Award
2026

*Includes INR 203 crores sales done by GPL on behalf of JV partner

Sales highlights

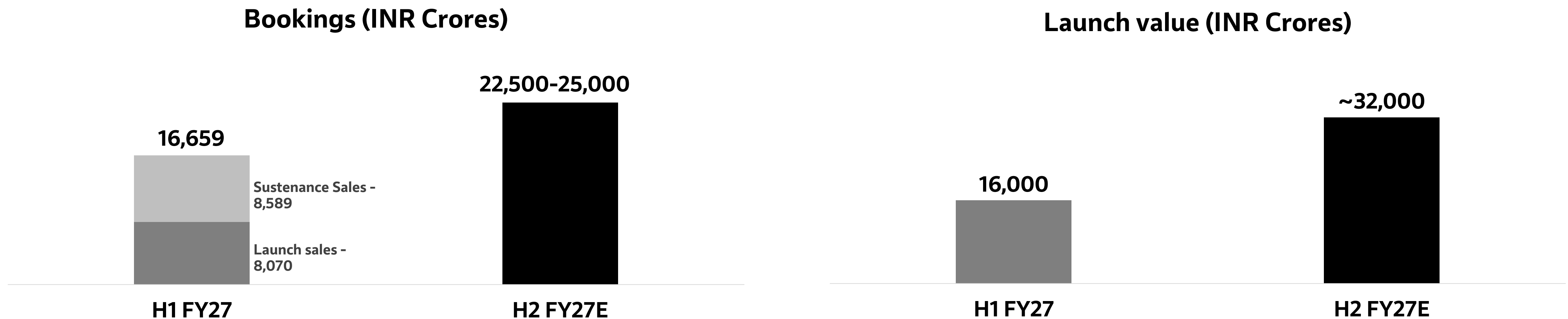
Particulars	Q2 FY27	Q2 FY26	Growth	Q1 FY27	Growth	H1 FY27	H1 FY26	Growth
Area Sold (million sq. ft.)	6.2	7.1	-13%	6.2	0%	12.3	13.3	-7%
Booking Value# (INR Cr)	8,008	8,505	-6%	8,651	-7%	16,659	15,587	7%
Customer Collections* (INR Cr)	5,318	4,066	31%	4,348	22%	9,666	7,736	25%

#Includes sales done by GPL on behalf of JV partner | *Net of taxes and includes collections for DM Projects

Q2 FY27 Bookings	• GPL 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. • This is the 7th consecutive quarter in which GPL has 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. • The sales was 6% & 7% lower YoY & QoQ, respectively due to some launches moving to Q3 FY27 and launches aggregating only INR 5,500 crores in the quarter.
H1 FY27 Bookings	• 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.
H2 FY27 Pipeline	• H2 FY27 is expected to benefit from an exceptionally strong launch pipeline with projects like Bandra, Sector-63A Gurgaon, Thane Uniabex, Vikhroli, Noida DMIC, Neopolis, Kharadi 2, Mahalunge 2, Vastrapur as well as new phases of several projects in the pipeline.
Sustenance Sales	• Sales in Q2 FY27 were driven by GPL’s best ever quarter for sustenance sales, which contributed 63% to the booking value in the quarter. The sustenance sales grew 83% YoY and 43% on QoQ basis. In H1 FY27, sustenance sales contributed 52% to the booking value and grew 55% YoY. 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.
Launch Sales	• 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 launch bookings.
Diversified portfolio	• 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).

Sales highlights – Strong H2 FY27 opportunity

Bookings of INR 22,500-25,000 crores expected in H2 on the back of 2X launches and continued momentum in sustenance sales



- **GPL expects to close FY27 with bookings growth of 15-20% on year-on-year basis. This would imply a 5-year CAGR of 38-40%**
- **H2 FY27 is expected to benefit from an exceptionally strong launch pipeline with projects like Bandra, Sector-63A Gurugram, Thane Uniabex, Vikhroli, Noida DMIC, Neopolis, Kharadi 2, Mahalunge 2, Vastrapur as well as new phases of several projects in the pipeline.**

Sales highlights – Best ever sustenance sales

Sustenance sales contributed 63% to the bookings in Q2 FY27 - INR 5,054 crores

Projects with more than INR 500 crores of sustenance sales in the quarter

Godrej Trilogy, MMR*	Godrej Vanantara, Bengaluru	Godrej Samaris, Gurugram
INR 567 crores 0.09 million sq. ft.	INR 529 crores 0.46 million sq. ft.	INR 514 crores 0.16 million sq. ft.

Other projects with strong performance

Godrej Aveline, Bengaluru	Godrej Ivara, Pune	Maanhinje, Pune	Godrej Avenue Eleven, MMR	Godrej Elaris, Pune
INR 319 crores 0.19 million sq. ft.	INR 263 crores 0.24 million sq. ft.	INR 204 crores 0.23 million sq. ft.	INR 199 crores 0.05 million sq. ft.	INR 185 crores 0.14 million sq. ft.
Godrej Reserve, MMR	Godrej Horizon, MMR	Godrej Blue, Kolkata	Godrej Vistas, MMR	Godrej Majesty, Noida
INR 178 crores 0.07 million sq. ft.	INR 170 crores 0.06 million sq. ft.	INR 118 crores 0.08 million sq. ft.	INR 112 crores 0.05 million sq. ft.	INR 95 crores 0.06 million sq. ft.
Godrej Eternal Palms, MMR	Godrej RKS, MMR	Godrej Vrikshya, Gurugram	Godrej Evergreen Square, Pune	Godrej Skyshore, MMR
INR 89 crores 0.04 million sq. ft.	INR 87 crores 0.04 million sq. ft.	INR 84 crores 0.05 million sq. ft.	INR 84 crores 0.08 million sq. ft.	INR 77 crores 0.03 million sq. ft.
Godrej Nurture, MMR	Godrej Regal Pavillion, Hyderabad	Godrej Skyline, Pune	Godrej City, MMR	Godrej Varanya, MMR
INR 74 crores 0.05 million sq. ft.	INR 71 crores 0.08 million sq. ft.	INR 70 crores 0.04 million sq. ft.	INR 68 crores 0.06 million sq. ft.	INR 66 crores 0.04 million sq. ft.
Godrej Bliss, MMR	Manjari, Pune	Godrej Aqua Vista, Pune	Godrej Woods, Bengaluru	
INR 66 crores 0.04 million sq. ft.	INR 59 crores 0.07 million sq. ft.	INR 58 crores 0.07 million sq. ft.	INR 56 crores 0.04 million sq. ft.	

*Includes INR 203 crores sales done by GPL on behalf of JV partner

Sales highlights – New launches

Godrej Crown Residences, Noida INR 1,036 crores 0.55 million sq. ft.	Godrej Brooklyn Avenue, Hyderabad* INR 727 crores 0.58 million sq. ft.	Godrej Regent Park, Bengaluru INR 463 crores 0.46 million sq. ft.
Rivershore Estate, Nagpur INR 310 crores 0.69 million sq. ft.	Greenvale Estate, Raipur INR 276 crores 0.64 million sq. ft.	Godrej Florenne, Bengaluru INR 142 crores 0.11 million sq. ft.

*The project of Godrej Brooklyn Avenue, Hyderabad was launched towards the end of Q1 FY27 but entire sales booking in Q2 FY27 was within 90 days of launch.

