BRIGADE ENTERPRISES LIMITED

Corporate Identity Number (CIN): L85110KA1995PLC019126
Registered Office: 29th & 30th Floors, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleshwaram-Rajajinagar, Bengaluru - 560 055, India

+91 80 4137 9200
enquiry@brigadegroup.com
www.brigadegroup.com

Ref: BEL/NSEBSE/IP/13082026 August 13, 2026

Listing Department
National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400 051

Department of Corporate Services – Listing
BSE Limited
P. J. Towers
Dalal Street,
Mumbai – 400 001

Re.: Scrip Symbol: BRIGADE/Scrip Code: 532929

Dear Sir/Madam,

Sub.: Investor Presentation Q1 FY27

We are enclosing herewith the Investor Presentation for the First quarter ended June 30, 2026.

The above information is also hosted on the website of the Company at www.brigadegroup.com

Kindly take the same on your records.

Thanking you,

Yours faithfully,

For **Brigade Enterprises Limited**

Om Prakash Palanimuthu
Digitally signed by Om Prakash Palanimuthu
Date: 2026.08.13 18:53:11 +05'30'

P. Om Prakash
Company Secretary & Compliance Officer

Encl.: a/a

Artist's impression

Investor Presentation – Q1 FY27

(CIN: L85110KA1995PLC019126)

Best Workplaces in Real Estate
Great Place To Work.
INDIA 2026

Multiple Domains; Single-Minded Commitment

- Established in 1986, one of the leading and trusted property developers with nearly four decades of experience.
- A multi-asset class developer with Residential, Office, SEZ, Retail, Hospitality, Industrial, Senior Living, Education sector and India's first Real Estate Accelerator Program
- Reputation of building 'Grade A' properties
- Strong partnership with marquee investors - GIC and Bain Capital
- Listed on BSE & NSE with a market cap of approximately USD 1.7 Bn as of June 30, 2026
- Consistent EBITDA margin of ~26%-28% for the past 10 years
- Rated AA (Stable) by ICRA; Rated AA- (Positive) by CRISIL
- Recognized as a Laureate for being in the Top 100 workplaces for 10 years and certified as a Great Place to Work for 16 years in a row

- **APARTMENTS**
- **VILLAS**
- **INTEGRATED ENCLAVES**
- **PLOTTED DEVELOPMENTS**

- **OFFICES**
- **RETAIL**
- **CLUBS**
- **HOTELS**
- **CONVENTION CENTRES**

- **SCHOOLS**
- **INDUSTRIAL PARKS & LOGISTICS**
- **PROPTECH ACCELERATOR**
- **MUSIC MUSEUM**
- **SKILL DEVELOPMENT ACADEMY**

Our Mission, Vision, Values

Our
Shared Mission

To constantly endeavour to be the Preferred Developer of Residential, Commercial & Hospitality spaces in the markets in which we operate, without compromising on our Core Values, for the benefit of all our Stakeholders.

Our
Shared Vision

To be a World-class Organisation in our Products, Processes, People and Performance.

Our
Core Values

QC-FIRST

- **Q**uality • **C**ustomer Centricity
- **F**airness • **I**nnovation
- **R**esponsible **S**ocially • **T**rust

