Godrej Properties Ltd.

Godrej One, 5th Floor,
Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079. India
Tel.: +91-22-6169-8500
Fax: +91-22-6169-8888
Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

August 04, 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 ended June 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. Tuesday, August 04, 2026, at 4.30 p.m., *inter alia*, on the Unaudited Financial Results of the Company for the quarter ended, June 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: 2026.08.04 11:24:55 +05'30'

Ashish Karyekar
Company Secretary

Enclosed as above

Results Presentation

First Quarter, Financial Year 2027

GODREJ PROPERTIES

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

Godrej Industries Group

Crafting tomorrow since 1897

$7 billion in annual sales
Group companies' combined market cap over **$20 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%**	**23**
Godrej Consumer Products	**24%**	**204**
Godrej Industries	**27%**	**393**

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

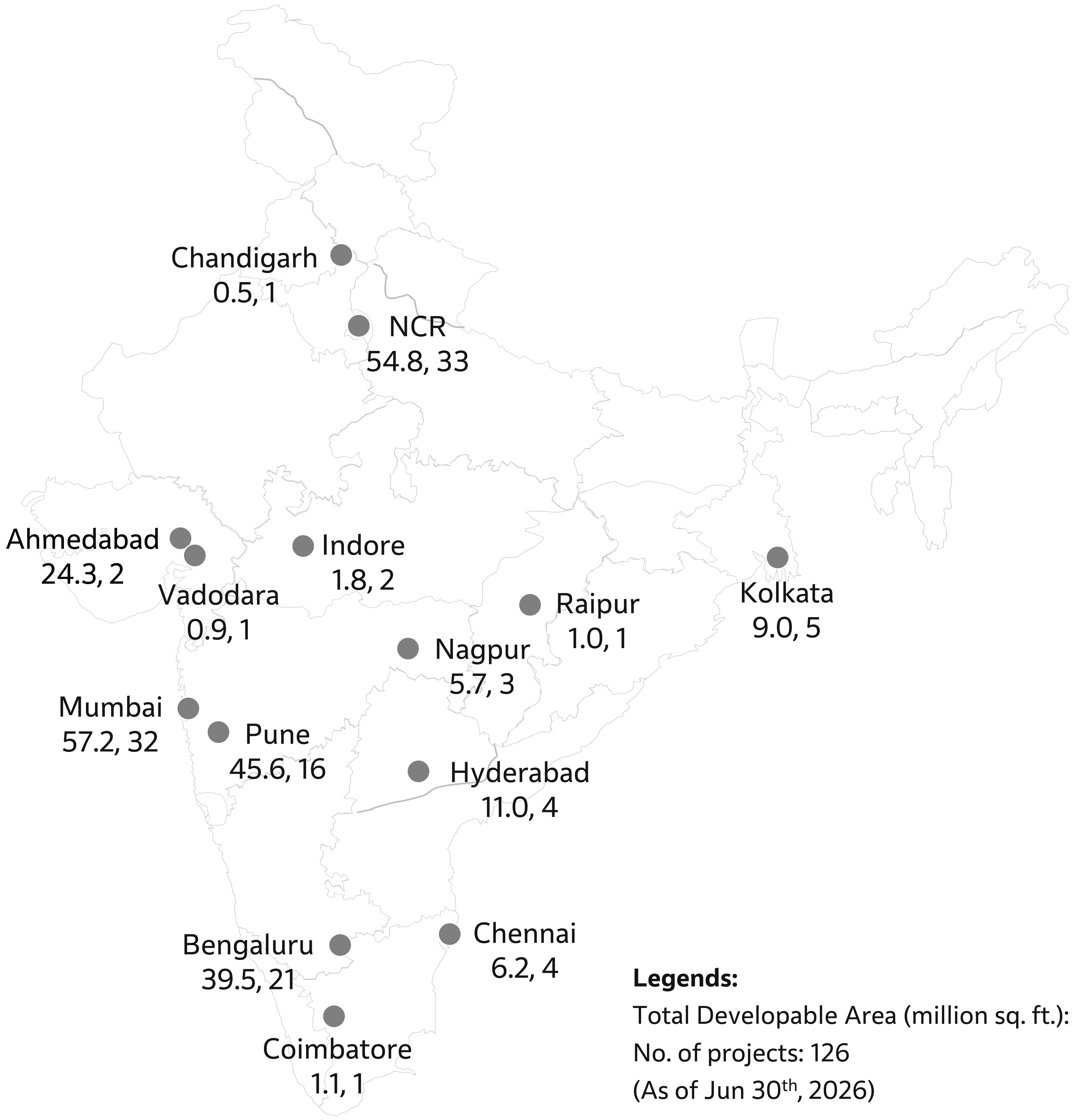
Successfully delivered **~79 million sq. ft**. of real estate since FY18

~258 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

500+ awards received in the last 5 years



Legends:
Total Developable Area (million sq. ft.): 258
No. of projects: 126
(As of Jun 30th, 2026)

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 product[1] • 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 101 residential projects with ~195 million sq. ft. saleable area since FY18[2] • 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 FY24[3] • Successfully delivered ~79 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 2025[4] • Ranked #1 globally with a score of 100/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2025 • 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. • 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.
  - 54% increase YoY in construction and related outflow in Q1 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.