Godrej Crown Residences, Noida



Godrej Brooklyn Avenue, Hyderabad



Godrej Regent Park, Bengaluru



The above images are artistic impressions, purely indicative, informative, and representational in nature and not actual photographs. Designs, layouts, specifications, amenities, and floor plans are based on sanctioned plans and may be modified or changed as required by developers, government authorities, or relevant laws. Any interior decor, furnishings, fittings, or landscape elements shown in renders are for illustrative and aesthetic purposes only and are not part of the standard unit delivery or final sale.

Sales highlights – Geographic distribution

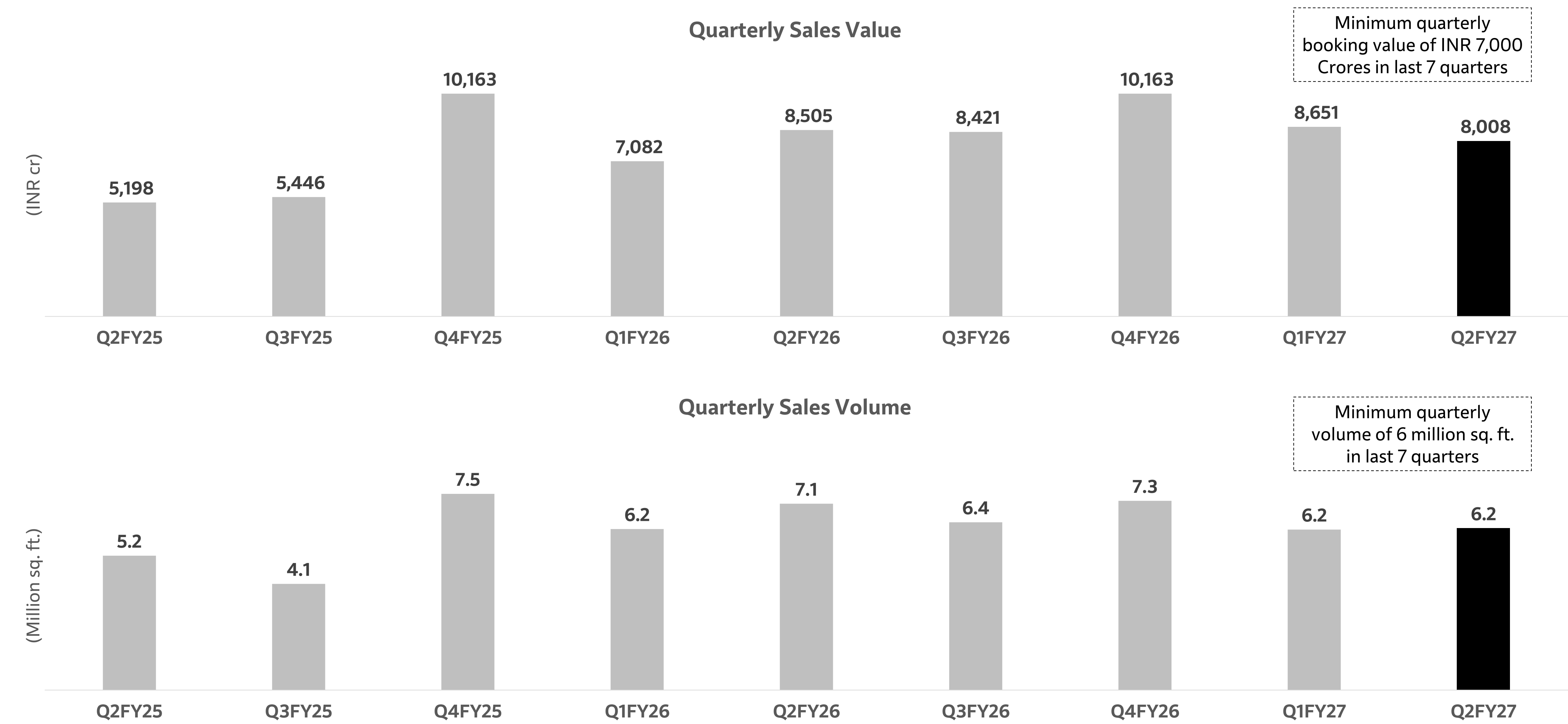
Geographic distribution of sales for Q2 FY27

City	Area Sold (million sq. ft.)	Booking Value (INR Crores)	Units sold
NCR	0.94	1,926	390
MMR	0.70	1,899	422
Bengaluru	1.31	1,564	749
Pune	0.91	976	719
Hyderabad	0.65	782	322
Others	1.67	861	1,056

Geographic distribution of sales for H1 FY27

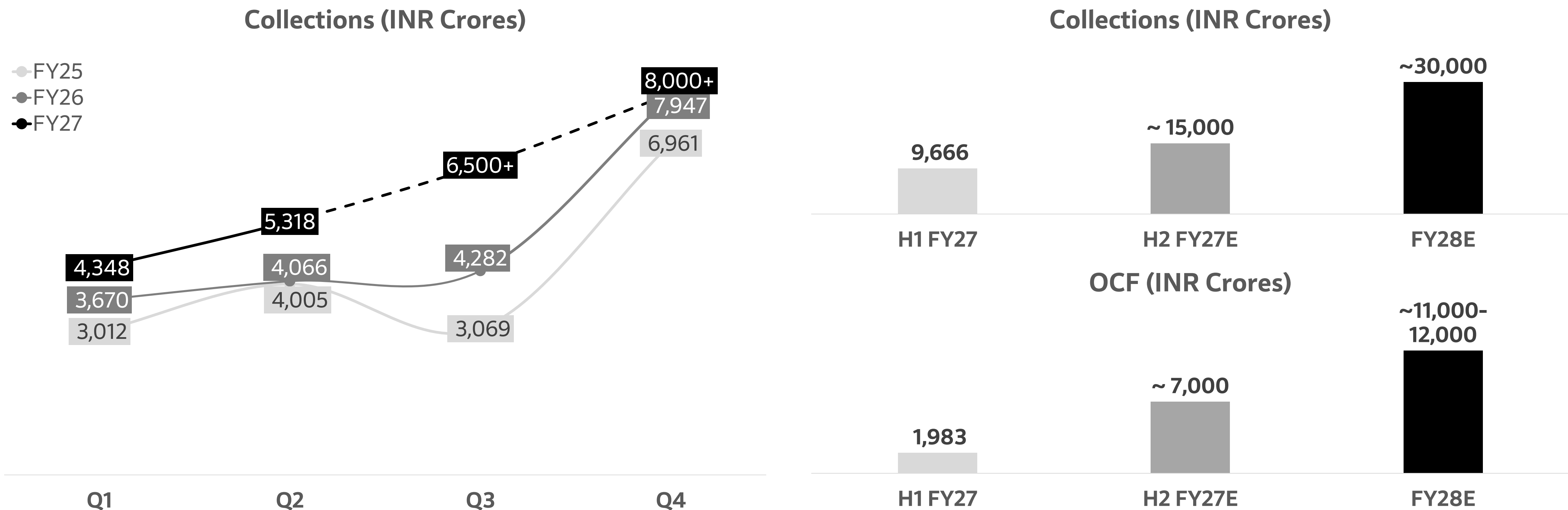
City	Area Sold (million sq. ft.)	Booking Value (INR Crores)	Units sold
Bengaluru	4.60	5,362	2,635
MMR	1.54	3,704	1,077
NCR	1.50	3,464	591
Pune	1.81	1,914	1,396
Hyderabad	1.01	1,192	495
Others	1.86	1,023	1,202

Sales highlights - Quarterly sales trend



Highest ever Q2 & H1 collections - grew 31% in Q2 & 25% in H1

~INR 15,000 crores collections expected in H2 FY27; to surpass annual guidance of INR 24,000 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.

