Prozone Realty Limited

Dated: 14th August 2026

To,

National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex, Bandra (E),
Mumbai 400 051
Scrip: PROZONER

BSE Limited
Listing Department,
P.J. Towers, Dalal Street, Fort,
Mumbai 400 001
Scrip: 534675

Subject: Investor presentation– Q1 FY 2026-27.

Dear Sir/Madam,

Pursuant to Reg. 30(6) read with Para-A of Part-A of Schedule III of SEBI (LODR), Regulations 2015, we enclose herewith a copy of the Investor Presentation to be shared with Analyst/Institutional Investors.

Further, in compliance with Reg. 46(2)(o) of SEBI (LODR) Regulations 2015, the aforesaid information shall also be hosted on the website of the company at www.prozonerealty.com.

Please take the same on your record.

Thanking you,

Yours truly,
For Prozone Realty Limited

Prozone Realty Ltd. Mumbai

Ajayendra

Ajayendra Pratap Jain
CS and Chief Compliance Officer

Encl: as above

Upward
And Forward

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PROZONE REALTY LIMITED

Q1 FY27 RESULTS
UPDATE PRESENTATION
Aug 2026

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Ch Sambhaji Nagar Mall

Coimbatore Mall

VALUE REALIZATION: STRATEGIC DISINVESTMENT OF OPERATING ASSETS

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Strategic sale of 100% shares in operational mall assets (Ch Sambhaji Nagar & Coimbatore).

Valuation: INR 1,242.5 Cr Gross Consideration | **Target Utilization**: Acquire project in **Premium MMR market**

Monetizing at Peak

Both assets are monetized at Peak Performance

Premium Valuation

INR 1,242.5 Cr unlocked at highly attractive exit yield

Net Proceeds

Significant cash generation approx. of 800 cr+

Unlocking Capital

Capital unlocked for High-Yield Frontiers

Mumbai Opportunity

Mumbai has had Infra boom expected to improve realty potential

Strategic Pivot to MMR

Focus toward Grade A Office and Retail platforms in prime Mumbai CBD locations

High Value Developments

Target is to invest in High Value High growth projects in MMR

Post disinvestment, the company still has development value potential of over 1100 cr.

BUSINESS UPDATE: Retail

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- Retailer sales of Rs 2.4 bn achieved in Q1 FY27.
- Footfall of over 5.3 mn recorded in Q1 FY27.
- 3 new stores with GLA of over 3,300 sq ft opened in Q1 FY27
- 4 new stores signed /under fitout for over 11,600 sq ft.

Combined for both the malls

BUSINESS UPDATE Q1 FY27: Retail

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Prozone Mall, Ch Sambhaji Nagar

- Ch Sambhaji Nagar Mall occupancy reached 96% in Q1 FY27.
- 2 new stores spanning ~1,700 sq.ft. GLA launched, viz. Sweet Dreams & Dosa Plaza.
- ~9,100 sq ft GLA is under fit-out with 2 brands, including Technosports & The Nail box.

Prozone Mall Coimbatore

- Coimbatore mall occupancy reached 95% in Q1 FY27.
- 1 new stores spanning ~1,620 sq.ft. GLA launched, viz. Crossword.
- GLA of ~2,600 sq ft is signed out with 2 brands, including Zarelle & Glamzy.

BOTH PROPERTIES ARE OPERATING AT PEAK OCCUPANCY.

RETAIL – Ch Sambhaji Nagar MALL UPDATE
(excluding Lower Ground Floor)