Robust **Asset Management**

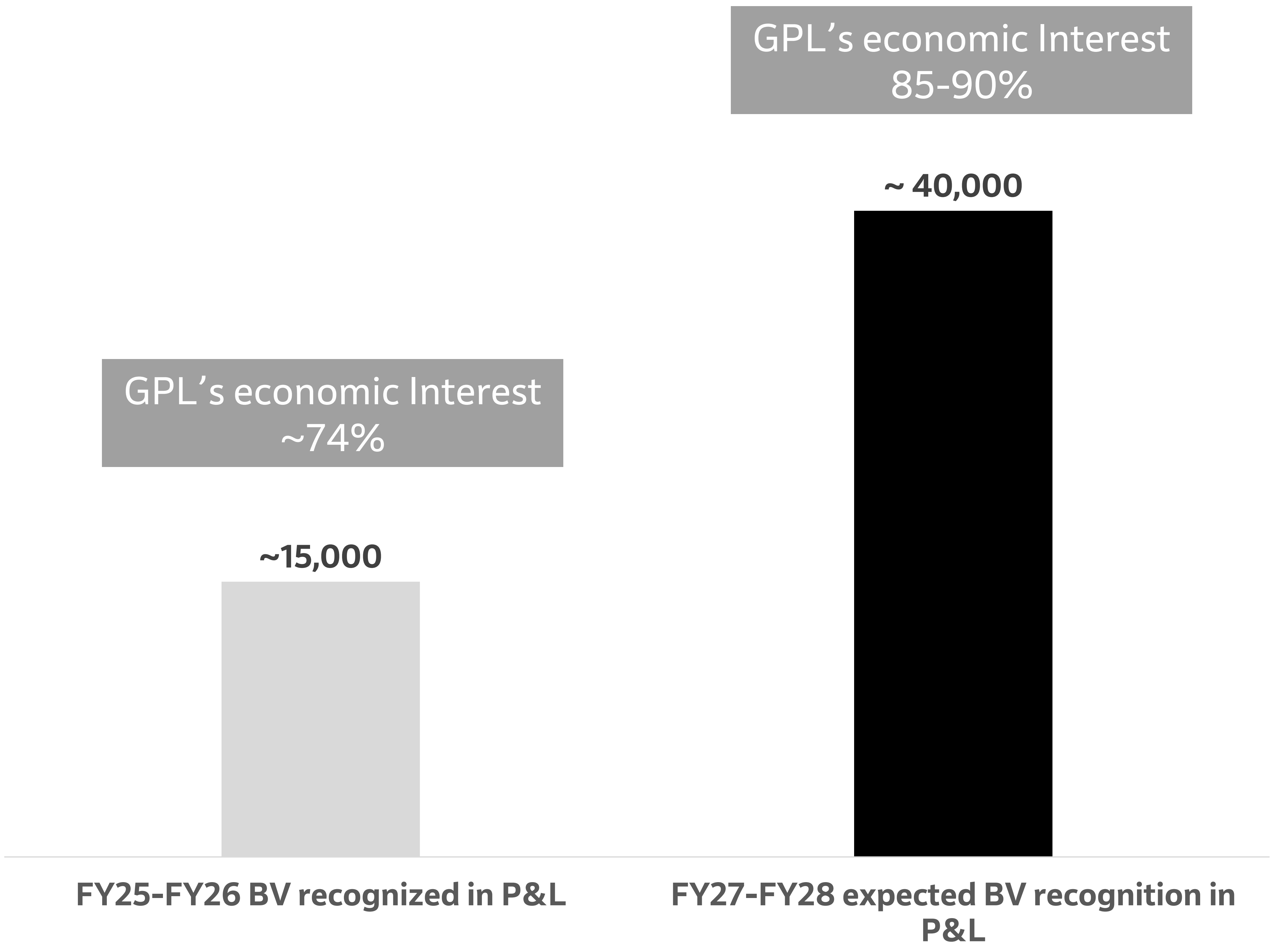
- **Robust play book** for critical decision making at product conceptualization stage for holistic asset management driving **capital efficiency**
- **Fast turnaround** of projects. 51 (out of 52) projects acquired between FY21-FY25 are launched. 7 out of 18 projects acquired in FY26 also launched.
- 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.

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



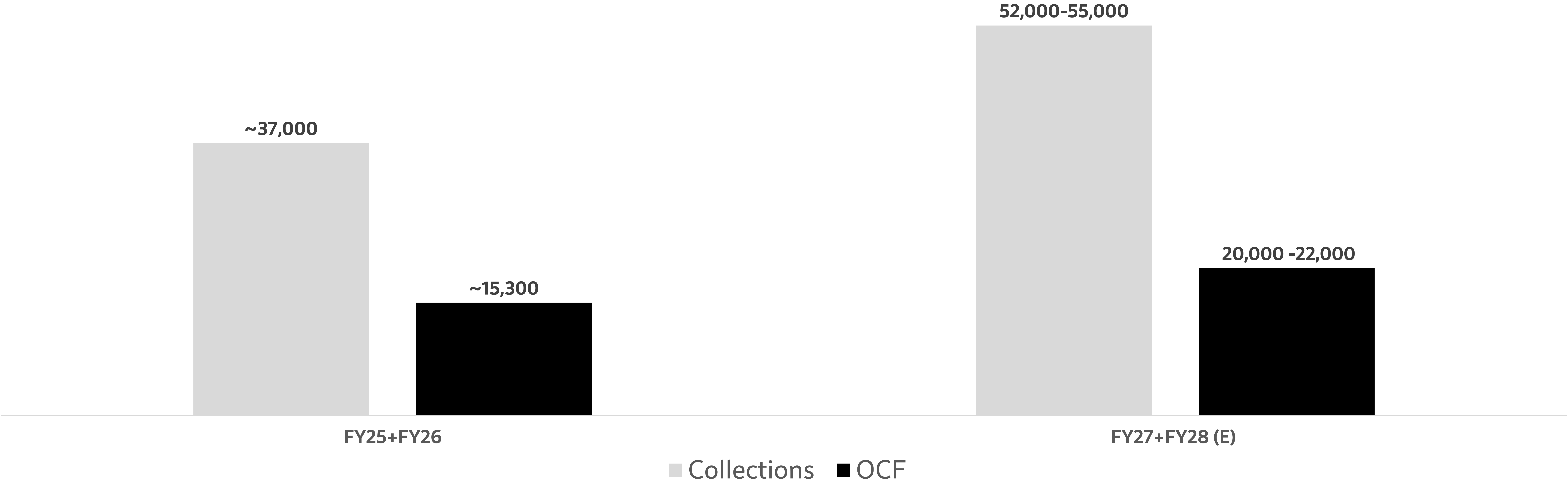
Major projects and phases expected to be delivered by FY28

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.

GPL expects to deliver ~INR 20,000 crores of Operating cash flow between Q2 FY27 and Q4 FY28

GPL expects to deliver INR 52,000-55,000 crores of collections and INR 20,000-22,000 crores of OCF cumulatively for FY27 & FY28. This will enable GPL to be FCF positive by FY28.