GPL expects collections and operating cash flows to scale up to ~INR 15,000 crores and INR ~7,000 crores respectively in H2 FY27. This will enable GPL to be FCF positive in H2 FY27.

Business development

Added 1 new project with an estimated saleable area of ~1.1 million sq. ft. and expected booking value of INR 6,000 crore in Q2 FY27

Particulars	Estimated saleable area (Million sq. ft.)	Estimated booking value (INR Crores)	Segment	Business Model
Marine Lines, Mumbai	1.10	6,000	Group Housing	Revenue Share - 86.4% for ~89% of saleable area

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.

Construction highlights

Delivered 2.5 million sq. ft. in Q2 FY27



Godrej Meadows & Godrej Hillretreat (Mahalunge), Pune
2.0 million sq. ft.
GPL Economic Interest : 100% owned project



Godrej Meridien, Gurugram
0.32 million sq. ft.
GPL Economic Interest : GPL owns 20% equity in project specific company



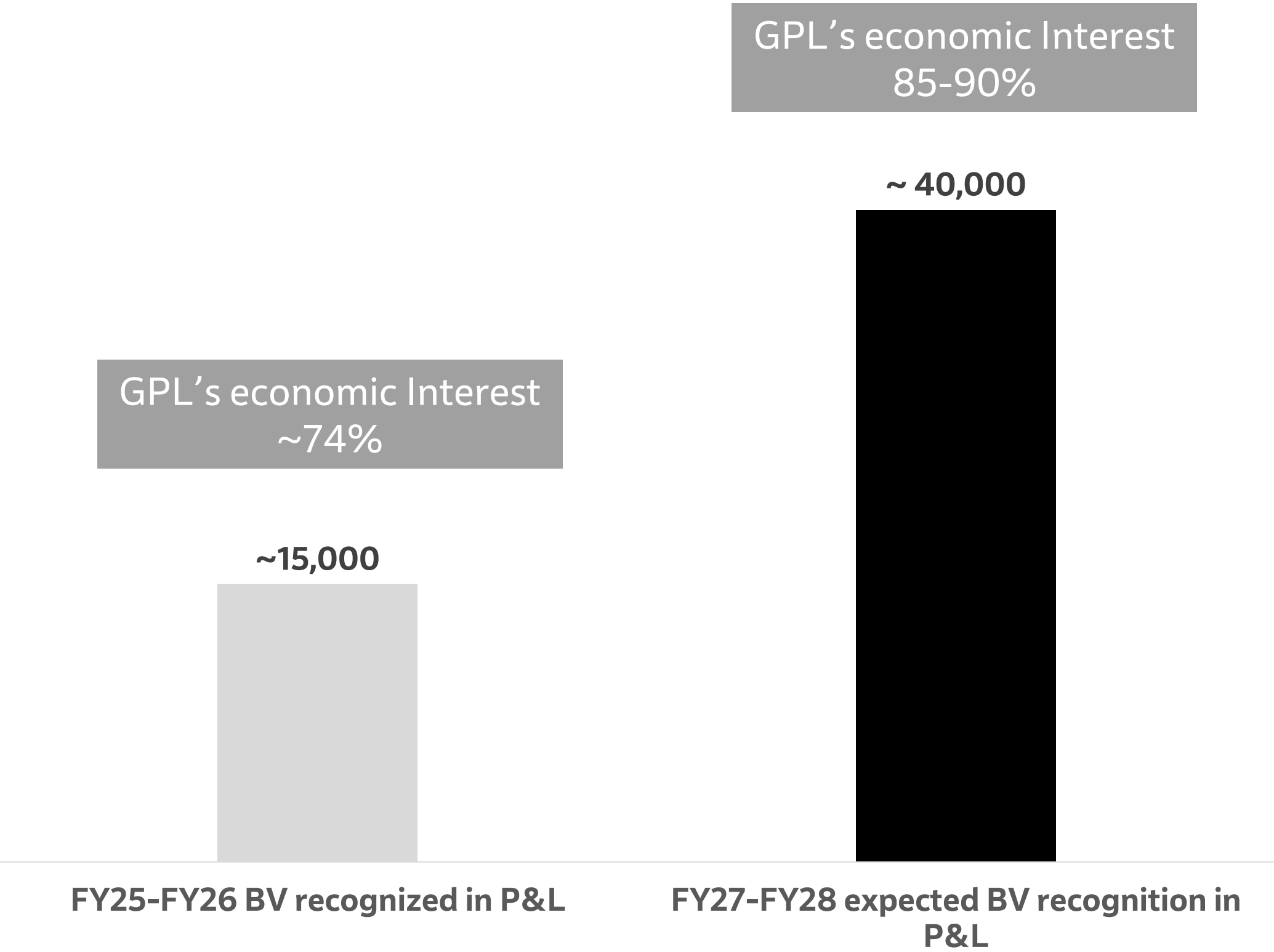
Godrej Park Greens (Mamurdi), Pune
0.13 million sq. ft.
GPL Economic Interest : 100% owned project

GPL has delivered 3.4 million sq. ft. in H1 FY27

Delivery represents receipt of occupancy certificate from competent authorities

BV of INR 40,000 Crores to be delivered and recognized in P&L by FY28*

>2X increase in scale of booking value recognition expected



Major projects and phases expected to be delivered by FY28

Godrej Reserve, MMR 100% owned	Godrej MSR City, Bengaluru 50% profit share	Godrej Woodscapes, Bengaluru 100% owned	
Godrej Aristocrat, Gurugram 100% owned	Godrej Zenith, Gurugram 100% owned	Godrej Horizon, MMR 100% owned	Godrej Jardinia, Noida 100% owned
Godrej Tropical Isle, Noida 100% owned	Godrej Riverine, Noida 100% owned	Godrej Avenue Eleven, MMR 50% profit share	Godrej Ascend, MMR 100% owned
Godrej Lakeside Orchard, Bengaluru 100% owned	Godrej Evergreen Square, Pune 100% owned	Godrej Ananda, Bengaluru 49% profit share	Godrej Blue, Kolkata 100% owned

*Deliveries are dependent on receipt of regulatory approvals and can be delayed beyond initial expectations. Revenue recognition will be basis the respective project work completion, underlying business model, economic interest and accounting method. The list includes booking value for all structures excluding DM which are accounted for on accrual basis.

Taj The Trees

Won ‘Leading Designer Hotel’ award by South Asian Travel Awards



- The hotel is designed, built and owned by GPL and managed by Taj.
- The hotel has a capacity of **151-keys**, meeting room capacity of 172 guests, banquet capacity of 380+ guests, F&B capacity of 353 guests with restaurants like Shamiana, Nonya and a rooftop bar, The Mangrove Bar. The hotel also comprises of a state-of-the art wellness centre – Spa, Gym & yoga studio, beauty salon, and an infinity pool.
- The hotel has been awarded ‘**Leading Designer Hotel**’ at the South Asian Travel Awards 2026.
- The hotel has also won the **Hotel of the Year Award** in the **Taj - Large Hotels, Domestic category** at the IHCL’s Annual Business Conference 2025, being selected as the winner amongst 51 hotels in its first full year of operations.
- The hotel received award for **Sustainable & Environment Conscious Hotel of the Year (Luxury – Upper Upscale)** by Hotelier India ESG Excellence Awards 2025

Key operating metrics

Particulars		H1 FY27	H1 FY26	Growth
Room Occupancy	%	86.1	77.6	850 bps
Average Room Rate	INR	13,896	12,937	7%
Revenue	INR Crores	60	54	13%
EBITDA	INR Crores	25	20	17%
EBITDA margin	%	42.2%	37.9%	150 bps

