Prestige GROUP
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November 12, 2025

To

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

Dear Sir/Madam

Sub: Outcome of Board Meeting held on November 12, 2025.

This is to inform that the Board of Directors at their meeting held today, i.e. Wednesday, November 12, 2025 have approved the Unaudited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2025 as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In this connection, please find enclosed herewith:

1. Unaudited Standalone Financial Results and Limited Review Report for the quarter and half year ended September 30, 2025; and
2. Unaudited Consolidated Financial Results and Limited Review Report for the quarter and half year ended September 30, 2025.

The Board Meeting commenced at 03.45 PM and concluded at ..08:00 P.M.

Thanking You,

Yours sincerely
For **Prestige Estates Projects Limited**

Irfan Razack
Chairman and Managing Director
DIN: 00209022

Encl: a/a.

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
Tel : +91 80 6648 9000

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

Review Report to
The Board of Directors
Prestige Estates Projects Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Prestige Estates Projects Limited (the "Company") which includes 28 partnership entities for the quarter and six months ended September 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above and based on the consideration of the review reports of other auditors of the partnership entities referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. **Emphasis of Matter**

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

S.R. Batliboi & Associates LLP Bengaluru

6. **Other Matter**

The accompanying Statement includes Company's share of net profit/(loss) after tax of Rs. 26 million and Rs. 330 million for the quarter ended September 30, 2025 and six months ended September 30, 2025 respectively as considered in the Statement, in respect of 28 partnership entities, whose unaudited interim financial results and other financial information have been reviewed by their respective auditors. The reports of such other auditors on unaudited interim financial results and other financial information of these partnership entities have been furnished to us, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the reports of such other auditors. Our conclusion on the Statement is not modified in respect of the above matter.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004



per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 25213157BMNZGQ2940

Place : Bengaluru, India
Date : November 12, 2025

PRESTIGE ESTATES PROJECTS LIMITED

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

CIN: L07010KA1997PLC022322

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2025

(Rs. In Million)

Sl No	Particulars	Quarter ended			Six months ended		Year ended
		30 Sep 2025	30 Jun 2025	30 Sep 2024	30-Sep-25	30 Sep 2024	31 Mar 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	Revenue from operations	7,982	4,560	11,783	12,542	15,754	28,730
	Other income	723	677	790	1,400	1,506	4,160
	Total income	**8,705**	**5,237**	**12,573**	**13,942**	**17,260**	**32,890**
2	**Expenses**						
	(Increase)/ decrease in inventory	(2,553)	(3,533)	1,999	(6,086)	(4,087)	(16,403)
	Contractor cost	4,247	2,494	2,566	6,741	4,603	9,435
	Purchase of completed units	-	-	-	-	-	645
	Purchase of materials	484	581	421	1,065	842	2,089
	Land cost	1,529	1,418	1,841	2,947	5,145	16,451
	Employee benefits expense	944	781	964	1,725	2,004	3,977
	Finance costs	1,677	1,445	1,457	3,122	2,811	5,659
	Depreciation and amortisation expense	1,013	1,008	1,075	2,021	2,118	4,249
	Other expenses	1,096	966	2,172	2,062	3,640	6,014
	Total expenses	**8,437**	**5,160**	**12,495**	**13,597**	**17,076**	**32,116**
3	**Profit before exceptional items (1-2)**	**268**	**77**	**78**	**345**	**184**	**774**
4	Exceptional items (Refer Note 8)	-	-	-	-	-	1,104
5	**Profit before tax (3+4)**	**268**	**77**	**78**	**345**	**184**	**1,878**
6	**Tax expense**						
	Current tax	239	138	101	377	101	1,102
	Deferred tax	(172)	(192)	(207)	(364)	(293)	(1,089)
	Total tax expenses	**67**	**(54)**	**(106)**	**13**	**(192)**	**13**
7	**Net profit for the period/ year (5-6)**	**201**	**131**	**184**	**332**	**376**	**1,865**
8	**Other comprehensive income**						
	Items that will not be recycled to profit or loss						
	Remeasurements of the defined benefit plans	-	-	-	-	-	(14)
	Tax impact	-	-	-	-	-	3
	Total other comprehensive income	-	-	-	-	-	**(11)**
9	**Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)**	**201**	**131**	**184**	**332**	**376**	**1,854**
10	Paid-up equity share capital	4,307	4,307	4,307	4,307	4,307	4,307
11	**Earnings Per Share* (in Rs.)**						
	(Face Value of Rs.10/- per share)						
	a) Basic	0.47	0.30	0.45	0.77	0.93	4.46
	b) Diluted	0.47	0.30	0.45	0.77	0.93	4.46
	See accompanying notes to financial results						

* Not annualised for the quarter and year to date.