Transforming City Skylines

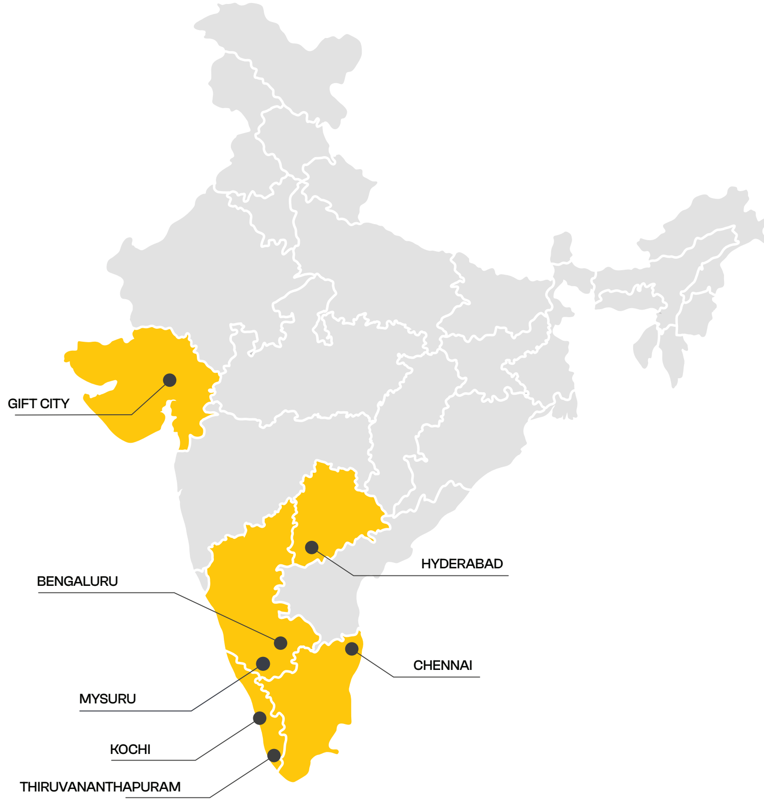
300+ buildings • 100+ Mn sq.ft.
Delivered

33 Million sq.ft.
Ongoing projects

16 Million sq.ft.
Upcoming launches

License owners for
SEVEN WORLD TRADE CENTERS IN SOUTH INDIA

AMONG THE TOP 10 LISTED DEVELOPERS
in the country, by market capitalization



Segment Highlights – Q1 FY27

Real Estate – On Sale Basis

- Achieved presales of **INR 1,061 Cr**, with a presales volume of **0.74 mn sft** in Q1 FY27
- Average realization stood at **INR 14,256/sft** during **Q1 FY27**, a growth of **21%** over Q1 FY26 led by product mix
- Upcoming projects planned to be launched **12 mn sft**

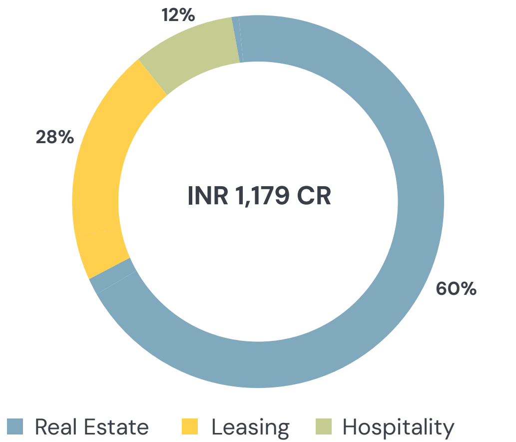
Leasing

- Entered into a strategic partnership with Bain Capital for a development of ~2 mn sft mixed-use project in Whitefield, Bengaluru
- Leasing Revenue stood at **INR 328 Cr** during Q1 FY27, **9%** higher over Q1 FY26; Achieved an EBITDA of **INR 230 Cr**
- Premium brand mix coupled with events, brand activations and customer experiences led to growth in mall footfalls by **11% Y-o-Y**
- Leading global brands across fashion, lifestyle, dining and family retail led to retailer sales growth by **35% Y-o-Y**

Hospitality

- Hospitality sector remained resilient despite challenging environment supported by domestic corporate and retail demand
- Hospitality revenue stood at **INR 144 Cr**; Achieved an EBITDA of **INR 45 Cr** in Q1 FY27
- Portfolio ARR stood at **INR 7,241** during the quarter, a growth of **7%** over Q1 FY26, Portfolio occupancy stood at **76%** in Q1 FY27

Q1 FY27 – REVENUE SHARE %



Collections of INR 1,856 Cr during Q1 FY27, an increase of 7% over Q1 FY26

ESG Initiatives

Industry Leadership

- Brigade Sustainability leadership recognized at the Indian Chamber of Commerce Conclave & Awards 2026 for advancing ESG and sustainability dialogues.
- Pavitra Shankar, Managing Director is the convenor of the CII Karnataka E&S Panel, and preparations are underway for the CII Karnataka ESG Summit in Sept 2026.

Environmental Stewardship

- Celebrated World Environment Day through employee engagement initiatives, reinforcing Brigade's culture of environmental stewardship.
- Participated in the Guinness World Record tree plantation drive by BDA, advancing Brigade's commitment towards its Net Zero 2045 roadmap.