FY27 guidance vs actual

Particulars	FY26 Actual	FY27 Guidance	FY27 YTD Actual	Achievement (%)	Updated Assessment*
Launch value (INR Crore)	42,200	48,000	16,000	33%	✓
Booking Value (INR Crore)	34,171	39,000	16,659	43%	✓
Customer Collections (INR Crore)	19,965	24,000	9,666	40%	✓
Deliveries [#] (Million Sq. Ft.)	12.1	13.5	3.4	25%	✓
Business Development (by expected booking value) (INR Crore)	42,100	20,000	15,500	78%	✓

* Updated management assessment of initial FY27 guidance
 # Represents receipt of occupancy/ completion certificate from competent authorities

- ✓ Guidance Met
- ✓ On track to meet or exceed guidance
- ✓ Not on track to meet guidance

Sustainability – ESG performance and CSR impact

ESG	ESG Ratings & Disclosures	• GPL ranks #1 globally in Real Estate and Management (REM) sector on the S&P Global’s Dow Jones Best in class indices for 2025. • GPL has been recognized #1 globally in the Global Real Estate Sustainability Benchmark with a score of 100/100 for 2025 & 2026, 5 star rating, and an A rating for its public disclosure. • Godrej Properties Limited has been included in the Leadership Index of CDP with an ‘A’ Rating in 2025 and also recognized as the supply chain leader in CDP’s Supplier Engagement Assessment (SEA).[#] • GPL remains a part of FTSE Good Index Series. • GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals. GPL has also received an approval on its commitment to long term Net Zero goals by SBTi.
	Milestone Achievements	• Godrej Properties ranks #1 in Business World’s Top Sustainable companies in the real estate sector in 2026. • Godrej Properties was included in TIME World’s Most Sustainable Companies 2026, the only real estate company in India to feature on the list. • Awarded the IGBC Green Champion Award for Driving the Net Zero Building Movement in India. • Godrej Properties was recognized as the NDTV Green Champion of the year. • Successfully renewed our ISO 14001:2015 certification, an internationally recognized standard for Environment Management System (EMS) across all our operations. • As of FY26, 100% of projects in reporting boundary are certified or under certification for credible external green building rating systems like IGBC and GRIHA.
CSR	On-going CSR projects	• GPL supported parametric climate insurance for 6,541 construction workers. Workers received benefits of INR 1.52 crore (against GPL’s investment of 80 lakhs) for two weather events – extreme heat and excess rainfall. • GPL supported 2,286 workers through BOCW and non-BOCW registrations, enabling access to government social security schemes and unlocking INR 2.27 crore in government welfare support. • Under GIG group’s corporate innovation and sustainability engine - Godrej Good & Green Labs, a CSR initiative Habitat Matters, led by GPL and managed in partnership with Xynteo, was launched, that aims to accelerate the adoption of low-carbon construction materials in India by piloting promising innovations on live construction sites. A Request for Applications has been launched, inviting start-ups, research institutions and technology providers to submit promising solutions across cement, concrete, steel, blocks, glass and bio-based materials. • Through integrated waste management initiatives, GPL supported 27,501 metric tonnes of waste diversion from landfills across 4 cities, 11 urban local bodies and 1.55 lakh households in H1 FY27. • Under the crop residue management project, GPL in partnership outreached 18000+ farmers across 310 villages and 40,000 hectares of land to deliver IEC and support with in-situ and ex-situ solutions for preventing stubble burning.

[#] Investors should not use the rating to make investment decisions as per SEBI guidelines

Global recognition for sustainability initiatives

Ranked #1 amongst residential developers globally by GRESB (Global Real Estate Sustainability Benchmark) with a score of 100/100 for 2025 & 2026

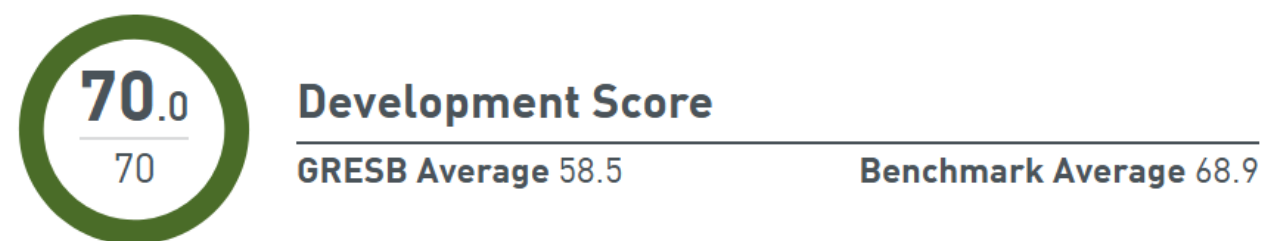
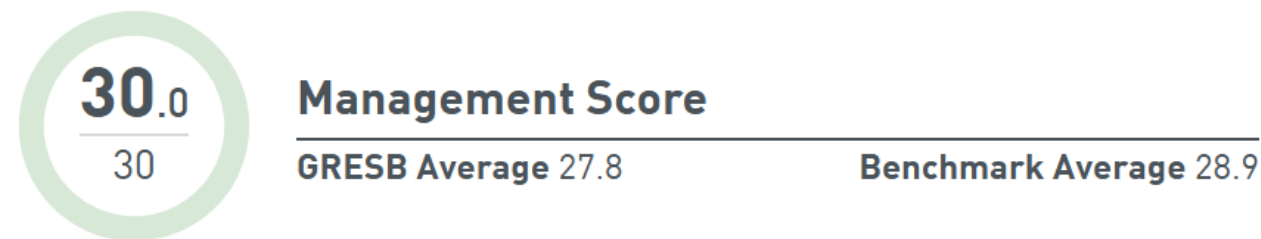
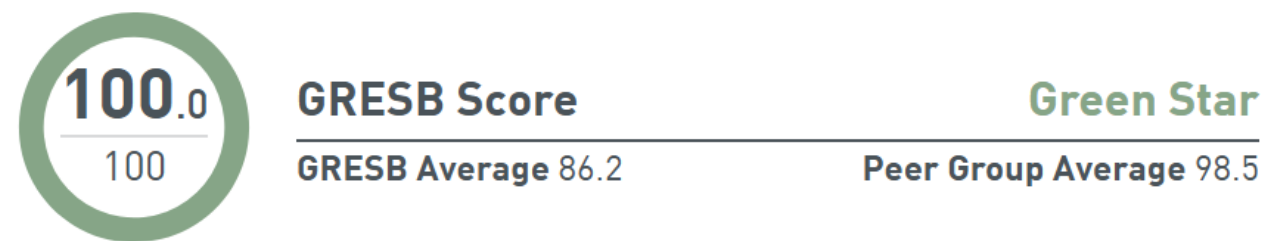
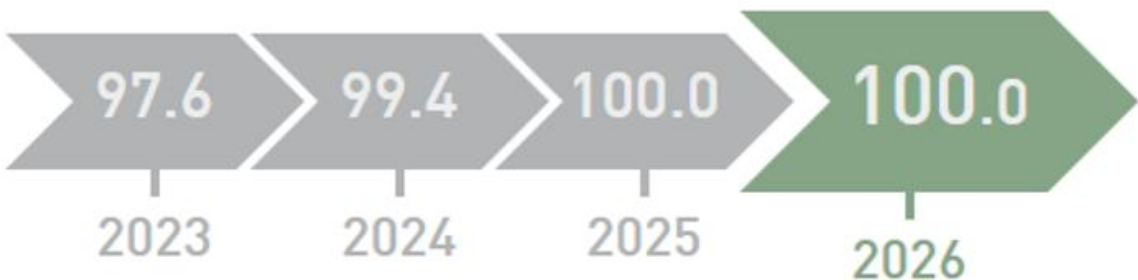
2026
GRESB Benchmark Report
Development