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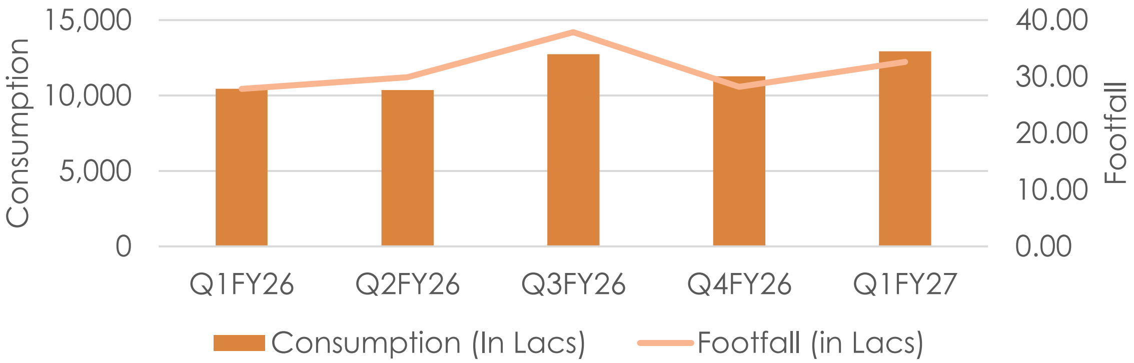
Key Operating Parameters	Q1 FY27
Total Operational Area (lakh sq.ft.)	5.60
Total Leased Area (lakh sq.ft.)	**5.69**
Current Leasing Status	96%
Number of Stores Leased	130
New Stores Opened in quarter	2
Number of Stores Under fit out	2

Consumption & Footfall Trend (in lakhs)



Note: Consumption is up by 24% & Footfall is up by 17% over Q1 FY26.

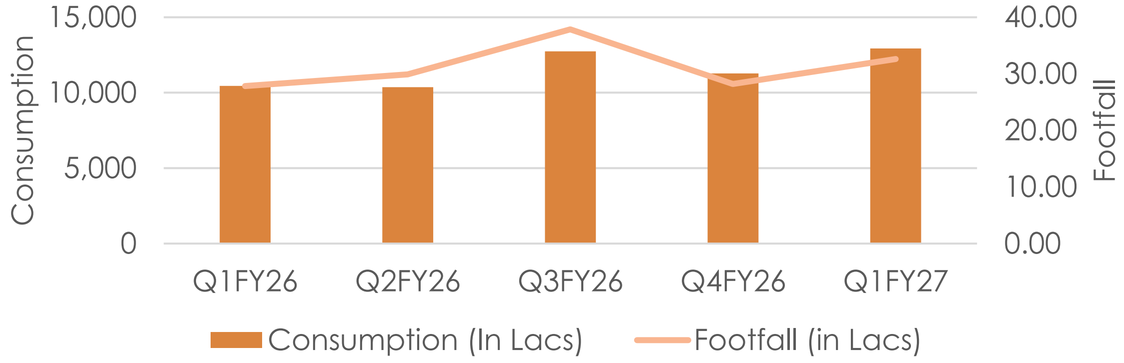
Occupancy (in lakhs)

Note: Above excludes details of Lower Ground Floor area as the same is largely a warehousing/non retail space.

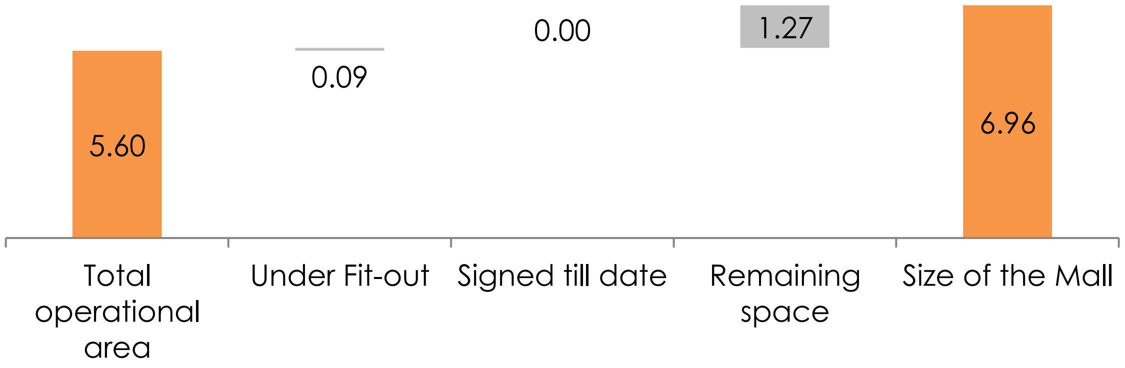
RETAIL – Ch Sambhaji Nagar MALL UPDATE

Key Operating Parameters	Q1 FY27
Total Operational Area (lakh sq.ft.)	5.60
Total Leased Area (lakh sq.ft.)	**5.69**
Current Leasing Status	82%
Number of Stores Leased	130
New Stores Opened in quarter	2
Number of Stores Under fit out	2

Consumption & Footfall Trend (in lakhs)



Occupancy (in lakhs)



Note: Consumption is up by 24% & Footfall is up by 17% over Q1 FY26.