Stock performance

An investment into GPL’s IPO would be worth ~5X 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	9.3%	4.36
Godrej Properties	13.5%	8.12
BSE Realty	3.2%	1.67

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

Agenda

Q1 FY27 Highlights

Booking value INR 8,651 crores ↑22% YoY 3,738 units | 6.2 million sq. ft.	**Bookings consistency** 6th consecutive quarter >INR 7,000 crores 12th consecutive quarter >INR 5,000 crores	**Key Launches** Godrej Vanantara (INR 3,237 crores) Godrej Samaris (INR 1,248 crores) Godrej Brooklyn Avenue (INR 317 crores)	
Collections INR 4,348 crores ↑18% YoY	**Operating Cashflow** INR 399 crores	**Construction and related outflow** ↑54% YoY	**ESG/ CSR Highlight** GPL was included in TIME World's Most Sustainable Companies 2026 and was the only real estate company in India to feature on the list
Business Development 3 new projects Saleable Area – 8.0 million sq. ft. Expected BV – INR 9,500 crores	**Delivery** ~0.9 million sq.ft.	**Leasing** ~35K sq.ft. net area	**Awards** GPL received Golden Peacock National Quality Award 2026

Sales highlights

Particulars	Q1 FY27	Q1 FY26	Growth	Q4 FY26	Growth	FY26
Area Sold (million sq. ft.)	6.2	6.2	0%	7.3	-16%	27.0
Booking Value (INR Cr)	8,651	7,082	22%	10,163	-15%	34,171
Customer Collections* (INR Cr)	4,348	3,670	18%	7,947	-45%	19,965

* Net of taxes and includes collections for DM Projects

Strong response to new launches

Godrej Vanantara, Bengaluru	Godrej Samaris, Gurugram	Godrej Brooklyn Avenue, Hyderabad
INR 3,237 crores	INR 1,248 crores	INR 317 crores
2.99 million sq. ft.	0.38 million sq. ft.	0.26 million sq. ft.

Strong momentum in sustenance sales

Godrej Aveline, Bengaluru	Godrej Trilogy, MMR	Godrej Ivara, Pune	Godrej Reserve, MMR
INR 521 crores	INR 376 crores	INR 267 crores	INR 250 crores
0.28 million sq. ft.	0.07 million sq. ft.	0.25 million sq. ft.	0.11 million sq. ft.

Sales highlights (contd.)

Geographic distribution of sales for Q1 FY27

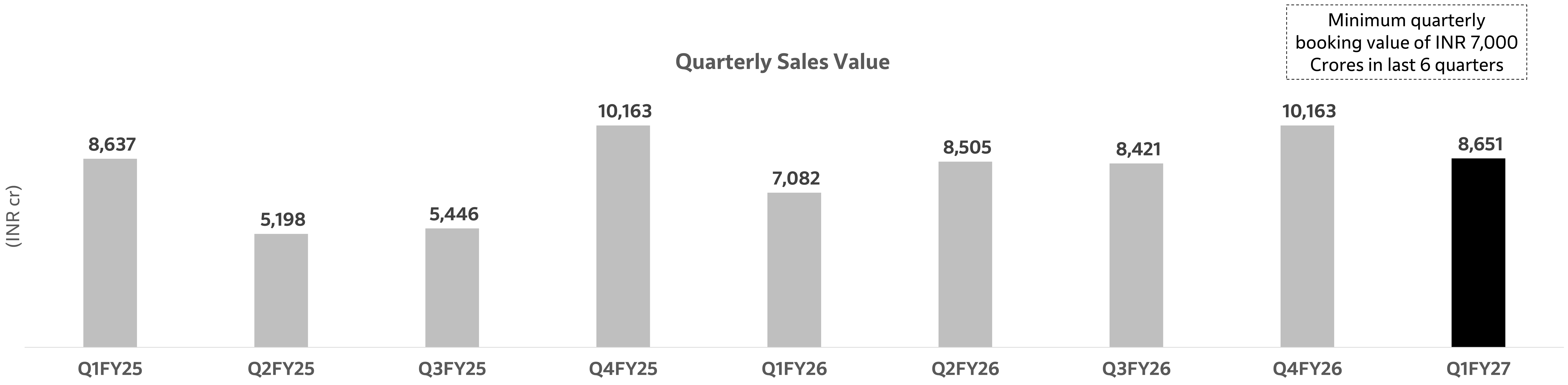
City	Booking Value (INR Crores)	Area Sold (million sq. ft.)	Units sold
Bengaluru	3,798	3.3	1,886
MMR	1,805	0.8	655
NCR	1,538	0.6	201
Pune	939	0.9	677
Hyderabad	410	0.4	173
Others	161	0.2	146