ESG Strategy & Implementation

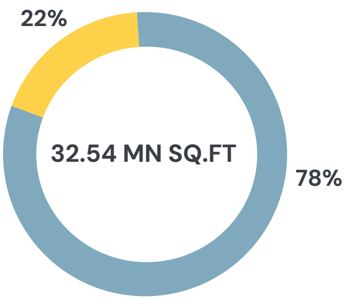
- Successfully submitted GRESB assessment for FY 2025–26; SGS completed independent assurance of BRSR core indicators and GRI Sustainability Report.
- The Brigade Citrine Net Zero framework is being standardized and deployed in the designs of Brigade Lumina, Brigade HRC Atrium and upcoming hospitality projects.

Ongoing Projects Summary

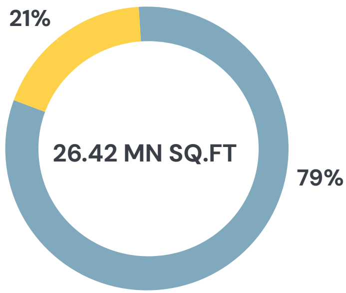
Area in mn sft

Project Name	Project Area	Brigade Share	LO/JV Share
Real Estate	25.39	20.86	4.53
Leasing	7.15	5.56	1.59
Total	**32.54**	**26.42**	**6.12**

TOTAL PROJECT AREA



BRIGADE'S SHARE OF PROJECT AREA



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Highlights: Q1 FY27

- Achieved highest ever APR of INR 14,256/sft led by product mix
- Geographically well diversified performance underscoring strong positioning in all the markets we operate
- Upcoming launches & land bank further demonstrates consolidating our presence in Chennai & Hyderabad

Upcoming residential projects planned to be launched: ~12 mn sft

- **4.32 mn sft** in **Bengaluru**
- **3.00 mn sft** in **Chennai**
- **3.95 mn sft** in **Hyderabad**
- **1.09 mn sft** in **Mysuru**

Brigade Enclave & Manor, Hyderabad

Artist's impression

BRIGADE

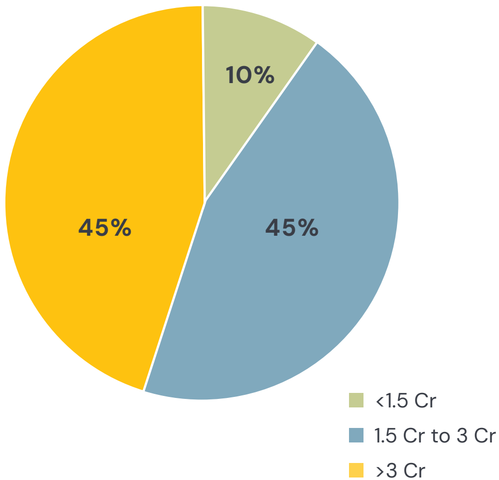
Group Sales Snapshot

Particulars	Q1 FY27	Q4 FY26	Q1 FY26	Q1 FY27 on Q4 FY26	Q1 FY27 on Q1 FY26
Net Area Sales ('000 sft)					
Residential	735	1,855	902	(60%)	(19%)
Commercial	9	97	47	(91%)	(80%)
Total	**744**	**1,952**	**949**	**(62%)**	**(22%)**
Net Sales (INR Cr)					
Residential	1,054	2,424	1,067	(57%)	(1%)
Commercial	7	97	51	(93%)	(86%)
Total	**1,061**	**2,521**	**1,118**	**(58%)**	**(5%)**
Realization (INR/sft)	**14,256**	**12,915**	**11,782**	**10%**	**21%**

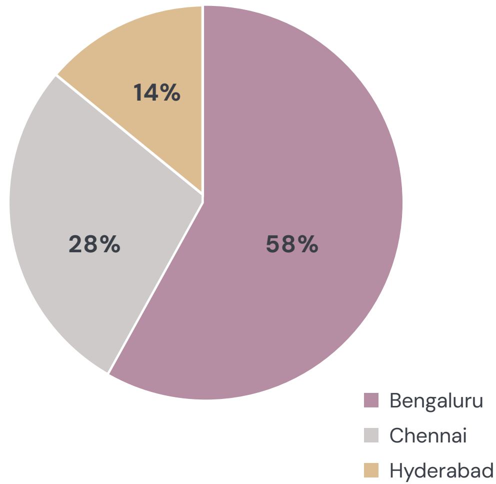
Sales Classification

Residential pre-sales in Q1 FY27 INR 1,054 Cr

BY TICKET SIZE



BY CITY



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Consolidated Synopsis of Real Estate Projects - Jun 26