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

PRESTIGE ESTATES PROJECTS LIMITED

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

CIN: L07010KA1997PLC022322

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2025

Notes to financial results

1 Statement of Assets and Liabilities

(Rs. In Million)

Particulars		As at 30-Sep-25 (Unaudited)	As at 31-Mar-25 (Audited)
A. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment		4,596	4,491
(b) Capital work-in-progress		20	49
(c) Investment property		23,953	24,374
(d) Intangible assets		71	71
(e) Financial assets			
(i) Investments		46,308	39,001
(ii) Loans		32,504	31,020
(iii) Other financial assets		4,627	3,912
(f) Deferred tax assets (net)		2,561	2,197
(g) Income tax assets (net)		1,035	1,918
(h) Other non-current assets		379	379
	Sub-total	**1,16,054**	**1,08,212**
(2) Current assets			
(a) Inventories		80,813	74,727
(b) Financial assets			
(i) Investments		11	11
(ii) Trade receivables		4,701	3,370
(iii) Cash and cash equivalents		8,647	13,175
(iv) Bank balances other than cash and cash equivalents		793	676
(v) Loans		62,688	51,504
(vi) Other financial assets		6,910	7,206
(c) Other current assets		6,774	5,304
	Sub-total	**1,71,337**	**1,55,973**
	Total	**2,87,391**	**2,64,185**
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital		4,307	4,307
(b) Other equity		1,13,819	1,14,262
	Sub-total	**1,18,126**	**1,18,569**
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings		2,502	2,708
(ii) Lease liabilities		16,942	16,776
(iii) Other financial liabilities		425	619
(b) Other non-current liabilities		38	123
(c) Provisions		341	325
	Sub-total	**20,248**	**20,551**
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		42,450	32,143
(ii) Lease liabilities		2,503	2,362
(iii) Trade payables			
- Dues to micro and small enterprises		94	369
- Dues to creditors other than micro and small enterprises		4,387	5,802
(iv) Other financial liabilities		23,385	25,965
(b) Other current liabilities		74,024	57,451
(c) Provisions		2,174	973
	Sub-total	**1,49,017**	**1,25,065**
	Total	**2,87,391**	**2,64,185**

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED Prestige Falcon Towers # 19, Brunton Road Bangalore - 560 025

PRESTIGE ESTATES PROJECTS LIMITED

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

CIN: L07010KA1997PLC022322

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2025

2 Statement of cash flows

(Rs. In Million)

Particulars	Six months ended	
	30-Sep-25 (Unaudited)	30-Sep-24 (Unaudited)
Cash flow from operating activities		
Profit before tax	**345**	**184**
Add: Expenses / debits considered separately		
Finance costs	3,122	2,811
Depreciation and amortisation	2,021	2,118
Expected Credit loss allowance on receivables	-	5
Advances / bad debts written off	1	-
Sub-total	**5,144**	**4,934**
Less: Incomes / credits considered separately		
Interest income	1,359	1,329
Dividend income	-	141
Profit on sale of investments	11	2
Share of profit from partnership firms/ LLPs	304	921
Sub-total	**1,674**	**2,393**
Adjustments for:		
(Increase) / decrease in trade receivables	(1,330)	(426)
(Increase) / decrease in inventories	(6,086)	(4,087)
(Increase) / decrease in other financial assets	(79)	(2,732)
(Increase) / decrease in loans	(27)	(75)
(Increase) / decrease in other assets	(1,470)	(996)
Increase / (decrease) in trade payables	(1,690)	350
Increase / (decrease) in other financial liabilities	(157)	(238)
Increase / (decrease) in other liabilities	16,488	3,447
Increase / (decrease) in provisions	1,217	750
Sub-total	**6,866**	**(4,007)**
Income taxes (paid)/refund, net	506	469
Net Cash generated from / (used in) operating activities - A	**11,187**	**(813)**
Cash flow from investing activities		
Capital expenditure on investment property, property, plant and equipment and intangible assets (including capital work-in-progress)	(307)	(120)
Decrease / (Increase) in inter corporate deposits given	(10,020)	(9,397)
(Increase) / decrease in partnership current account	(4,988)	1,974
Investments made	(6,507)	-
Proceeds from sale/redemption of current and non-current investments	11	-
Redemption of bank deposits (having original maturity of more than three months)	-	(13)
Investments in bank deposits (having original maturity of more than three months)	(103)	22
Interest received	1,003	600
Dividend received	-	141
Net Cash flows from / (used in) investing activities - B	**(20,911)**	**(6,793)**
Cash flow from financing activities		
Loans availed	5,129	2,940
Loans repaid	(4,031)	(5,187)
Proceeds from issue of equity shares	-	50,000
Payment of transaction cost on issue of equity shares	-	(843)
(Decrease) / Increase in inter corporate deposits taken	9,003	(2,503)
Payment of dividend	(775)	-
Principal payment towards lease liabilities	(1,062)	(1,253)
Interest payment towards lease liabilities	(1,321)	(994)
Finance costs paid	(1,747)	(1,189)
Net Cash from / (used in) financing activities - C	**5,196**	**40,971**