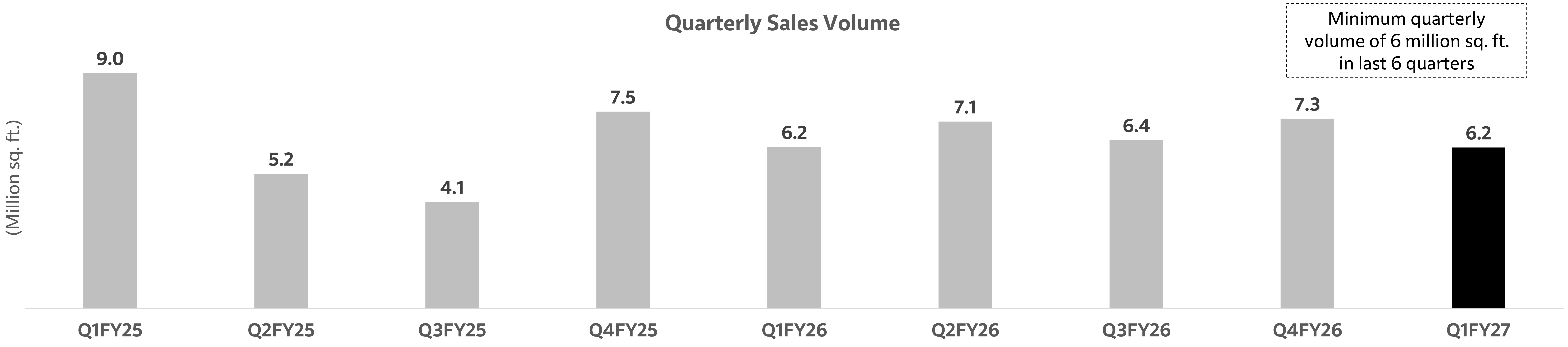
Sales by project details

Particulars	Booking Area (mn. sq. ft.) Q1 FY27	Booking Value (INR Cr) Q1 FY27
Godrej Vanatara, Bengaluru	2.99	3,237
Godrej Samaris, Gurugram	0.38	1,248
Godrej Aveline, Bengaluru	0.28	521
Godrej Trilogy, MMR	0.07	376
Godrej Brooklyn Avenue, Hyderabad	0.26	317
Godrej Ivara, Pune	0.25	267
Godrej Reserve, MMR	0.11	250
Godrej Woodsville/ Gale/ Eden Estate/ Greenfront/ Aqua Retreat (MaanHinje), Pune	0.21	207
Godrej Elaris, Pune	0.14	162
Godrej City, MMR	0.12	143
Godrej Avenue Eleven, MMR	0.03	141
Godrej Skyshore, MMR	0.04	127
Godrej Varanya, MMR	0.07	118
Godrej Evergreen Square, Pune	0.13	118
Godrej Horizon, MMR	0.04	112
Godrej Nirvaan/ Upavan, MMR	0.13	111
Godrej Regal Pavilion, Hyderabad	0.11	98
Godrej Blue, Kolkata	0.07	98
Godrej Nurture, MMR	0.06	95
Godrej Arden, Gr. Noida	0.07	91
Godrej Vistas, MMR	0.03	82
Godrej Sky Terraces, MMR	0.03	76
Evora Estate, Panipat	0.05	75
Others	0.48	581
TOTAL	**6.15**	**8,651**

Notes: 1. Includes sales for the projects where GPL is the development manager | 2. Includes sale of retail area in certain projects | 3. Includes cancellations in certain projects

Quarterly sales trend





Business development

Added 3 new projects with an estimated saleable area of ~8.0 million sq. ft. and expected booking value of INR 9,500 crore in Q1FY27

Particulars	Estimated saleable area (Million sq. ft.)	Estimated booking value (INR Crores)	Segment	Business Model
Greater Noida DMIC, NCR	5.78	7,000	Group Housing	100% owned
Noida Sector 150, NCR	1.09	2,000	Group Housing	100% owned
Chennai Plotted-2 (OMR)	1.18	500	Plotted	100% owned
Total	**8.05**	**9,500**		

Construction highlights

Delivered 0.9 million sq. ft. in Q1 FY27

Godrej Palm Retreat, Noida | 0.91 million sq. ft.| GPL Economic Interest : DM fee – 13% of Revenue

Delivery represents receipt of occupancy certificate from competent authorities

FY27 guidance vs actual

Particulars	FY26 Actual	FY27 Guidance	FY27 YTD Actual	Achievement (%)	Updated Assessment*
Launch value (INR Crore)	42,200	48,000	10,500	22%	✓
Booking Value (INR Crore)	34,171	39,000	8,651	22%	✓
Customer Collections (INR Crore)	19,965	24,000	4,348	18%	✓
Deliveries# (Million Sq. Ft.)	12.1	13.5	0.9	7%	✓
Business Development (by expected booking value) (INR Crore)	42,100	20,000	9,500	48%	✓

* 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 as the Global Sector Leader with #1 ranking globally in the Global Real Estate Sustainability Benchmark with a score of 100/100 for 2025, 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.
- 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

- Through integrated waste management initiatives in Nagpur, Panaji, Chikkaballapur, Doddaballapur, and Indore, GPL diverted **14,052 metric tonnes** of waste from landfills in Q1 FY27, demonstrating a scalable and sustainable waste management model across diverse geographies. (In FY26 - Waste diversion achieved - 60,719 metric tonnes).
- 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 the Crop Residue Management project, GPL identified ***310* villages** covering **76,078 households** across Gurdaspur district in Q1 FY27 to deliver Information, Education and Communication (IEC) interventions aimed at preventing stubble burning across ***40,000* hectares**. Building on the impact achieved in FY26, the initiative avoided 9,858 tCO_2e emissions and prevented the burning of 1,30,880 tonnes of crop residue.

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

Agenda

Consolidated financial statements – P&L

(INR Crores)

Particulars	Q1 FY27	Q1 FY26	% Change	Q4 FY26	% Change	FY26
Total Income	1,337	1,593	-16%	3,895	-66%	8,374
Adjusted EBITDA	557	925	-40%	1051	-47%	2957
EBITDA	545	915	-40%	959	-43%	2826
Profit before tax	480	861	-44%	871	-45%	2574
Net Profit after tax	350	600	-42%	650	-46%	1850

Total Income for Q1 FY27

Particulars	INR Cr
Godrej Greenview Estate, Indore	64
Godrej Reserve, MMR	56
Godrej South Estate, NCR	51
Evora Estate, Panipat	39
Godrej Sunrise Estate, Chennai	21
Godrej Woodside Estate, MMR	19
Verdania Estate, Indore	17
Godrej Golfside Estate, MMR	17
Godrej Forest Estate, Nagpur	17
Others	206
Interest and other Income	839
Profit & Loss from Joint Venture	-9
Total Income	**1,337**

Profit & Loss from Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	-9
Add: Structuring Income	
DM Fees from Joint Venture Projects	5
Net Interest Income from Joint Ventures Projects	60
Profit & Loss for Joint Ventures including Structuring Income	**56**