Godrej Properties | Godrej Properties

GRESB Rating: 5/5



Participation & Score



Rankings



Awards & recognition

Received 59 awards in Q2 FY27

Illustrative list of awards

Godrej Properties

- **NDTV Green Champion of the Year**
Winner
- **TIME Statista World’s Most Sustainable Companies**
Winner
- **Construction World Architect and Builder 2026**
Winner - Developer of the year – residential
Winner - India's Fastest growing real estate company – Large Category
- **Fulcrum Awards**
Winner - Best Infrastructure and Real Estate Sector Campaign
- **Bombay Chamber Inclusion Awards 2026**
Winner – Marquee Best of the Best - Energy, Resources & Industrials Category
- **CII CWL Gender Parity Awards 2026**
Winner - Distinguished Achievement Award – Business Excellence Category
- **Economic Times HR Future Skills Awards 2026**
Winner – Silver & Bronze

Project Awards

- **2025 South Asia SABRE Awards**
Live Events - Godrej Meridian, Gurugram | Godrej South Estate, NCR
Superior Achievement in Reputation Management - Godrej Meridian, Gurugram | Godrej South Estate, NCR
Marketing to Consumers (Existing Product) – Godrej City, MMR
- **10th Apex India Foundation Quality Excellence awards - 2025**
Platinum Winner - Godrej Urban Retreat, Pune | Godrej Skygreens, Pune | Godrej Park Springs, Pune
Gold Winner – Godrej Meadows, Pune | Godrej Evergreen Square, Pune | Godrej Forest Estate, Nagpur
- **Honourz Quality Excellence Awards**
Platinum Winner - Godrej River Royale, Pune | Godrej Evergreen Square, Pune | Godrej Emerald Waters, Pune
Diamond Winner – Godrej Hill Retreat 1&2, Pune
Gold Winner – Godrej Meadows, Pune | Godrej Hillside 3, Pune | Godrej Forest Estate, Nagpur
- **National Safety Council**
Merit - Godrej Evergreen Square, Pune

Project Awards (Contd.)

- **GreenTech Foundation**
Godrej Nurture, MMR | Godrej Reserve, MMR | Godrej Avenue Eleven, MMR | Godrej Sky Terraces, MMR | Godrej Arden, Noida | Godrej Vrikshya, Gurugram | Godrej Tropical Isle, Noida | Godrej Nature Plus, Gurugram | Godrej Majesty, Noida | Godrej South Estate, NCR
- **ICC Safety Award**
Platinum Winner - Godrej Riviera, MMR | Godrej Five Gardens, MMR | Godrej Emerald Waters, Pune | Godrej Evergreen Square, Pune
Gold Winner – Godrej Avenue Eleven, MMR | Godrej Horizon, MMR | Godrej Meridien, Gurugram | Godrej Nature Plus, Gurugram | Godrej Aristocrat, Gurugram | Godrej Skyline, Pune | Godrej Hillside-3, Pune | Godrej River Royale, Pune | Godrej Meadows, Pune
Silver Winner – Godrej Woods, Bengaluru | Evora Estate, Panipat | Godrej Vrikshya, Gurugram | Godrej Urban Retreat, Pune | Orchard Estate, Nagpur | Godrej Hill Retreat, Pune
Recognition – Godrej Zenith, Gurugram | Godrej Tropical Isle, Noida | Godrej Tiara, Bengaluru | Godrej Parksprings, Pune

Agenda

Overview 01

Q2 FY27 Operational Highlights 02

Q2 FY27 Financial Highlights 03

Annexure 04

Consolidated financial statements – P&L

(INR Crores)								
Particulars	Q2 FY27	Q2 FY26	% Change	Q1 FY27	% Change	H1 FY27	H1 FY26	% Change
Total Income	2,575	1,867	38%	1,337	93%	3,912	3,460	13%
Adjusted EBITDA	268	630	-57%	557	-52%	825	1,555	-47%
EBITDA	171	614	-72%	545	-69%	717	1,529	-53%
Profit before tax	98	566	-83%	480	-79%	578	1,427	-59%
Net Profit after tax	154	405	-62%	350	-56%	504	1,005	-50%

Total Income for Q2 FY27

Particulars	INR Cr
Mahalunge, Pune	1,589
Godrej South Estate, NCR	32
Godrej Reserve, MMR	31
Maanhinje, Pune	25
Godrej Splendour, Bengaluru	22
Evora Estate, Panipat	17
Others	219
Interest and other Income	637
Profit & Loss from Joint Venture	3
Total Income	2,575

Profit & Loss from Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	3
Add: Structuring Income	
DM Fees from Joint Venture Projects	7
Net Interest Income from Joint Ventures Projects	59
Profit & Loss for Joint Ventures including Structuring Income	69

Notes:

Total Income = Sales & Operating Income + Other Income + Share of profit/loss in Joint Venture

Adjusted EBITDA = EBITDA + interest included in cost of sale

EBITDA = PBT (before exceptional items) + Interest + Depreciation + Share of profit in Joint Venture

PBT = PBT (before exceptional items) + share of profit in Joint Venture

PAT = Net profit after minority interest

Note: All Numbers as per Ind AS

Cashflow statement

(INR Crores)			
Notes	Particulars	Q2 FY27	H1 FY27
A	Operating cashflow		
	Total operating cash inflow ¹	5,884	10,882
	Operating cash outflow		
	Construction & related outflow	-2,121	-4,365
	Other project related outflow	-2,179	-4,534
	Total operating cash outflow	-4,300	-8,899
	Net operating cashflow	1,584	1,983
B	Financial cashflow		
	Interest, Corporate Taxes & Other Outflow	-646	-893
	Dividend	-301	-301
	Net financial cashflow	-947	-1,194
C	Capital cashflow		
	Land, approval & capital outflow	-1,501	-2,712
	Advance to JV Partners	5	-130
	Net capital cashflow	-1,496	-2,842
(A+B+C)	Net cashflow	-859	-2,053
D	Adjustment for JV projects ²	105	103
(A+B+C+D)	Total net GPL cashflow	-754	-1,949
E	Ind AS Adjustments	483	455
(A+B+C+D+E)	(Increase) / Decrease in Net Debt under Ind AS	-271	-1,494

Notes: 1. Total operating cash inflow includes gross collection for DM projects and Other project related outflow includes JVP share of collection for DM projects | 2. Adjustment for JV projects represents mainly timing difference in cash collection from customers in respective project SPV and pending transfer to GPL due to non-Availability of RERA Limits and restrictions in respective agreements with JV partners whereby GPL cannot withdraw cash till particular milestones are achieved.