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED Prestige Falcon Towers # 19, Brunton Road Bangalore - 560 025

PRESTIGE ESTATES PROJECTS LIMITED

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

CIN: L07010KA1997PLC022322

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2025

(Rs. In Million)

Particulars	Six months ended	
	30-Sep-25 (Unaudited)	30-Sep-24 (Unaudited)
Net increase / (decrease) in cash and cash equivalents during the period (A+B+C)	**(4,528)**	**33,365**
Cash and cash equivalents opening balance	13,175	5,392
Cash and cash equivalents closing balance	**8,647**	**38,757**
Cash and cash equivalents at the end of the period as above comprises:		
Cash on hand	0	0
Balances with banks		
- in current accounts	1,658	5,370
- in fixed deposits	6,989	33,387
	8,647	**38,757**

3 The above standalone unaudited financial results of Prestige Estates Projects Limited (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12 November 2025. The statutory auditors have carried out limited review of the above results.

4 These unaudited results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 (Ind AS 34) "Interim Financial Reporting" as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 **Segment information**

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

6

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

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

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

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

7 During the quarter ended 30 September 2025, the Company has acquired directly / indirectly additional stake in subsidiaries Prestige Nottinghill Investments, Apex Realty Ventures LLP and Prestige AAA Investments.

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

9 During the year ended 31 March 2025, the Company had issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares had been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 30 September 2025, Rs. 45,794 Million (including interest earned amounting to Rs. 495 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 4,701 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 4,658 million.

10 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million.

11 The Board of Directors of the Company at their meeting held on 29 May 2025, have recommended to the Members for their approval, Final Dividend of Rs. 1.80 per share for the financial year ended 31 March 2025 aggregating to Rs.775 million. The shareholders have approved the Dividend at the Annual General Meeting held on 10 September 2025. During the quarter, the Company has accounted the same in accordance with Ind AS 10.

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

Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 12 November 2025

PRESTIGE ESTATES PROJECTS LIMITED
Prestige Falcon Towers
19, Brunton Road
Bangalore - 560 025

S.R. Batliboi & Associates LLP
Bengaluru

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru - 560 001, India
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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Prestige Estates Projects Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Prestige Estates Projects Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate for the quarter and six months ended September 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors . Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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

4. The Statement includes the results of the following entities:

Sl. No.	Name of the entities
A	**Parent Company**
1	Prestige Estates Projects Limited
B	**Subsidiaries**
1	Ace Realty Ventures
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP
5	Prestige Mulund Realty Private Limited
6	Avyakth Cold Storages Private Limited
7	Dollars Hotel & Resorts Private Limited
8	Eden Investments & Estates
9	ICBI (India) Private Limited