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

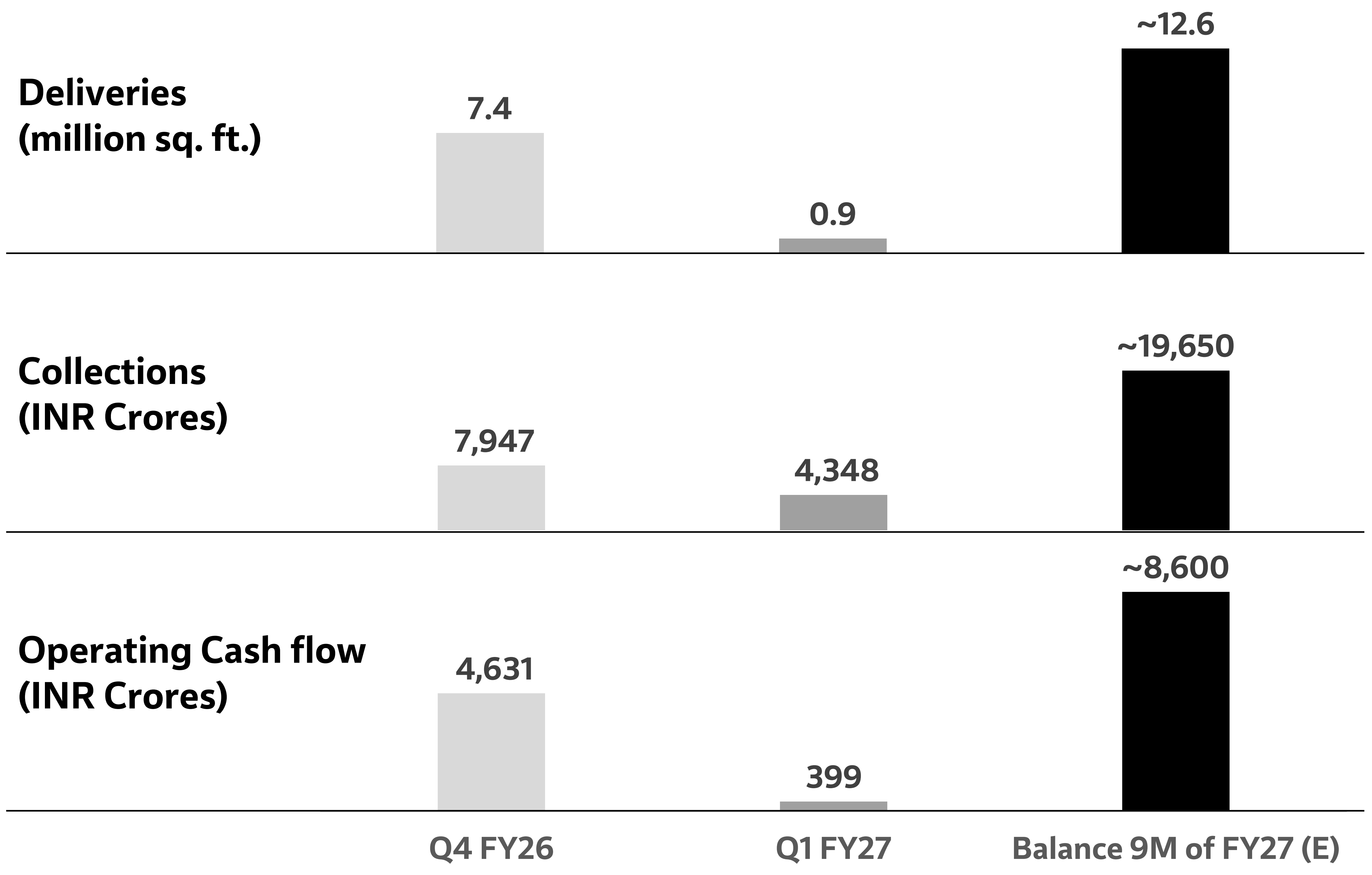
Cashflow statement

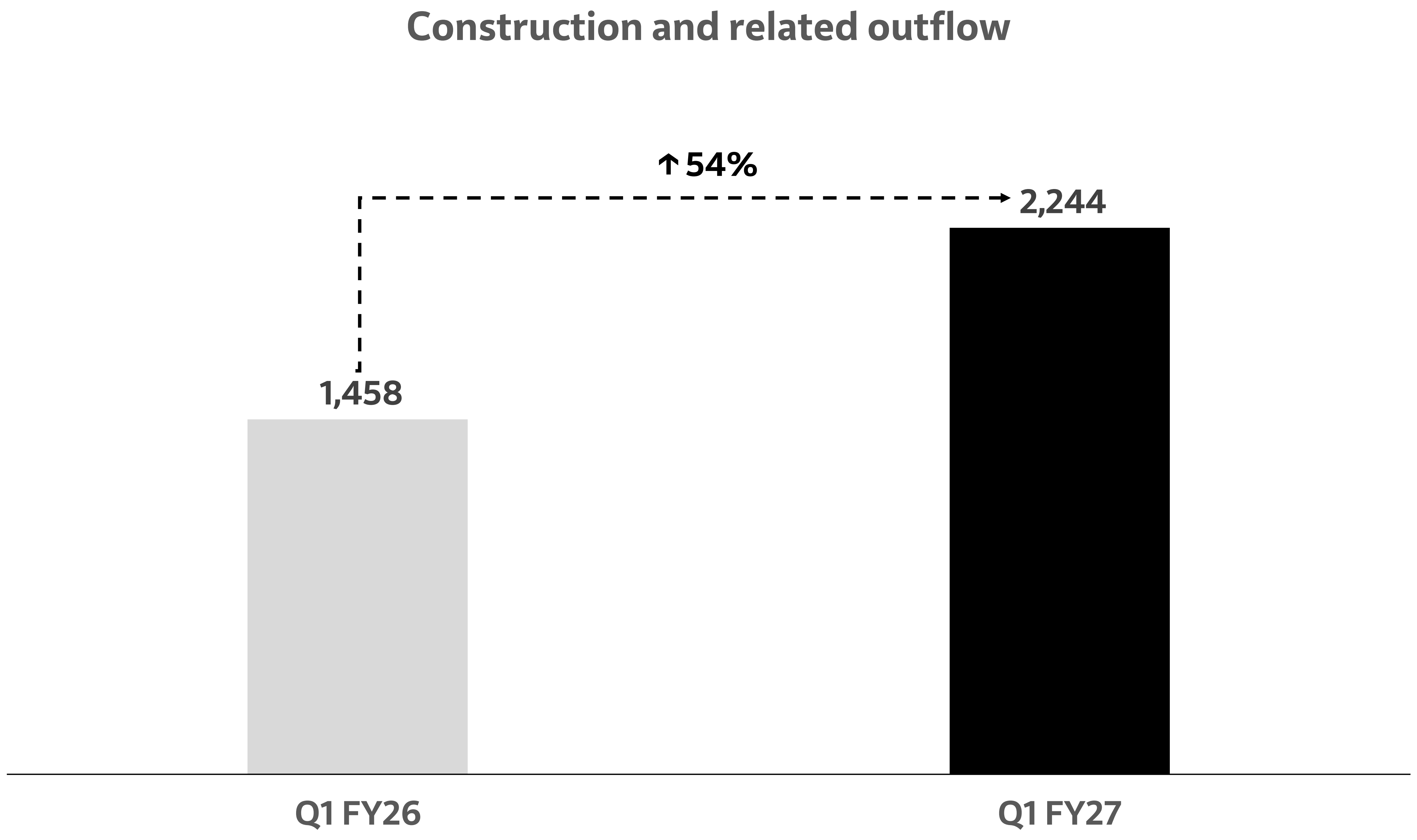
(INR Crores)