NEW STORES AT Ch Sambhaji Nagar MALL

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Sweet Dreams

Dosa Plaza

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H&M
SMART BAZAAR
max
Reliance digital
We bring technology to life for you
croma
The Electronics Megastore
INOX
LIVE THE MOVIE
MR.D.I.Y.
Always Low Prices
MARKS & SPENCER
pantaloons
lifestyle
YOUR STYLE. YOUR STORE.
SHOPPERS STOP
START SOMETHING NEW
Reliance trends
ZUDIO
cottonking
adidas
WROGN
U.S. POLO ASSN.
SINCE 1890
aurelía
crocs
WALKWAY
Bata
SNITCH
mufti
Cotton Culture
CANTABIL
BLACKBERRYS
fabindia
CELEBRATE INDIA
KINGDOM OF white
ORRA
Mia by TANISHQ
zivame
PERFORMAX
ACTIVEWEAR
Hamleys
elleven
Lenovo
INTUNE
TITAN
METRO
Levi's
LOUIS PHILIPPE
MONTE CARLO
JOCKEY
Allen Solly
mamaearth
MOCHI
hp
Bewakoof
Mia by TANISHQ
KAZO
ethnix by Raymond
Pepe Jeans LONDON
BIBA
ACCESSORIZE
parx
lenskart.com
Reebok
amanté
PETER ENGLAND
SKECHERS
asics
NEEMAN'S
KILLER
spykar
WORLD of TITAN
ColorPlus
VANHEUSEN
just WATCHES
PARK AVENUE
safari
MINISO
Levi's
PUMA
CHINESE WOK
BARBEQUE NATION
DOSA PLAZA
CAFE BOLLYWOOD
firstcry
HIGHLANDER
zouk.
PALMONAS
LITESTYLE
KRAUS JEANS
ownd!
BIRYANI QUEEN
INDIAN TERRAIN
AGARO
KFC
Pizza Hut
Domino's
CALCETTO
yousta
SKY JUMPER
BURGER KING
sweet dreams
SMART BAZAAR

EVENTS AT Ch Sambhaji Nagar MALL

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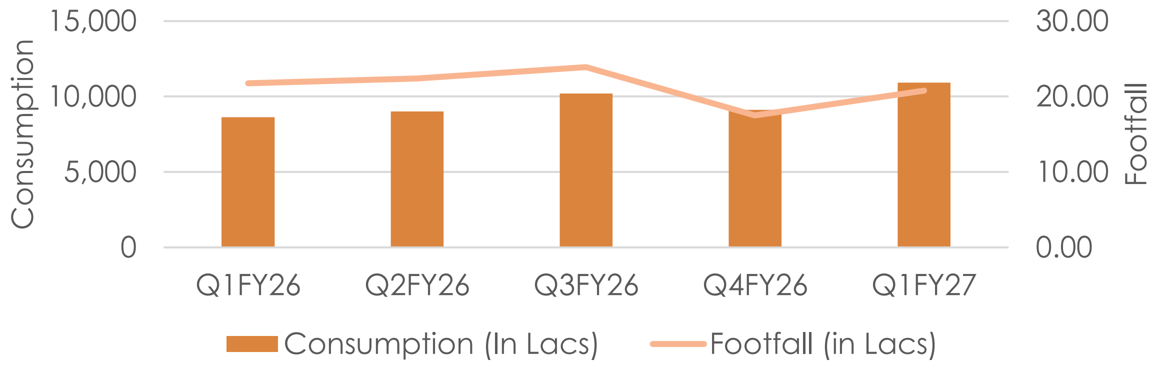
EOSS-50% Off