S.R. Batliboi & Associates LLP Bengaluru

Sl. No.	Name of the entities
10	K2K Infrastructure (India) Private Limited
11	Kochi Cyber Greens Private Limited
12	Morph
13	Northland Holding Company Private Limited
14	Prestige AAA Investments
15	Prestige Acres Private Limited
16	Prestige Alta Vista Holdings
17	Prestige Bidadi Holdings Private Limited
18	Prestige Builders and Developers Private Limited
19	Prestige Century Megacity
20	Prestige Century Landmark
21	Prestige Construction Ventures Private Limited
22	Prestige Devenahalli Developers LLP
23	Prestige Exora Business Parks Limited
24	Prestige Falcon Business Parks
25	Prestige Falcon Malls Private Limited
26	Prestige Falcon Mumbai Realty Private Limited
27	Prestige Falcon Realty Ventures Private Limited
28	Prestige Garden Estates Private Limited
29	Prestige Garden Resorts Private Limited
30	Prestige Habitat Ventures Private Limited (formerly known as Prestige Habitat Ventures)
31	Prestige Warehousing And Cold Storage Services Private Limited
32	Prestige Hospitality Ventures Limited
33	Prestige Kammanahalli Investments
34	Prestige Leisure Resorts Private Limited
35	Prestige Mall Management Private Limited
36	Prestige Nottinghill Investments
37	Prestige Office Ventures
38	Prestige OMR Ventures LLP
39	Prestige Ozone Properties
40	Prestige Pallavaram Estates Private Limited
41	Prestige Projects Private Limited
42	Prestige Property Management & Services
43	Prestige Retail Ventures Limited
44	Prestige Southcity Holdings
45	Prestige Sterling Infraprojects Private Limited
46	Prestige Sunrise Investments
47	Prestige Valley View Estates LLP
48	Prestige Whitefield Developers
49	Prestige Whitefield Investment and Developers LLP
50	PSN Property Management and Services



Sl. No.	Name of the entities
51	Sai Chakra Hotels Private Limited
52	Shipco Infrastructure Private Limited
53	Silver Oak Projects
54	Southeast Realty Ventures
55	The QS Company
56	Village-De-Nandi Private Limited
57	Villaland Developers LLP
58	West Palm Developments LLP
59	Prestige (BKC) Realtors Private Limited
60	Turf Estate Joint Venture LLP
61	Evergreen Industrial Estate
62	Prestige Lonavala Estates Private Limited
63	Prestige Realty Ventures
64	Prestige Goa Hospitality Ventures
65	Prestige Office Management Private Limited
66	Prestige Summit Convention Private Limited
67	Prestige Vaishnaoi Hospitality Private Limited (w.e.f. April 11, 2025)
C	**Joint ventures**
1	Bamboo Hotels and Global Centre (Delhi) Private Limited
2	Worli Urban Development Project LLP
3	Pandora Projects Private Limited
4	Prestige MRG Eco Ventures
5	Thomsun Realtors Private Limited
6	Dashanya Tech Parkz Private Limited
7	Prestige Beta Projects Private Limited
8	Prestige Vaishnaoi Realty Ventures
9	Prestige Vaishnaoi Projects
10	Techzone Technologies Private Limited
11	Prestige Vaishnaoi Hospitality Ventures
12	Canopy Living LLP (w.e.f. June 5, 2025)
D	**Associates**
1	WSI Falcon Infra Projects Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

S.R. Batliboi & Associates LLP Bengaluru

6. **Emphasis of Matter**

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

7. **Other Matters**

The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

- 63 subsidiaries, whose unaudited interim financial results include total assets of Rs. 412,484 million as at September 30, 2025, total revenues of Rs. 11,383 million and Rs. 21,588 million, total net profit/(loss) after tax of Rs. 2,062 million and Rs. 3,074 million and, total comprehensive income of Rs. 2,065 million and Rs. 3,085 million, for the quarter ended September 30, 2025 and the half year ended on that date respectively, and net cash (outflows)/ inflows of Rs. 459 million for the period from April 1, 2025 to September 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.

- 1 associate and 10 joint ventures, whose unaudited interim financial results include Group's share of net profit/(loss) of Rs. 82 million and Rs. (118) million and Group's share of total comprehensive income of Rs. 82 million and Rs. (118) million for the quarter ended September 30, 2025 and the half year ended on that date respectively as considered in the Statement whose unaudited interim financial results and other financial information have been reviewed by their respective independent auditors.