Notes	Particulars	Q1 FY27
A	**Operating cashflow**	
	Total operating cash inflow[1]	4,998
	Operating cash outflow	
	Construction & related outflow	-2,244
	Other project related outflow	-2,355
	Total operating cash outflow	**-4,599**
	Net operating cashflow	**399**
B	**Financial cashflow**	
	Interest, Corporate Taxes & Other Outflow	-247
	Net financial cashflow	**-247**
C	**Capital cashflow**	
	Land, approval & capital outflow	-1,211
	Advance to JV Partners	-135
	Net capital cashflow	**-1,346**
(A+B+C)	**Net cashflow**	**-1,193**
D	Adjustment for JV projects[2]	-2
(A+B+C+D)	**Total net GPL cashflow**	**-1,195**
E	Ind AS Adjustments	-28
(A+B+C+D+E)	**(Increase) / Decrease in Net Debt under Ind AS**	**-1,223**

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.

Operating cash flow to improve in rest of FY27





- Operating cash flow (OCF) will vary on a quarterly basis due to volatility in collections, which is dependent on bookings, construction progress and milestones achieved and deliveries, whereas outflows are largely evenly spread over the year with an increasing trend due to growing scale.
- Q1 FY27 had deliveries of 0.9 million sq. ft. vis-à-vis 7.4 million sq. ft. in Q4 FY26. Consequently, collections reduced by INR 3,600 crores QoQ, while simultaneously the pace of construction has increased. Collections though continue to grow YoY and OCF will catch-up in rest of the year.
- There was 54% increase in construction and related outflow on account of increase in pace of execution which is likely to be seen in deliveries in FY28.

Consolidated Balance Sheet

(INR Crores)

SN	Particulars	As on 30.06.2026	As on 31.03.2026
A	**ASSETS**	**Unaudited**	**Audited**
1	**Non-current Assets**		
a	Property, Plant and Equipment	1,329.82	1,280.73
b	Right-of-Use Asset	252.44	263.32
c	Capital Work-In-Progress	161.71	169.40
d	Investment Property	148.14	150.51
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	13.07	13.72
g	Intangible Assets under Development	2.74	2.61
h	Equity accounted investees	627.31	625.62
i	Financial Assets		
	Other Investments	2,021.93	2,000.83
	Trade Receivables	68.29	73.91
	Loans	117.47	127.72
	Other Non-Current Financial Assets	671.81	717.07
j	Deferred Tax Assets (Net)	324.46	304.61
k	Income Tax Assets (Net)	302.81	335.28
l	Other Non-Current Non Financial Assets	16.85	10.75
	Total Non-Current Assets	**6,058.92**	**6,076.15**
2	**Current Assets**		
a	Inventories	61,171.73	57,806.91
b	Financial Assets		
	Investments	4,956.41	2,884.23
	Trade Receivables	461.39	554.07
	Cash and Cash Equivalents	1,485.54	1,860.74
	Bank Balances Other than Above	4,302.84	3,857.08
	Loans	2,145.64	2,108.35
	Other Current Financial Assets	1,602.45	1,538.03
c	Other Current Non Financial Assets	6,133.79	5,208.87
	Total Current Assets	**82,259.79**	**75,818.28**
	Total Assets	**88,318.71**	**81,894.43**

(INR Crores)

SN	Particulars	As on 30.06.2026	As on 31.03.2026
B	**Equity and Liabilities**	**Unaudited**	**Audited**
1	Equity		
a	Equity share capital	150.61	150.60
b	Other equity	19,354.43	19,004.94
c	Non-controlling interest	198.63	199.35
	Total Equity	**19,703.67**	**19,354.89**
2	**Liabilities**		
2.1	**Non Current Liabilities**		
a	Financial Liabilities		
	Borrowings	2,250.00	2,250.00
	Lease Liabilities	226.71	234.74
	Other Non - Current Financial Liabilities	21.09	17.04
b	Provisions	72.67	70.62
c	Deferred Tax Liabilities (Net)	564.82	442.03
	Total Non-Current Liabilities	**3,135.29**	**3,014.43**
2.2	**Current Liabilities**		
a	Financial Liabilities		
	Borrowings	16,677.65	13,364.87
	Lease Liabilities	46.28	44.48
	Trade payables		
	Total Outstanding Dues of Micro and Small Enterprises	858.00	1,002.74
	Total Outstanding Dues of Creditors other than Micro and Small Enterprises	4,300.31	4,896.94
	Other Current Financial Liabilities	766.15	951.26
b	Other Current Non Financial Liabilities	42,704.49	39,087.42
c	Provisions	55.03	51.63
d	Current Tax Liabilities (Net)	71.84	125.77
	Total Current Liabilities	**65,479.75**	**59,525.11**
	Total Liabilities	**68,615.04**	**62,539.54**
	Total Equity and Liabilities	**88,318.71**	**81,894.43**

Financial Analysis

Profitability Indicators

Particulars	Q1 FY27	Q1 FY26	Q4 FY26	FY26
Adjusted EBITDA / Total Income %	41.7%	58.1%	27.0%	35.3%
EBITDA / Total Income %	40.8%	57.5%	24.6%	33.7%
PBT Margin %	35.9%	54.0%	22.4%	30.7%
Net Profit Margin %	26.2%	37.7%	16.7%	22.1%

Leverage Indicators

Particulars	As on 30th Jun 2026	As on 31st Mar 2026	As on 30th Jun 2025
Net Debt (INR Cr)	7,637	6,414	4,637
Networth (INR Cr)	19,505	19,156	17,913
Net Debt / Equity Ratio	0.39	0.33	0.26
Average Borrowing Cost (YTD)	7.15%	7.05%	7.70%