Plus polio camp

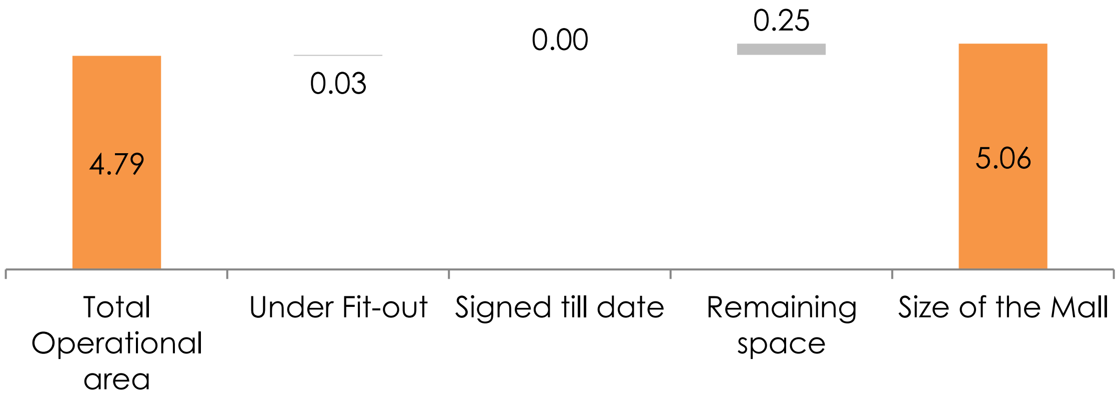
FINANCIAL SNAPSHOT - COIMBATORE MALL

Key Operating Parameters	Q1 FY27
Total Operational Area (lakh sq.ft.)	4.78
Total Leased Area (lakh sq.ft.)	**4.81**
Current Leasing Status	95%
Number of Stores Leased	113
New Stores Opened in quarter	1
Number of Stores Under fit out	0

Consumption & Footfall Trend (in lakhs)



Occupancy (in lakhs)



Note: Consumption is up by 27% over Q1 FY26.

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Crossword

BRAND PARTNERS AT COIMBATORE MALL

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H&M
MR.D.I.Y.
SPAR
pantaloons
Reliance digital
Hamleys
croma
FUN UNLIMITED
MARKS & SPENCER
lifestyle
TRENDS
WESTSIDE
max
UNLIMITED
zudio
INOX

crocs
TOMMY HILFIGER
Daniel Wellington
TONI&GUY
amukti
mi
adidas
Levi's
Domino's
McDonald's
BURGER KING
PUMA
Bata
METRO
WOODLAND
lenskart.com
MOCHI
Mia by TANISHQ
WOW! MOMO
GREEN LEAF
SKECHERS
LP LOUIS PHILIPPE
KAMA AYURVEDA
NYKAA
AVANTRA by TRENDS
MINISO
PETER ENGLAND
WOW! CHICKEN
TACO BELL
KEVENTERS
LENSKART MAKERS
WORLD of TITAN
KFC
KINGDOM OF WHITE
Being human
INDIAN TERRAIN
Raymond
mufti
SAMSUNG
safari
purple
Boomerang
INTUNE
aurelia
ColorPlus
VAN HEUSEN
Ray-Ban
mamaearth
SUBWAY
Café Coffee Day
U.S. POLO ASSN. SINCE 1890
just WATCHES
enamor
Crocodile
GO COLORS!
Lenovo
THE SLEEP COMPANY
POPEYES
TITAN eyeplus
PARK AVENUE
JOCKEY
amanté
BIG HELLO THE PLUS LIFE
JOHN PLAYERS
hp
CROSSWORD
WILDCRAFT
Pizza Hut
Sree Annapoorna Sree Gowrishankar
VIP
sunglass hut
Sapna Since 1967
TRENDS FOOTWEAR
ORRA
RAMRAJ
HAPPENSTANCE
vision express
CHINESE WOK
hari bhavanam

EVENTS AT COIMBATORE MALL

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NextGen grandmaster Chess competition

Pavazhamalli Dance competition

Summerholic

Used Book Fair

Kpop Kids Cosplay Carnival

Science Fest

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Coimbatore Residential

Nagpur Residential

PROJECT UPDATE - COIMBATORE - RESIDENTIAL

- **~1.9 m** sqft of residential

- **7** towers of 18 floors comprising **1,152** apartments

- **3** towers of 18 floors comprising **540** apartments planned in phase 1.
- **10 net new bookings** were received in Q1FY27.
- Rs 177 mn were collected in Q1 FY27.