The independent auditor's review reports on interim financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint ventures and an associate is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

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

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

per Sudhit Kumar Jain
Partner
Membership No.: 213157

UDIN: 25213157BMNZGR8130

Place: Bengaluru, India
Date: November 12, 2025

PRESTIGE ESTATES PROJECTS LIMITED

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

CIN: L07010KA1997PLC022322

Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2025

(Rs. In Million)

Sl No	Particulars	Quarter ended			Six months ended		Year ended
		30 Sep 2025	30 Jun 2025	30 Sep 2024	30 Sep 2025	30 Sep 2024	31 Mar 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	Revenue from operations	24,317	23,073	23,044	47,390	41,665	73,494
	Other income	2,661	1,614	1,194	4,275	2,818	3,861
	Total income	**26,978**	**24,687**	**24,238**	**51,665**	**44,483**	**77,355**
2	**Expenses**						
	(Increase)/ decrease in inventory	(18,888)	(19,639)	(7,072)	(38,527)	(20,789)	(74,637)
	Contractor cost	13,191	13,532	8,861	26,723	16,658	38,182
	Purchase of materials	2,758	1,901	1,706	4,659	2,940	7,218
	Purchase of completed units	-	-	-	-	-	1,103
	Land cost	8,096	11,340	5,123	19,436	12,827	41,270
	Employee benefits expense	2,216	1,969	2,042	4,185	4,132	8,217
	Finance costs	3,851	3,839	3,565	7,690	7,026	13,338
	Depreciation and amortisation expense	2,186	2,162	2,004	4,348	3,909	8,123
	Other expenses	7,846	5,032	6,071	12,878	11,621	26,553
	Total expenses	**21,256**	**20,136**	**22,300**	**41,392**	**38,324**	**69,367**
3	**Profit before exceptional items (1-2)**	**5,722**	**4,551**	**1,938**	**10,273**	**6,159**	**7,988**
4	Exceptional items	-	-	-	-	-	-
5	**Profit before Share of profit from joint ventures and associate (3+4)**	**5,722**	**4,551**	**1,938**	**10,273**	**6,159**	**7,988**
6	Share of profit / (loss) from joint ventures and associate (net of tax)	118	(165)	(111)	(47)	(239)	(430)
7	**Profit before tax (5+6)**	**5,840**	**4,386**	**1,827**	**10,226**	**5,920**	**7,558**
8	**Tax expense**						
	Current tax	2,423	2,597	543	5,020	1,662	4,318
	Deferred tax (Refer Note 9)	(1,157)	(1,326)	(1,062)	(2,483)	(1,158)	(2,929)
	Total tax expenses	**1,266**	**1,271**	**(519)**	**2,537**	**504**	**1,389**
9	**Net profit for the period/ year (7-8)**	**4,574**	**3,115**	**2,346**	**7,689**	**5,416**	**6,169**
10	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss						
	Remeasurements of the defined benefit plans	5	7	-	12	-	(3)
	Tax impact	(1)	(2)	-	(3)	-	(1)
	Total other comprehensive income	**4**	**5**	**-**	**9**	**-**	**(4)**
11	**Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (9+10)**	**4,578**	**3,120**	**2,346**	**7,698**	**5,416**	**6,165**
12	**Profit for the period/year attributable to:**						
	Owners of the parent	4,303	2,925	1,922	7,228	4,248	4,675
	Non controlling interests	271	190	424	461	1,168	1,494
13	**Other comprehensive income for the period/ year attributable to:**						
	Owners of the parent	4	5	-	9	-	(4)
	Non controlling interests	-	-	-	-	-	-
14	**Total comprehensive income for the period/ year attributable to:**						
	Owners of the parent	4,307	2,930	1,922	7,237	4,248	4,671
	Non controlling interests	271	190	424	461	1,168	1,494
15	Paid-up equity share capital	4,307	4,307	4,307	4,307	4,307	4,307
16	**Earnings Per Share* (In Rs.)**						
	(Face Value of Rs.10/- per Share)						
	a) Basic	9.99	6.79	4.70	16.78	10.49	11.19
	b) Diluted	9.99	6.79	4.70	16.78	10.49	11.19
	See accompanying notes to financial results						

* Not annualised for the quarter and year to date.