Particulars	Ongoing Projects		Completed Projects		Total
	Mn sft				
	BEL	SPV*	BEL	SPV*	
Total super built-up area of launched projects on sale basis	23.87	1.52	0.32	0.29	26.00
Less: Landowner share	4.06	-	-	-	4.06
Company share of saleable area	19.81	1.52	0.32	0.29	21.94
Sold till date	14.01	1.16	-	-	15.17
To be sold	5.80	0.36	0.32	0.29	6.77
	INR Cr				
Estimated sale value	23,363	1,295	1,362	632	26,652
Sold units	15,326	957	1,066	349	17,698
Unsold units	8,037	338	296	283	8,954
Collection to date on sold units	6,564	507	923	305	8,299
Remaining to be collected from sold units	8,762	450	143	44	9,399
Balance collection for the projects (incl unsold units) [A]	**16,799**	**788**	**439**	**327**	**18,353**
Estimated Total Cost	14,874	748	183	203	16,008
Cost incurred till date	5,900	368	183	203	6,654
Balance cost to complete the project [B]	**8,974**	**380**	-	-	**9,354**
Gross Operating Cash Flows [A] - [B]	**7,825**	**408**	**439**	**327**	**8,999**
Present Borrowings [C]	516	-	-	-	516
Net Operating Cash Flows Projected [A] - [B] - [C]	**7,309**	**408**	**439**	**327**	**8,483**

*Brigade Orchards, Brigade Tech Gardens, Brigade Residences at WTC Chennai

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Our Leasing Portfolio: Operating Assets - Jun 26

Area in mn sft

Particulars	Leasable Area	Leased	To be Leased
Brigade Tech Gardens*	3.00	2.98	0.02
WTC Chennai*	1.98	1.98	-
WTC Kochi*	0.77	0.77	-
WTC Bengaluru	0.62	0.28	0.34
Brigade Twin Towers - Towers A & C	0.57	0.06	0.51
Brigade Opus	0.30	0.30	-
Brigade Int'l Financial Center, GIFT City - Ph 1*	0.27	0.27	-
Brigade Bhuwalka Icon	0.19	0.19	-
Brigade Southfield	0.16	0.16	-
Orion Mall at Brigade Gateway	0.83	0.82	0.01
Orion Uptown Mall	0.27	0.25	0.02
Orion Avenue Mall	0.15	0.13	0.02
Brigade Vantage, Mysuru	0.07	0.01	0.06
Brigade Vantage, Chennai	0.06	0.01	0.05
Others	0.12	0.10	0.02
Total	**9.36**	**8.31**	**1.05**

*SEZ Projects

Capex Commitment

Project	Project Area (mn sft)	Brigade Share (mn sft)	Estimated Cost (INR Cr)	Incurred (INR Cr)	Balance* (INR Cr)
World Trade Center & Orion Mall, Hyderabad	1.72	1.72	1,809	267	1,542
Brigade HRC Atrium	1.44	0.96	846	71	775
Brigade Padmini Tech Valley – Towers A & B	1.04	0.53	474	224	250
Brigade Tech Boulevard, Chennai	0.84	0.51	402	256	146
Brigade Icon – Commercial	0.41	0.41	330	142	188
Brigade International Finance Center – Ph 2	0.45	0.45	260	42	218
Brigade United	0.32	0.18	187	16	171
Brigade Cauvery	0.23	0.14	183	26	157
Brigade Industrial Park – Block-1	0.30	0.30	134	13	121
Arcadia at Brigade Cornerstone Utopia	0.12	0.08	82	70	12
Brigade Square, Thiruvananthapuram	0.19	0.19	76	75	1
Brigade El Dorado Commercial B Block	0.09	0.09	31	14	17
Total	**7.15**	**5.56**	**4,814**	**1,216**	**3,598**

*As of Jun 30, 2026

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BRIGADE

Steady Growth with Improved Performance Indicators

- Despite macro environment, the portfolio delivered steady growth in Q1 FY27, driven by disciplined pricing and operational efficiencies.
- Rebranded and upgraded Kochi Infopark hotel to Courtyard by Marriott, that would strengthen our performance going forward.
- Our focused expansion plan to build a well-diversified portfolio across luxury, leisure and business segments will position us well for sustained growth.