- **Amenities:**
  Club house, swimming pool
  tennis court, amphitheater, squash court, gymnasium

Coimbatore Residential (CGI)

RESIDENTIAL UPDATE

Total Units – Phase 1	Units Sold	Sale Value	Collection
540 Units	412 units	Rs 2363mn	Rs 1392 mn

COIMBATORE RESIDENTIAL

- Construction of Two Towers viz. **Manhattan & Splendour completed**.

- Property tax assessment obtained and Completion report submitted to TNRERA.

- **Handover** in Process:
- **Splendour – 91 units** handed over out of 144 units
- **Manhattan – 26 units** handed over out of 216 units

Manhattan & Splendour

The handover process for Splendour & Manhattan started; more than 117 units handed over to date

Project Status as on Mar26

Project Status as on June26

Florenza Tower Construction in full swing

COIMBATORE RESIDENTIAL - AMENITIES

Swimming Pool

Club House

Tennis & Basketball Court

Kids Play Area

PROJECT UPDATE – NAGPUR

- **0.5m** sqft of retail space under advanced stage of approvals
- **0.39m** additional development potential

- **4.5m** catchment population

- **15.7 acres** of residential under development

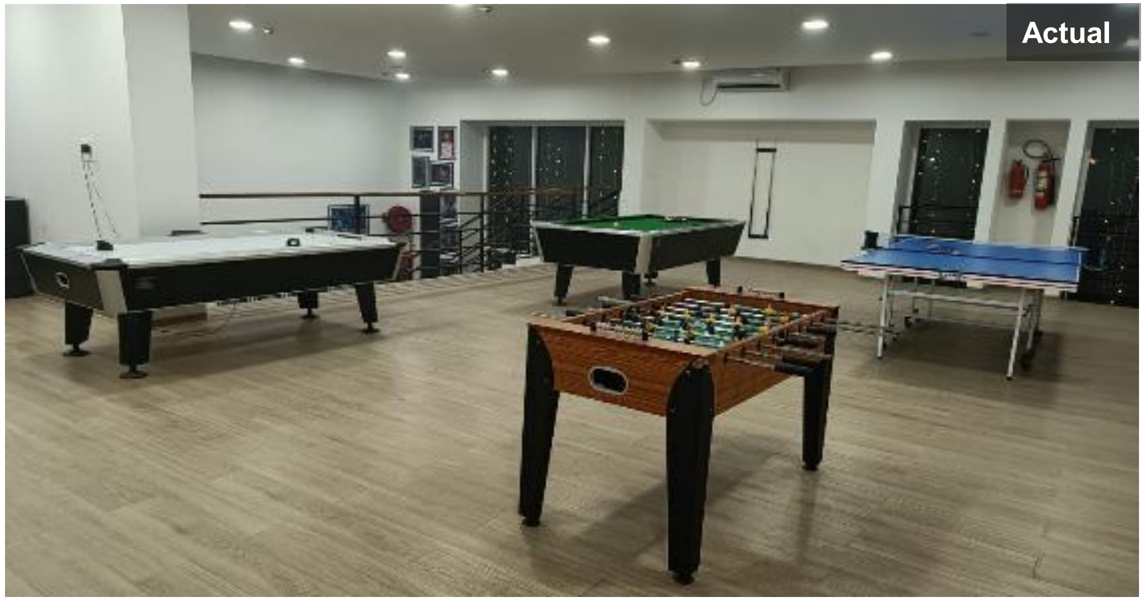
- **4** towers of 14 floors comprising 336 apartments completed and Part OC has been obtained for 264 units upto 11 floors **including part OC for balance 22 units.**
- Till date 210 units have been handed over, balance units handover in process.