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED PrestigeFalcon Towers # 19, Brunton Road Bangalore - 560 025

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

Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2025

Notes to financial results

1 Consolidated Statement of Assets and Liabilities

(Rs. In Million)

Particulars		As at 30 Sep 2025 (Unaudited)	As at 31 Mar 2025 (Audited)
A. ASSETS			
(1) Non-current assets			
(a) Property, plant and equipment		28,611	26,354
(b) Capital work-in-progress		18,954	14,243
(c) Investment property		76,567	78,432
(d) Goodwill		534	534
(e) Other intangible assets		129	127
(f) Investments in joint ventures and associate		3,921	3,620
(g) Financial assets			
(i) Investments		28	305
(ii) Loans		625	1,116
(iii) Other financial assets		8,502	5,257
(h) Deferred tax assets (net)		12,105	9,411
(i) Income tax assets (net)		2,608	3,899
(j) Other non-current assets		3,187	2,354
	Sub-total	**1,55,771**	**1,45,652**
(2) Current assets			
(a) Inventories		3,56,870	3,18,831
(b) Financial assets			
(i) Investments		10,893	8,570
(ii) Trade receivables		18,530	13,582
(iii) Cash and cash equivalents		22,291	20,094
(iv) Bank balances other than cash and cash equivalents		6,241	3,836
(v) Loans		27,232	20,771
(vi) Other financial assets		28,809	26,324
(c) Other current assets		39,176	30,292
	Sub-total	**5,10,042**	**4,42,300**
	Total	**6,65,813**	**5,87,952**
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital		4,307	4,307
(b) Other Equity		1,53,966	1,49,923
Equity Attributable to owners of the parent		**1,58,273**	**1,54,230**
(c) Non controlling interests		4,228	4,815
	Sub-total	**1,62,501**	**1,59,045**
(2) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings		49,556	43,130
(ii) Lease liabilities		22,438	22,652
(iii) Other financial liabilities		1,398	1,542
(b) Deferred tax liabilities (net)		5,800	5,583
(c) Other non-current liabilities		784	760
(d) Provisions		592	536
	Sub-total	**80,568**	**74,203**
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		69,757	62,872
(ii) Lease liabilities		3,353	3,145
(iii) Trade payables			
- Dues to micro and small enterprises		853	1,155
- Dues to creditors other than micro and small enterprises		14,099	17,555
(iv) Other financial liabilities		13,856	14,325
(b) Other current liabilities		3,12,190	2,50,732
(c) Provisions		7,107	4,660
(d) Income tax liabilities (net)		1,529	260
	Sub-total	**4,22,744**	**3,54,704**
	Total	**6,65,813**	**5,87,952**

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED Prestige Falcon Towers # 19, Brunton Road Bangalore - 560 025

PRESTIGE ESTATES PROJECTS LIMITED
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CIN: L07010KA1997PLC022322
Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2025

2 Consolidated statement of cash flows

(Rs. In Million)

Particulars	Six Months ended	
	30 Sep 2025 (Unaudited)	30 Sep 2024 (Unaudited)
Cash flow from operating activities :		
Profit before tax	**10,226**	**5,920**
Add: Expenses / debits considered separately		
Finance costs	7,690	7,026
Depreciation and amortisation	4,348	3,909
Bad debts/ advances written off	4	-
Expected Credit loss allowance on receivables	5	3
Loss on sale of property, plant and equipment and investment property	5	239
Share of loss from joint ventures and associate (net)	47	6
Sub-total	**12,099**	**11,183**
Less: Incomes / credits considered separately		
Interest income	1,569	1,178
Dividend income	166	154
Fair value gain on financial instruments	2,363	1,208
Provision no longer required written back	6	-
Profit on sale of property, plant and equipment / investment property	1	-
Sub-total	**4,105**	**2,540**
Adjustments for:		
(Increase) / decrease in trade receivables	(4,957)	1,003
(Increase) / decrease in inventories	(38,039)	(21,445)
(Increase) / decrease in loans and financial assets	(5,356)	(4,306)
(Increase) / decrease in other assets	(8,884)	(2,501)
Increase / (decrease) in trade payables	(3,752)	1,143
Increase / (decrease) in other financial liabilities	(436)	(5,747)
Increase / (decrease) in other liabilities	61,482	23,333
Increase / (decrease) in provisions	2,515	(375)
Sub-total	**2,573**	**(8,895)**
Income taxes paid (net)	(2,457)	(1,489)
Net cash generated from operating activities - A	**18,336**	**4,179**
Cash flow from investing activities		
Capital expenditure on investment property, property plant and equipment and other intangible assets (including capital work-in-progress)	(8,763)	(8,242)
Sale proceeds of property plant and equipment and investment property	1	2
Decrease / (Increase) in inter corporate deposits given	(2,121)	(765)
Investments in bank deposits (having original maturity of more than three months)	(2,713)	(160)
Decrease / (increase) in partnership current account	(3,647)	(621)
Investments made	(31)	(81)
Interest received	1,295	762
Dividend received	166	154
Net cash flow used in investing activities - B	**(15,813)**	**(8,951)**
Cash flow from financing activities		
Loans availed	33,590	15,928
Loans repaid	(20,320)	(24,471)
Proceeds from issue of equity shares	-	50,000
Payment of transaction cost on issue of equity shares	-	(843)
Decrease / (Increase) in inter corporate deposits taken	41	(4,387)
Payment of dividend	(775)	-
Principal payment towards lease liabilities	(1,356)	(1,367)
Interest payment towards lease liabilities	(1,696)	(1,385)
Finance costs paid	(6,343)	(6,492)
Payment towards acquisition of non-controlling interest in subsidiaries	(3,835)	-
Contribution / (withdrawals) by non controlling interest holders	368	1
Net cash flows from / (used in) financing activities - C	**(326)**	**26,984**
Net increase / (decrease) in cash and cash equivalents during the year (A+B+C)	**2,197**	**22,212**
Cash and cash equivalents opening balance	20,094	22,679
Cash and cash equivalents closing balance	**22,291**	**44,891**