Consolidated Balance Sheet

(INR Crores)

SN	Particulars	As on 30.09.2026	As on 31.03.2026
		Unaudited	Audited
A	ASSETS		
1	Non-current Assets		
a	Property, Plant and Equipment	1,413.57	1,280.73
b	Right-of-Use Asset	256.76	263.32
c	Capital Work-In-Progress	138.65	169.40
d	Investment Property	145.75	150.51
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	12.38	13.72
g	Intangible Assets under Development	3.30	2.61
h	Equity accounted investees	853.42	625.62
i	Financial Assets		
	Other Investments	2,016.60	2,000.83
	Trade Receivables	63.55	73.91
	Loans	117.47	127.72
	Other Non-Current Financial Assets	337.87	717.07
j	Deferred Tax Assets (Net)	359.76	304.61
k	Income Tax Assets (Net)	446.03	335.28
l	Other Non-Current Non Financial Assets	8.75	10.75
	Total Non-Current Assets	6,173.93	6,076.15
2	Current Assets		
a	Inventories	64,625.83	57,806.91
b	Financial Assets		
	Investments	5,359.44	2,884.23
	Trade Receivables	466.17	554.07
	Cash and Cash Equivalents	1,626.65	1,860.74
	Bank Balances Other than Above	4,648.70	3,857.08
	Loans	2,161.01	2,108.35
	Other Current Financial Assets	2,036.18	1,538.03
c	Other Current Non Financial Assets	5,915.57	5,208.87
	Total Current Assets	86,839.55	75,818.28
	Total Assets	93,013.48	81,894.43

(INR Crores)

SN	Particulars	As on 30.09.2026	As on 31.03.2026
		Unaudited	Audited
B	Equity and Liabilities		
1	Equity		
a	Equity share capital	150.61	150.60
b	Other equity	19,207.97	19,004.94
c	Non-controlling interest	193.64	199.35
	Total Equity	19,552.22	19,354.89
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial Liabilities		
	Borrowings	2,250.00	2,250.00
	Lease Liabilities	234.18	234.74
	Other Non - Current Financial Liabilities	22.44	17.04
b	Provisions	76.04	70.62
c	Deferred Tax Liabilities (Net)	558.88	442.03
	Total Non-Current Liabilities	3,141.54	3,014.43
2.2	Current Liabilities		
a	Financial Liabilities		
	Borrowings	17,495.56	13,364.87
	Lease Liabilities	46.21	44.48
	Trade payables		
	Total Outstanding Dues of Micro and Small Enterprises	931.47	1,002.74
	Total Outstanding Dues of Creditors other than Micro and Small Enterprises	4,955.66	4,896.94
	Other Current Financial Liabilities	803.21	951.26
b	Other Current Non Financial Liabilities	45,907.87	39,087.42
c	Provisions	115.89	51.63
d	Current Tax Liabilities (Net)	63.85	125.77
	Total Current Liabilities	70,319.72	59,525.11
	Total Liabilities	73,461.26	62,539.54
	Total Equity and Liabilities	93,013.48	81,894.43

Financial Analysis

Profitability Indicators

Particulars	Q2 FY27	Q2 FY26	Q1 FY27	H1 FY27	H1 FY26
Adjusted EBITDA / Total Income %	10.4%	33.7%	41.7%	21.1%	44.9%
EBITDA / Total Income %	6.6%	32.9%	40.8%	18.3%	44.2%
PBT Margin %	3.8%	30.3%	35.9%	14.8%	41.2%
Net Profit Margin %	6.0%	21.7%	26.2%	12.9%	29.1%

Leverage Indicators

Particulars	As on 30 th Sep 2026	As on 30 th Jun 2026	As on 31 st Mar 2026
Net Debt (INR Cr)	7,908	7,637	6,414
Networth (INR Cr)	19,359	19,505	19,156
Net Debt / Equity Ratio	0.41	0.39	0.33
Average Borrowing Cost (YTD)	7.25%	7.15%	7.05%

Note: All Numbers as per Ind AS

Agenda

Overview 01

Q2 FY27 Operational Highlights 02

Q2 FY27 Financial Highlights 03

Annexure 04

A. Residential Projects – Mumbai Zone

As on 30 th Sep 2026											
SN	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPL Share Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Emerald	Mumbai	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Equity Method	1.32	1.32	1.32	1.30	1,159	1,127	1.32
2	Godrej Nurture	Mumbai	100% owned project	Line by Line Consolidation	1.27	1.27	0.86	0.44	702	234	-
3	Godrej Vihaa	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.73	285	265	0.34
4	Godrej City	Mumbai	Profit Based – 71.07%	Line by Line Consolidation	10.25	10.25	7.08	5.90	4,108	2,404	2.00
5	Godrej Golfside Estate	Mumbai	100% owned project	Line by Line Consolidation	0.41	0.41	0.41	0.40	340	317	0.41
6	Godrej Vistas	Mumbai	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.57	1,363	814	-
7	G&B, Vikhroli	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.20	1.20	-	-	-	-	-
8	Godrej Tranquil	Mumbai	DM Fee – 11% of Revenue	Accrual Method	1.58	1.58	1.29	1.20	1,656	1,255	0.94
9	Godrej Edenwoods	Mumbai	Profit Based – 50% (from 85% of revenue for this project)	Equity Method	0.03	0.03	0.03	-	-	-	-
10	Bandra	Mumbai	Revenue Based – 60%	Line by Line Consolidation	1.07	1.07	-	-	-	-	-
11	Godrej Bayview	Mumbai	Profit Share–60%; SPV to construct space for society in lieu of saleable area	Equity Method	0.56	0.56	0.56	0.36	728	350	-
12	Godrej Exquisite	Mumbai	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.73	868	655	0.03
13	Godrej RKS	Mumbai	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.37	944	848	0.38
14	Godrej Nirvaan	Mumbai	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.33	906	722	1.43
15	Taloja	Mumbai	Profit Share - 55%	Equity Method	7.50	7.50	-	-	-	-	-
16	Godrej Ascend	Mumbai	100% owned project	Line by Line Consolidation	1.68	1.65	1.65	1.43	1,691	1,078	0.01
17	Godrej Trilogy	Mumbai	Area Share - 73%	Line by Line Consolidation	1.50	1.10	0.81	0.61	3,603	703	-
18	Godrej Five Gardens	Mumbai	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	0.19	0.18	0.18	0.11	459	349	-
19	Godrej Riviera	Mumbai	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.59	432	196	-
20	Godrej Eternal Palms	Mumbai	100% owned project	Line by Line Consolidation	0.45	0.45	0.45	0.33	691	207	-
21	Godrej Horizon	Mumbai	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	1.73	1.70	1.70	1.37	3,204	2,229	-
22	Godrej Carmichael	Mumbai	100% owned project	Line by Line Consolidation	0.12	0.12	0.09	0.04	434	217	-
23	Godrej Country Estate, Palghar	Mumbai	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	0.21	72	66	1.09
24	Godrej Reserve	Mumbai	100% owned project	Line by Line Consolidation	3.88	3.88	3.24	3.14	6,207	3,193	0.06
25	Godrej Avenue Eleven*	Mumbai	GPL owns 50% of equity in the project specific company	Line by Line Consolidation	0.89	0.89	0.89	0.78	2,543	1,679	-
26	Godrej Hillview Estate	Mumbai	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.77	705	693	1.79
27	Godrej Sky Terraces	Mumbai	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.19	550	401	-
28	Godrej Woodside Estate	Mumbai	100% owned project	Line by Line Consolidation	1.76	1.76	1.76	1.68	743	692	1.76
29	Godrej Varanya (Kharghar)	Mumbai	100% owned project	Line by Line Consolidation	1.97	1.97	1.10	0.47	813	151	-
30	Godrej Skyshore	Mumbai	Revenue Share - 84% for ~86% of area	Line by Line Consolidation	0.52	0.45	0.45	0.26	829	275	-
31	Thane	Mumbai	Revenue share - 74.5%	Line by Line Consolidation	4.00	4.00	-	-	-	-	-
32	Marine Lines	Mumbai	Revenue Share - 86.4% for ~88.7% of saleable area (95% equity in the project)	Equity Method	1.10	0.98	-	-	-	-	-
33	Godrej Greenview Estate	Indore	100% owned project	Line by Line Consolidation	1.16	1.16	1.16	1.00	512	373	1.16
34	Verdania Estate	Indore	100% owned project	Line by Line Consolidation	0.62	0.62	0.42	0.26	213	146	0.62
Total Mumbai Zone					58.53	57.39	33.12	27.59	36,761	21,641	13.33