Holiday Inn, Racecourse Road, Bengaluru

Grand Mercure, Mysuru

Contents

Consolidated Financial Snapshot – Q1 FY27

(INR Cr)

Particulars	Q1 FY27	Q4 FY26	Q1 FY26	Q1 FY27 on Q4 FY26	Q1 FY27 on Q1 FY26
Revenue	1,179	1,523	1,333	(23%)	(12%)
EBITDA	425	430	375	(1%)	13%
Finance costs	109	112	106	(3%)	3%
Depreciation	73	80	75	(9%)	(3%)
Profit/ (loss) from JV	(1)	1	–	–	–
PBTE	242	239	194	1%	25%
Exceptional Items	43	5	–	760%	–
PBT	285	244	194	17%	47%
Tax charge/ (credit)	68	54	36	26%	89%
PAT	217	190	158	14%	37%
PAT after MI	200	145	150	38%	33%
EBITDA/ Revenue	36%	28%	28%		
PBT/ Revenue	24%	16%	15%		
PAT/ Revenue	18%	12%	12%		

*EBITDA: Earnings Before Interest Tax Depreciation Amortization, PBTE: Profit Before Tax and Exceptional Items, PBT: Profit Before Tax, PAT: Profit After Tax, MI: Minority Interest, () indicates negative figure, JV: Joint Venture

Segment Performance - Q1 FY27

(INR Cr)

Particulars	Real Estate	Leasing	Hospitality	Total
Revenue	707	328	144	1,179
Direct Expenses	376	4	16	396
Admin Expenses	61	62	43	166
Selling cost	43	6	8	57
Employee cost	77	26	32	135
EBITDA	**150**	**230**	**45**	**425**
EBITDA/Revenue %	21%	70%	31%	36%
Finance costs	25	79	5	109
Depreciation	2	57	14	73
PBTE*	**123**	**94**	**26**	**243**
PBTE/Revenue %	17%	29%	18%	21%

EBITDA: Earnings Before Interest Tax Depreciation Amortization, PBTE: Profit Before Tax and Exceptional Items

*Before Profit/(loss) from JV

Consolidated Cash Flow – Q1 FY27

(INR Cr)

Particulars	Q1 FY27	Q4 FY26	Q1 FY26
Operating Activities			
Total Collections	1,856	1,985	1,728
Direct Cost/ Construction Cost	(763)	(931)	(686)
Landowner Payments	(207)	(174)	(211)
Employee and Admin Expenses	(213)	(204)	(186)
Sales and Marketing Expenses	(92)	(67)	(86)
Statutory Payments	(223)	(225)	(230)
Other Payments	(4)	(5)	(7)
Net Cash Flow from Operating Activities (A)	**354**	**379**	**322**
Investment Activities			
Construction Cost (CWIP/Capex Projects)	(219)	(253)	(124)
Investment in Land/JD/JV/TDR	(248)	(506)	(1,330)
Proceeds from JV	290	-	-
(Investment)/ Redemption Activities (FD & MF)	(375)	(78)	808
Net Cash Flow from Investment Activities (B)	**(552)**	**(837)**	**(646)**
Financing Activities			
Debt Drawdown	55	1,143	280
Debt Repayment	(55)	(383)	(74)
Investment by PE/JV	16	10	73
Payments to PE/JV	-	3	(165)
Proceeds from ESOP	1	4	-
Finance costs	(101)	(101)	(106)
Net Cash Flow from Financing Activities (C)	**(84)**	**676**	**8**
Net Cash Flows for the Period (A+B+C)	**(282)**	**218**	**(316)**