Nagpur mall design (CGI)

RESIDENTIAL UPDATE

Units Launched	Units Sold	Sale Value	Collection
336 Units	254 units	Rs. 1780 mn	Rs. 1595 mn

NAGPUR RESIDENTIAL



PROJECT UPDATE - INDORE RESIDENTIAL

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- **1.9m** city population
- Prominent business and industrial centre in Madhya Pradesh

- **43.5acres** comprising residential township with 5 acres for commercial to be developed in phases

- **Phase 1A,1B & 1C** is for plotted development of about 200 units for better monetization.
- **Completion cert. received for Phase 1A of 74 plots.**
- **Approvals obtained & sales started for Phase1B having 75 plots.**
- EOI received for 54 plots in Ph1B.

- **Amenities:**

  Club house, swimming pool

  tennis court, amphi theatre, cricket court, meditation centre, gymnasium

INDORE RESIDENTIAL Phase 1

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FINANCIAL RESULTS: CONSOLIDATED INCOME STATEMENT

Rs. Mn.	Q1 FY27	Q4 FY26	Q1 FY26	FY26
Revenue from Real Estate Projects	152.4	180.9	74.1	649.2
Lease Rental & Related Income	0.0	10.0	0.0	10.0
Total Income from operations	**152.4**	**190.9**	**74.1**	**659.2**
Other Income	5.1	11.6	3.4	25.9
Total Income including other income	**157.6**	**202.5**	**77.5**	**685.1**
EBITDA w/o Other Income	**-54.2**	**-32.1**	**-32.4**	**-118.0**
EBITDA	**-49.0**	**-20.5**	**-29.0**	**-92.1**
EBITDA w/o Other income Margin	-35.6%	-16.8%	-43.7%	-17.9%
EBITDA Margin	-32.2%	-10.7%	-39.2%	-14.0%
Depreciation	7.2	10.3	8.9	38.9
Interest	14.1	6.3	7.0	33.1
Profit before tax	-68.3	-34.7	-42.8	-155.2
Profit after tax continuing operations	**-68.4**	**-21.6**	**-44.1**	**-142.2**
Profit after tax from discontinued operations	**81.4**	**60.7**	**82.0**	**321.1**
Total Profit after tax	**13.0**	**39.1**	**37.8**	**178.9**
PAT after minority interest	**13.6**	**66.6**	**7.3**	**106.9**

^ Revenue from Real Estate Projects include revenue recognized from Coimbatore Residential, Nagpur Residential & Indore plotted development.

As per Ind AS 105, both mall businesses have been classified and reported as discontinued operations, accordingly previous period numbers have been restated.

Note-

- Lease Rental & Related income and CAM Income are received from Ch Sambhaji Nagar Mall and Coimbatore Mall.; Revenue from Real Estate Projects represent Revenues recognized from the Build & Sell model.
- Other Income represents Interest & Dividend Income on Investments etc

Comparable numbers including discontinued operations

01 Income from Operations stood at Rs 507.6 mn for Q1FY27, up 33% over Q1FY26

- Income from continued operations stood at Rs 152.4 mn up 106% YoY
- Income form discontinued operations stood at Rs 355.2 mn up 15% YoY

02 EBITDA stood at Rs 215 mn for Q1 FY27

- EBITDA from continued operations stood at Rs -49 mn
- EBITDA from discontinued operations stood at Rs 264 mn, up 9% YoY

03 Total PAT for Q1 FY27 stood at Rs 13.0 mn vs Rs 37.8mn in Q1FY26

- PAT from continuing operations for Q1 FY27 stood at -68.4 mn.
- PAT from discontinued operations for Q1 FY27 stood at 81.4 mn

04 Strong Operating Parameters

- Leasing of 95% at Coimbatore Mall & 96%* at Ch Sambhaji Nagar Mall.

*Excludes Lower Ground Floor area as the same is a warehousing/non retail space.

DISCLAIMER

Generic Disclaimer

The following is a general overview of Prozone Realty Limited (the "Company") and is qualified in its entirety by reference to the applicable offering memorandum, memorandum and articles of association or other constitutional documents and subscription agreement (together the "Investment Documents") relating to the purchase of interests in the Company, all of which will be available upon request from the Company's administrator and should be reviewed carefully prior to making an investment decision. This overview is being furnished on a confidential basis for discussion purposes only to a limited number of persons who may be interested in this type of investment. Neither the information nor any opinion expressed herein constitutes a solicitation or recommendation by anyone of the purchase or sale of any securities or other financial instruments. Any reproduction or distribution of this overview, in whole or in part, or the disclosure of its contents, without prior written consent is prohibited.