*Total estimated saleable area represents GPL share of balance area to be sold

A. Residential Projects – North Zone

As on 30 th Sep 2026											
SN	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPL Share Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej 101	Gurugram	Revenue Based – 66.66%	Line by Line Consolidation	1.03	1.03	1.03	1.02	824	553	0.63
2	Godrej Icon	Gurugram	100% owned project	Line by Line Consolidation	0.80	0.80	0.68	0.66	457	449	0.66
3	Godrej Nature+	Gurugram	100% owned project	Line by Line Consolidation	1.75	1.75	1.75	1.75	1,120	697	0.39
4	Godrej Air	Gurugram	100% owned project	Line by Line Consolidation	0.99	0.99	0.99	0.98	578	491	0.99
5	Godrej Meridien	Gurugram	GPL owns 20% equity in project specific company	Equity Method	1.52	1.52	1.52	1.51	1,361	1,341	1.20
6	Godrej Habitat	Gurugram	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	252	0.32
7	Godrej Zenith	Gurugram	100% owned project	Line by Line Consolidation	2.90	2.90	2.90	2.84	4,179	2,080	-
8	Godrej Aristocrat	Gurugram	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.67	1.67	1.58	3,152	1,522	-
9	Godrej Vrikshya	Gurugram	100% owned project	Line by Line Consolidation	1.59	1.59	1.59	1.07	1,860	865	-
10	Godrej Miraya, GCR	Gurugram	100% owned project	Line by Line Consolidation	0.94	0.94	0.61	0.25	896	341	-
11	Godrej Astra, GCR	Gurugram	100% owned project	Line by Line Consolidation	0.56	0.56	0.51	0.47	1,477	385	-
12	Godrej Sora, GCR	Gurugram	100% owned project	Line by Line Consolidation	0.86	0.86	0.66	0.27	819	206	-
13	Godrej Alira	Gurugram	100% owned project	Line by Line Consolidation	0.37	0.37	0.37	0.12	286	77	-
14	Godrej Samaris, GCR	Gurugram	100% owned project	Line by Line Consolidation	1.78	1.78	0.93	0.54	1,763	187	-
15	Godrej Verano (Sector 63A)	Gurugram	100% owned project	Line by Line Consolidation	1.75	1.75	-	-	-	-	-
16	Godrej South Estate	NCR	100% owned project	Line by Line Consolidation	1.01	1.01	0.94	0.83	1,739	1,165	0.71
17	Ashok Vihar	NCR	100% owned project	Line by Line Consolidation	3.28	3.28	-	-	-	-	-
18	Godrej Connaught One	NCR	DM - 10% of Revenue & Profit Share - 50%	Equity Method	0.12	0.12	0.12	0.07	471	225	-
19	Godrej Green Estate	Sonipat	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	1.00	840	837	1.00
20	Godrej Parkland Estate	Kurukshetra	100% owned project	Line by Line Consolidation	1.40	1.40	1.40	1.38	628	619	1.40
21	Evora Estate	Panipat	100% owned project	Line by Line Consolidation	1.02	1.02	0.98	0.95	1,194	609	0.45
22	Godrej Nest	Noida	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.87	1,155	993	0.86
23	Godrej Palm Retreat	Noida	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.37	963	922	0.91
24	Godrej Woods	Noida	Profit Share – 49%	Equity Method	2.46	2.46	2.46	2.45	2,907	2,820	2.25
25	Godrej Tropical Isle	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.61	2,215	1,520	-
26	Godrej Jardinia	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.60	2,373	1,390	-
27	Godrej Riverine	Noida	100% owned project	Line by Line Consolidation	1.48	1.48	1.48	1.26	2,794	722	-
28	Noida Sector 151	Noida	100% owned project	Line by Line Consolidation	1.09	1.09	-	-	-	-	-
29	Godrej Golf Links	Gr. Noida	Profit Share – 40%	Equity Method	4.59	4.59	4.58	4.26	4,127	2,367	3.32
30	Godrej Arden	Gr. Noida	100% owned project	Line by Line Consolidation	2.16	2.16	1.76	1.27	1,664	452	-
31	Godrej Majesty	Gr. Noida	100% owned project	Line by Line Consolidation	1.74	1.74	1.50	1.06	1,525	422	-
32	Greater Noida DMIC	Gr. Noida	100% owned project	Line by Line Consolidation	5.78	5.78	-	-	-	-	-
Total North Zone					53.70	53.67	38.70	34.82	43,835	24,509	15.09

GPL has given exit to JV partner and increased its stake in Godrej Air to 100% from 37.5% earlier

A. Residential Projects – South Zone

As on 30 th Sep 2026											
SN	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPL Share Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej MSR City	Bengaluru	Profit Share – 50%	Equity Method	6.32	6.32	4.03	4.01	3,800	1,150	-
2	Godrej Woodland	Bengaluru	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.33	455	406	1.49
3	Godrej Reflections	Bengaluru	GPL holds 20% equity in the project specific company	Equity Method	0.97	0.97	-	-	-	-	-
4	Tumkur Road	Bengaluru	Revenue Based – 78.0%	Line by Line Consolidation	0.79	0.79	-	-	-	-	-
5	Godrej Ananda	Bengaluru	DM-4.5% of Revenue & Profit Share-49%	Equity Method	3.29	3.29	3.29	3.23	1,954	1,678	1.66
6	Godrej Park Retreat	Bengaluru	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,216	1,195	1.66
7	Godrej Splendour	Bengaluru	100% owned project; 5.4% area share to landowner	Line by Line Consolidation	2.57	2.48	2.08	1.99	1,436	1,233	1.10
8	Godrej Lakeside Orchard	Bengaluru	100% owned project	Line by Line Consolidation	1.64	1.64	1.64	1.44	1,590	831	-
9	Godrej Vanantara	Bengaluru	100% owned project	Line by Line Consolidation	3.53	3.53	3.53	3.45	3,765	683	-
10	Godrej Athena	Bengaluru	100% owned project	Line by Line Consolidation	0.57	0.57	0.57	0.50	704	553	-
11	Godrej Woodscapes	Bengaluru	100% owned project; 0.1 msf area share to landowner	Line by Line Consolidation	4.43	4.32	4.07	4.03	3,803	1,973	-
12	Godrej Tiara	Bengaluru	100% owned project	Line by Line Consolidation	0.84	0.84	0.84	0.82	1,344	583	-
13	Godrej Woods	Bengaluru	100% owned project	Line by Line Consolidation	0.97	0.97	0.97	0.42	546	156	-
14	Godrej Aveline	Bengaluru	100% owned project	Line by Line Consolidation	1.60	1.60	1.57	1.45	2,412	409	-
15	Godrej Parkshire	Bengaluru	100% owned project - ~26% area share to landowner	Line by Line Consolidation	1.56	1.16	1.16	0.81	835	285	-
16	Aravya Estate	Bengaluru	100% owned project	Line by Line Consolidation	1.10	1.10	1.10	1.08	480	276	-
17	Godrej Regent Park (Kada Aghara)*	Bengaluru	100% owned project	Line by Line Consolidation	3.56	3.56	0.80	0.46	463	46	-
18	Godrej Florenne (Whitefield)	Bengaluru	100% owned project	Line by Line Consolidation	1.09	1.06	1.00	0.11	142	7	-
19	Godrej Palm Grove	Chennai	Area Based – 70% (for 12.57 acres), 68% (for 4.82 acres)	Line by Line Consolidation	2.40	2.40	0.65	0.64	264	255	0.65
20	Godrej Azure	Chennai	100% owned project	Line by Line Consolidation	1.04	1.04	1.04	0.83	464	267	0.47
21	Godrej Sunrise Estate	Chennai	100% owned project	Line by Line Consolidation	1.55	1.55	1.45	1.04	289	270	1.55
22	Chennai Plotted 2	Chennai	100% owned project	Line by Line Consolidation	1.18	1.18	-	-	-	-	-
23	Coimbatore	Coimbatore	100% owned project	Line by Line Consolidation	1.10	1.10	-	-	-	-	-
24	Godrej Regal Pavilion	Hyderabad	100% owned project	Line by Line Consolidation	4.13	4.13	3.29	2.91	2,497	783	-
25	Godrej Madison Avenue	Hyderabad	100% owned project with 0.095 msf area share with landowner	Line by Line Consolidation	1.25	1.15	0.96	0.91	1,092	325	-
26	Godrej Brooklyn Avenue	Hyderabad	100% owned project	Line by Line Consolidation	3.06	3.06	2.66	0.84	1,044	129	-
27	Neopolis	Hyderabad	100% owned project	Line by Line Consolidation	2.55	2.55	-	-	-	-	-
Total South Zone					56.52	55.78	39.83	33.98	30,595	13,494	8.58