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Statement of Consolidated Unaudited Financial Results for the quarter and six months ended 30 September 2025

Particulars	Six Months ended	
	30 Sep 2025	30 Sep 2024
	(Unaudited)	(Unaudited)
Cash and cash equivalents at the end of the period as above comprises:		
Cash on hand	4	5
Balances with banks		
- in current accounts	11,242	8,624
- in fixed deposits	11,045	36,262
	22,291	**44,891**

3 The above unaudited consolidated financial results of Prestige Estates Projects Limited (the "Company" or the "Holding Company"), its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12 November 2025. The statutory auditors have carried out limited review of the above results.

4 These unaudited results of the Group has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 (Ind AS 34) "Interim Financial Reporting" as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

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

6

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

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

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

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

7 The figures of standalone financial results are as follow:

(Rs. In Million)

Particulars	Quarter ended			Six Months ended		Year ended
	30 Sept 2025	30 Jun 2025	30 Sept 2024	30 Sept 2025	30 Sept 2024	31 Mar 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	7,982	4,560	11,783	12,542	15,754	28,730
Profit before tax	268	77	78	345	184	1,878
Profit after tax	201	131	184	332	376	1,865

The unaudited standalone financial results for the quarter and six months ended 30 September 2025 can be viewed on the Company's website www.prestigeconstructions.com and can also be viewed on the website of NSE and BSE.

8 During the quarter ended 30 September 2025, the Group has acquired directly / indirectly additional stake in subsidiaries Prestige Nottinghill Investments, Apex Realty Ventures LLP and Prestige AAA Investments. Consequently, the Group has recognised Rs. 2,419 million as reduction to consolidated other equity representing the difference between the amount by which the non-controlling interests are adjusted and the consideration paid.

9 The Finance (No. 2) Act, 2024 (the "Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect from 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% (unlisted securities with indexation) / 10% (listed securities without indexation) to 12.5% (without indexation). Pursuant to such amendment, the Group had remeasured the carrying value of deferred tax relating to capital gains and accounted for reduction in deferred tax liability amounting to Rs.991 million through statement of profit and loss for the year ended 31 March 2025.

S.R. Batliboi & Associates LLP Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

10 During the year ended 31 March 2025, the Company has issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 million. The said equity shares have been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 30 September 2025, Rs. 45,794 Million (including interest earned amounting to Rs. 495 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 4,701 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 4,658 million.

11 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million.

12 The Board of Directors of the Company at their meeting held on 29 May 2025, have recommended to the Members for their approval, Final Dividend of Rs. 1.80 per share for the financial year ended 31 March 2025 aggregating to Rs. 775 million. The shareholders have approved the Dividend at the Annual General Meeting held on 10 September 2025. During the quarter, the Company has accounted the same in accordance with Ind AS 10.

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

Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 12 November 2025

PRESTIGE ESTATES PROJECTS LIMITED
Prestige Falcon Towers
19, Brunton Road
Bangalore - 560 025

S.R. Batliboi & Associates LLP
Bengaluru