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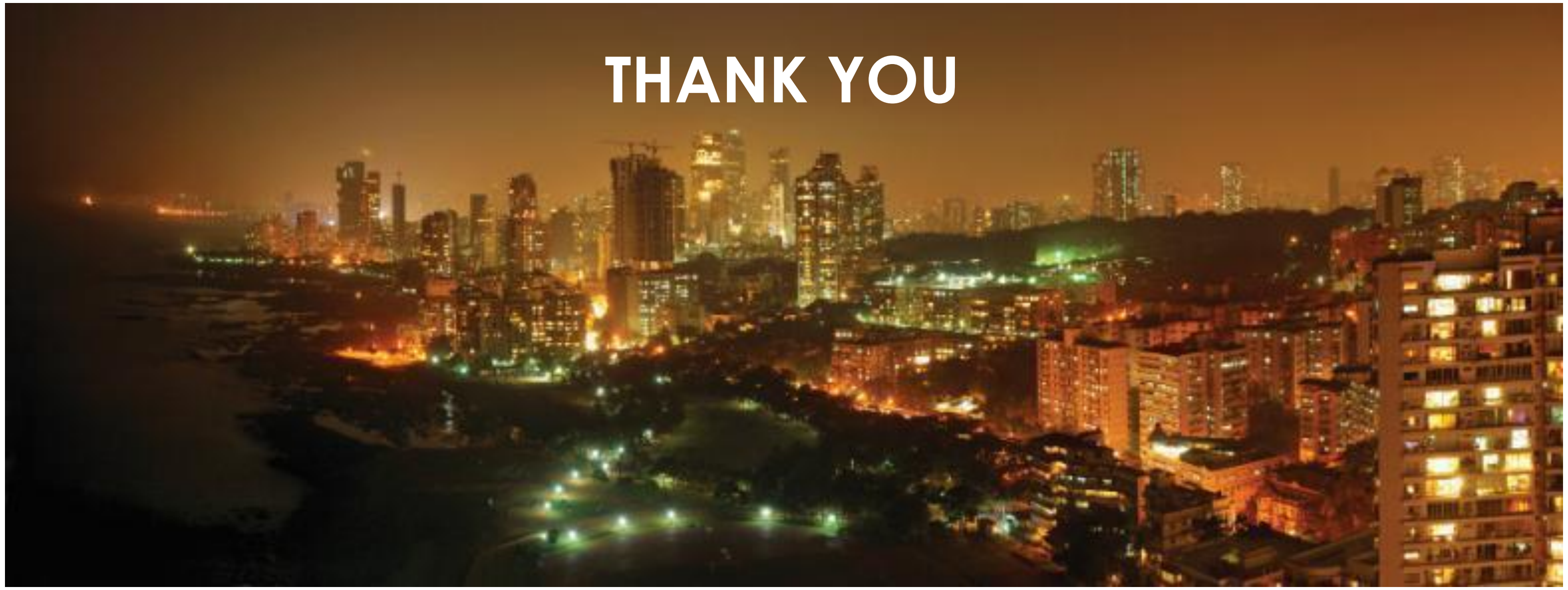

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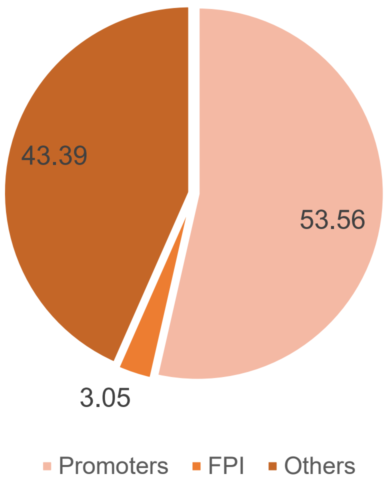
Email: info@prozonerealty.com
Website: https://prozoneintu.com/

SHAREHOLDING UPDATE

Shareholding in % – June 26



Key Investors	Holding (%)
ACACIA Group	3.01%
Radhakishan Damani & Family	0.90%
Sandeep Raheja Group	4.23%

Source: BSE