*Total estimated saleable area has increased from 3.06 msf on account of design efficiency

A. Residential Projects – West-East Zone

SN	Project Name	Location	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPL Share Area (mn sq ft)	PTD Area Launched (mn sq ft)	As on 30 th Sep 2026			
								PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City	Ahmedabad	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI to X - 17% of Revenue Phase XI onwards - 15.6% of Revenue	Line by Line Consolidation/ Accrual Method	21.00	19.76	9.02	8.84	3,045	2,798	7.86
2	Vastrapur	Ahmedabad	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
3	Godrej Heritage Estate	Vadodara	100% owned project	Line by Line Consolidation	0.89	0.89	0.89	0.36	125	85	0.89
4	Greenvale Estate	Raipur	100% owned project	Line by Line Consolidation	0.95	0.95	0.80	0.64	276	30	-
5	Godrej Seven	Kolkata	100% owned project	Line by Line Consolidation	2.70	2.70	2.70	2.47	1,225	867	0.96
6	Godrej Prakriti	Kolkata	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.77	989	985	2.34
7	Godrej Blue	Kolkata	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.83	1,161	453	-
8	Godrej Zen Estates	Kolkata	100% owned project	Line by Line Consolidation	1.33	1.33	1.33	0.19	68	27	0.75
9	EM Bypass	Kolkata	100% owned project	Line by Line Consolidation	1.03	1.03	-	-	-	-	-
10	Godrej Orchard Estate	Nagpur	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.41	605	587	1.47
11	Godrej Forest Estate	Nagpur	Profit Share - 40% for 89.75% of area	Line by Line Consolidation	2.48	2.23	2.23	2.22	781	746	2.48
12	Rivershore Estate (Nagpur 3)	Nagpur	100% owned project	Line by Line Consolidation	1.72	1.72	1.54	0.69	310	36	-
13	Godrej Infinity/ Rejuve/ Aqua Vista (Keshavnagar)	Pune	Profit Share – 58.64%	Equity Method	3.94	3.94	2.79	2.40	1,525	1,333	2.08
14	Godrej Greens	Pune	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.87	399	405	0.88
15	Godrej Park Greens (Mamurdi)	Pune	100% owned project	Line by Line Consolidation	4.18	4.18	3.88	3.67	2,091	1,540	1.69
16	MaanHinje	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	7.59	7.59	6.35	5.16	4,335	2,207	0.41
17	Manjari	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	4.27	4.27	3.99	3.26	2,176	1,616	1.32
18	Mahalunge	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	6.38	6.38	6.38	5.73	4,006	3,417	4.47
19	Godrej Emerald Waters	Pune	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.21	1,220	714	0.08
20	Godrej Elaris	Pune	100% owned project	Line by Line Consolidation	2.02	2.02	1.37	0.75	905	198	-
21	Godrej Skyline	Pune	100% owned project with 0.05 msf area share with landowner	Line by Line Consolidation	0.79	0.74	0.62	0.38	627	218	-
22	Godrej Evergreen Square	Pune	100% owned project	Line by Line Consolidation	2.40	2.40	2.40	1.93	1,648	607	-
23	Godrej Ivara	Pune	100% owned project	Line by Line Consolidation	3.70	3.70	1.60	0.82	876	98	-
24	Kharadi 2	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	2.52	2.52	-	-	-	-	-
25	Mahalunge 2	Pune	100% owned project	Line by Line Consolidation	2.13	2.13	-	-	-	-	-
Total West East Zone					80.86	79.32	55.48	46.60	28,393	18,967	27.68
Total Residential Projects					249.60	246.16	167.13	142.99	1,39,584	78,610	64.68

B. Commercial Projects

i. Commercial Projects (Build to Sale)

As on 30 th Sep 2026											
SN	Project Name	Location	Business Model	Accounting Method	Estimated Saleable Area (mn sq ft)	GPL Share Area (mn sq ft)	PTD Area Launch (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection Received (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City*	Ahmedabad	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI onwards - 17% of Revenue	Line by Line Consolidation/ Accrual Method	2.40	2.40	-	-	-	-	-
2	Godrej Eternia	Chandigarh	Revenue Based – 70.79%	Line by Line Consolidation	0.51	0.51	0.51	0.42	355	272	0.51
3	Godrej Genesis	Pune	Revenue Based 58%	Line by Line Consolidation	0.48	0.48	-	-	-	-	-
Total Commercial Projects (Build to Sale)					3.39	3.39	0.51	0.42	355	272	0.51

*Primarily a residential project with a portion of commercial saleable area.
GPL has given exit to JV partners and increased its stake in Godrej Eternia to 70.79% from 54% earlier

ii. Commercial Projects (Build to Lease)

SN	Project Name	Location	Business Model	Accounting Method	Estimated Leasable Area (mn sq ft)	PTD Area Leased (mn sq ft)*	Average Lease Rent (per sq ft)	OC Received (mn sq ft)
1	Hebbal	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	0.76	0.74	92	0.76
2	Indira Nagar	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	1.08	1.04	162	1.08
3	Hudson Circle	Bangalore	GPL holds 20% equity in project specific company	Investment accounting	0.48	-	-	-
4	Godrej Two	Mumbai	GPL holds 45% equity in project specific company	Investment accounting	1.24	1.24	187	1.24
5	Golf Course Road	Gurugram	GPL owns 9.5% of equity in project specific company	Investment accounting	1.12	0.72	180	1.12
6	Koregaon Park	Pune	GPL holds 17.5% equity in project specific company	Investment accounting	1.66	0.62	100	1.66
7	Yerwada	Pune	GPL holds 20% equity in project specific company	Equity Method	0.99	0.21	115	-
Total Commercial Projects (Build to Lease)					7.32	4.56	150	5.85

*Including LOIs

iii. Commercial Projects (Build to Operate)

SN	Project Name	Location	Business Model	Accounting Method	Estimated Area (mn sq ft)	OC Received (mn sq ft)
1	The Trees - Hotel	Mumbai	100% owned project	Line by Line Consolidation	0.34	0.34
Total Commercial Projects (Build to Operate)					0.34	0.34

Thank You

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