Note: All Numbers as per Ind AS

Agenda

A. Residential Projects – Mumbai 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)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
							As on 30th Jun 2026				
1	Godrej Emerald	Mumbai	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Equity Method	1.32	1.32	1.32	1.29	1,151	1,115	1.32
2	Godrej Nurture	Mumbai	100% owned project	Line by Line Consolidation	1.27	1.27	0.86	0.39	629	200	-
3	Godrej Vihaa	Mumbai	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.72	284	259	0.34
4	Godrej City	Mumbai	Profit Based – 71.07%	Line by Line Consolidation	10.25	10.25	7.08	5.84	4,039	2,356	2.00
5	Godrej Golfside Estate	Mumbai	100% owned project	Line by Line Consolidation	0.41	0.41	0.41	0.40	342	315	0.41
6	Godrej Vistas	Mumbai	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.52	1,251	669	-
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	1.16	1,590	1,220	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	0.34	681	326	-
12	Godrej Exquisite	Mumbai	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.72	858	627	0.03
13	Godrej RKS	Mumbai	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.34	857	828	0.38
14	Godrej Nirvaan	Mumbai	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.32	891	714	1.45
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	1.41	1,667	1,046	0.01
17	Godrej Trilogy	Mumbai	Area Share - 73%	Line by Line Consolidation	1.50	1.10	0.81	0.55	3,240	503	-
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	438	339	-
19	Godrej Riviera	Mumbai	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.58	430	182	-
20	Godrej Eternal Palms	Mumbai	100% owned project	Line by Line Consolidation	0.45	0.45	0.45	0.29	602	158	-
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	1.31	3,034	2,079	-
22	Godrej Carmichael	Mumbai	100% owned project	Line by Line Consolidation	0.12	0.12	0.09	0.04	434	188	-
23	Godrej Country Estate, Palghar	Mumbai	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	0.21	71	66	1.09
24	Godrej Reserve	Mumbai	100% owned project	Line by Line Consolidation	3.88	3.88	3.24	3.07	6,028	2,955	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	0.73	2,344	1,600	-
26	Godrej Hillview Estate	Mumbai	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.77	705	694	1.79
27	Godrej Sky Terraces	Mumbai	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.19	534	348	-
28	Godrej Woodside Estate	Mumbai	100% owned project	Line by Line Consolidation	1.76	1.76	1.76	1.67	738	682	1.76
29	Godrej Varanya (Kharghar)	Mumbai	100% owned project	Line by Line Consolidation	1.97	1.97	1.10	0.43	746	116	-
30	Godrej Skyshore	Mumbai	Revenue Share - 84% for ~86% of area	Line by Line Consolidation	0.52	0.45	0.45	0.24	752	173	-
31	Thane	Mumbai	Revenue share - 74.5%	Line by Line Consolidation	4.00	4.00	-	-	-	-	-
32	Godrej Greenview Estate	Indore	100% owned project	Line by Line Consolidation	1.16	1.16	1.16	0.99	507	335	1.16
33	Verdania Estate	Indore	100% owned project	Line by Line Consolidation	0.62	0.62	0.42	0.23	188	124	0.62
	Total MMR Zone				**57.43**	**56.41**	**33.12**	**26.88**	**35,034**	**20,216**	**13.35**

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

A. Residential Projects – North 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)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
							As on 30th Jun 2026				
1	Godrej 101	Gurugram	Revenue Based – 66.66%	Line by Line Consolidation	1.03	1.03	1.03	1.02	824	528	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	619	0.39
4	Godrej Air	Gurugram	Profit Share – 37.5%	Equity Method	0.99	0.99	0.99	0.98	578	484	0.99
5	Godrej Meridien	Gurugram	GPL owns 20% equity in project specific company	Equity Method	1.52	1.52	1.52	1.51	1,358	1,306	1.20
6	Godrej Habitat	Gurugram	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	251	-
7	Godrej Zenith	Gurugram	100% owned project	Line by Line Consolidation	2.90	2.90	2.90	2.84	4,181	1,924	-
8	Godrej Aristocrat	Gurugram	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.67	1.67	1.59	3,161	1,421	-
9	Godrej Vrikshya	Gurugram	100% owned project	Line by Line Consolidation	1.59	1.59	1.59	1.02	1,776	820	-
10	Godrej Miraya, GCR	Gurugram	100% owned project	Line by Line Consolidation	0.94	0.94	0.61	0.25	896	323	-
11	Godrej Astra, GCR	Gurugram	100% owned project	Line by Line Consolidation	0.56	0.56	0.51	0.47	1,477	379	-
12	Godrej Sora, GCR	Gurugram	100% owned project	Line by Line Consolidation	0.86	0.86	0.66	0.27	819	194	-
13	Godrej Alira	Gurugram	100% owned project	Line by Line Consolidation	0.37	0.37	0.37	0.12	286	75	-
14	Godrej Samaris, GCR (Sec-53 II)*	Gurugram	100% owned project	Line by Line Consolidation	1.78	1.78	0.93	0.38	1,248	73	-
15	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	0.81	1,699	1,104	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	448	208	-
19	Godrej Green Estate	Sonipat	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	1.00	842	828	1.00
20	Godrej Parkland Estate	Kurukshetra	100% owned project	Line by Line Consolidation	1.40	1.40	1.40	1.38	629	612	1.40
21	Evora Estate	Panipat	100% owned project	Line by Line Consolidation	1.02	1.02	0.98	0.93	1,168	388	0.45
22	Godrej Nest	Noida	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.87	1,155	986	0.86
23	Godrej Palm Retreat	Noida	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.37	963	907	0.91
24	Godrej Woods	Noida	Profit Share – 49%	Equity Method	2.46	2.46	2.46	2.45	2,907	2,729	2.25
25	Godrej Tropical Isle	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.61	2,215	1,373	-
26	Godrej Jardinia	Noida	100% owned project	Line by Line Consolidation	1.62	1.62	1.62	1.60	2,373	1,168	-
27	Godrej Riverine	Noida	100% owned project	Line by Line Consolidation	1.48	1.48	1.48	1.24	2,753	689	-
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	3.94	3.70	3,057	2,253	3.32
30	Godrej Arden	Gr. Noida	100% owned project	Line by Line Consolidation	2.16	2.16	1.43	1.24	1,621	313	-
31	Godrej Majesty	Gr. Noida	100% owned project	Line by Line Consolidation	1.74	1.74	1.50	1.00	1,431	405	-
32	Greater Noida DMIC	Gr. Noida	100% owned project	Line by Line Consolidation	5.78	5.78	-	-	-	-	-
	Total North Zone				**53.70**	**53.67**	**37.73**	**33.91**	**41,910**	**22,809**	**14.77**

*Saleable area has been increased in Godrej Samaris and Sector-63A from 1.70 msf and 1.65 msf respectively on account of design efficiency

A. Residential Projects – South 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)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
							As on 30th Jun 2026				
1	Godrej MSR City*	Bengaluru	Profit Share – 50%	Equity Method	6.32	6.32	4.03	4.00	3,796	1,097	-
2	Godrej Woodland	Bengaluru	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.34	456	408	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	3.24	1,955	1,662	1.66
6	Godrej Park Retreat	Bengaluru	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,216	1,185	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	1,435	1,226	1.10
8	Godrej Lakeside Orchard	Bengaluru	100% owned project	Line by Line Consolidation	1.64	1.64	1.64	1.41	1,557	736	-
9	Godrej Vanantara (Bannerghatta Road)*	Bengaluru	100% owned project	Line by Line Consolidation	3.53	3.53	3.53	2.99	3,237	297	-
10	Godrej Athena	Bengaluru	100% owned project	Line by Line Consolidation	0.57	0.57	0.57	0.50	704	537	-
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	1,816	-
12	Godrej Tiara	Bengaluru	100% owned project	Line by Line Consolidation	0.84	0.84	0.84	0.83	1,357	522	-
13	Godrej Woods	Bengaluru	100% owned project	Line by Line Consolidation	0.97	0.97	0.97	0.38	490	123	-
14	Godrej Aveline	Bengaluru	100% owned project	Line by Line Consolidation	1.60	1.60	1.57	1.26	2,093	291	-
15	Godrej Parkshire	Bengaluru	100% owned project - ~26% area share to landowner	Line by Line Consolidation	1.56	1.16	1.16	0.78	802	204	-
16	Aravya Estate	Bengaluru	100% owned project	Line by Line Consolidation	1.10	1.10	1.10	1.08	479	203	-
17	Kada Agrahara	Bengaluru	100% owned project	Line by Line Consolidation	3.06	3.06	-	-	-	-	-
18	Whitefield	Bengaluru	100% owned project	Line by Line Consolidation	1.08	1.05	-	-	-	-	-
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	0.77	420	251	0.47
21	Godrej Sunrise Estate	Chennai	100% owned project	Line by Line Consolidation	1.55	1.55	1.45	1.00	277	256	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	2.83	2,425	707	-
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	0.93	1,109	321	-
26	Godrej Brooklyn Avenue (Kukatpally)*	Hyderabad	100% owned project	Line by Line Consolidation	3.06	3.06	2.66	0.26	317	20	-
27	Neopolis	Hyderabad	100% owned project	Line by Line Consolidation	2.55	2.55	-	-	-	-	-
	Total South Zone				**56.01**	**55.27**	**38.03**	**31.93**	**28,193**	**12,116**	**8.58**

*Total saleable area changed from 5.60 msf, 3.34 msf, 4.60 msf, 4.00 msf and 2.89 msf in Godrej MSR City, Godrej Vanatara, Godrej Woodscapes, Godrej Regal Pavilion and Godrej Brooklyn Avenue on account of changes in project scope or 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)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
					As on 30th Jun 2026						
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	2,797	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	0.35	121	77	0.89
4	Raipur	Raipur	100% owned project	Line by Line Consolidation	0.95	0.95	-	-	-	-	-
5	Godrej Seven	Kolkata	100% owned project	Line by Line Consolidation	2.70	2.70	2.70	2.43	1,199	815	0.96
6	Godrej Prakriti	Kolkata	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.77	989	982	2.34
7	Godrej Blue	Kolkata	100% owned project	Line by Line Consolidation	1.00	1.00	1.00	0.74	1,043	376	-
8	Godrej Zen Estates	Kolkata	100% owned project	Line by Line Consolidation	1.33	1.33	1.33	0.18	63	23	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	602	583	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	2.23	781	729	2.48
12	Nagpur 3	Nagpur	100% owned project	Line by Line Consolidation	1.70	1.70	-	-	-	-	-
13	Godrej Infinity/ Rejuve/ Aqua Vista (Keshavnagar)	Pune	Profit Share – 58.64%	Equity Method	3.94	3.94	2.79	2.33	1,464	1,309	2.08
14	Godrej Greens	Pune	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.87	398	405	0.88
15	Godrej Park Greens (Mamurdi)	Pune	100% owned project	Line by Line Consolidation	4.18	4.18	3.88	3.67	2,090	1,525	1.56
16	MaanHinje	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	7.59	7.59	6.03	4.93	4,132	2,095	0.41
17	Manjari	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	4.27	4.27	3.99	3.19	2,117	1,579	1.32
18	Mahalunge	Pune	100% owned project (99% Equity in project SPV)	Line by Line Consolidation	6.38	6.38	6.38	5.72	3,999	3,408	2.47
19	Godrej Emerald Waters	Pune	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.17	1,177	654	0.08
20	Godrej Elaris	Pune	100% owned project	Line by Line Consolidation	2.02	2.02	1.37	0.61	720	139	-
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	0.34	557	186	-
22	Godrej Evergreen Square	Pune	100% owned project	Line by Line Consolidation	2.40	2.40	2.00	1.85	1,564	487	-
23	Godrej Ivara	Pune	100% owned project	Line by Line Consolidation	3.70	3.70	1.60	0.58	613	56	-
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				**80.84**	**79.30**	**52.42**	**44.20**	**26,673**	**18,224**	**25.55**
	Total Residential Projects				**247.97**	**244.65**	**161.30**	**136.91**	**1,31,810**	**73,365**	**62.25**

B. Commercial Projects

i. Commercial Projects (Build to Sale)

SN	Project Name	Location	Business Model	Accounting Method	As on 30th Jun 2026 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 – 54%	Line by Line Consolidation	0.51	0.51	0.51	0.38	322	236	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**	**0.38**	**322**	**236**	**0.51**

*Primarily a residential project with a portion of commercial saleable area

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	0.73	92	0.76
2	Indira Nagar	Bangalore	GPL holds 17.5% equity in project specific company	Investment accounting	1.08	0.98	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	185	1.24
5	Golf Course Road	Gurugram	GPL owns 9.5% of equity in project specific company	Investment accounting	1.12	0.71	180	1.12
6	Koregaon Park	Pune	GPL holds 17.5% equity in project specific company	Investment accounting	1.66	0.52	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**	**4.39**	**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

For further information, please contact:
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