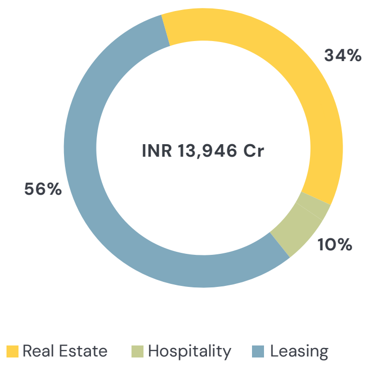
Capital Allocation: Segment-wise as of Jun 30, 2026

(INR Cr)

Segment	Equity (A)	Debt (B)	Capital Employed (A+B)	D/E Ratio (B/A)	PBD*/ Equity %	Operating Capital Employed (OCE)	EBITDA/ OCE %
Real Estate	4,182	516	4,698	0.12	11%	4,698	12%
Hospitality	1,310	37	1,347	0.03	14%	1,207	17%
Leasing	3,149	4,752	7,901	1.51	20%	4,608	20%
Total	**8,641**	**5,305**	**13,946**	**-**	**15%**	**10,513**	**16%**
Less Cash & Cash Equivalents	-	3,087	-				
Net Debt	**8,641**	**2,218**		**0.26**			

Note: PBD/Equity and EBITDA/OCE percentages are calculated based on trailing four quarter numbers
*PBD: Profit Before Depreciation & Tax (After Interest)

CAPITAL EMPLOYED



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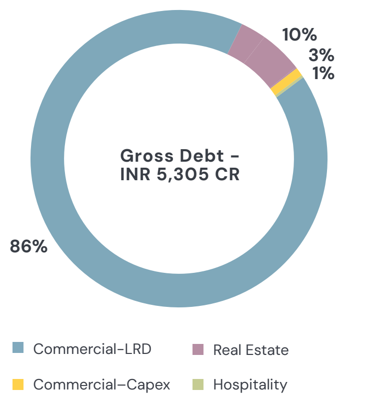
Consolidated Debt Profile as of Jun 30, 2026

(INR Cr)

Particulars	Jun-26	Mar-26	Jun-25
Real Estate	**516**	**521**	**138**
Hospitality	**37**	**-**	**501**
GOP Securitized	-	-	378
Capex	37	-	123
Leasing	**4,752**	**4,710**	**4,106**
Securitized Lease Rental	4,576	4,612	3,833
Capex	176	98	273
Gross Debt	**5,305**	**5,231**	**4,745**
Less: Cash & Cash Equivalents	3,087	2,953	2,476
Net Debt	**2,218**	**2,278**	**2,269**
Less: SPV Partner's share of net debt	677	599	741
BEL's Net Debt	**1,541**	**1,679**	**1,528**
Cost of Debt	**7.61%**	**7.57%**	**8.25%**
Net Debt Equity Ratio	**0.26**	**0.27**	**0.34**
Credit Rating	**AA (Stable) by ICRA AA- (Positive) by CRISIL**	**AA (Stable) by ICRA AA- (Positive) by CRISIL**	**AA (Stable) by ICRA AA- (Positive) by CRISIL**

Note: Gross debt figure for Jun-26 includes INR 2,015 Cr debt taken in SPVs, wherein BEL's share is INR 1,036 Cr

Segment-wise - Gross Debt Split



86% of the gross debt is securitized by lease rentals

Standalone Financial Snapshot – Q1 FY27

(INR Cr)

Particulars	Q1 FY27	Q4 FY26	Q1 FY26	Q1 FY27 on Q4 FY26	Q1 FY27 on Q1 FY26
Turnover	683	874	496	(22%)	38%
EBITDA	205	195	108	5%	90%
Finance costs	37	50	21	(26%)	76%
Depreciation	24	26	19	(8%)	26%
PBTE	144	119	68	21%	112%
Exceptional Items	-	5	-	-	-
PBT	144	124	68	16%	112%
Tax charge/(Credit)	25	35	13	(29%)	92%
PAT	119	89	55	34%	116%
EBITDA/Revenue	30%	22%	22%		
PBT/Revenue	21%	14%	14%		
PAT/Revenue	17%	10%	11%		

*EBITDA: Earnings Before Interest Tax Depreciation Amortization, PBTE: Profit Before Tax & Exceptional Items, PBT: Profit Before Tax, PAT: Profit After Tax, () indicates negative figure

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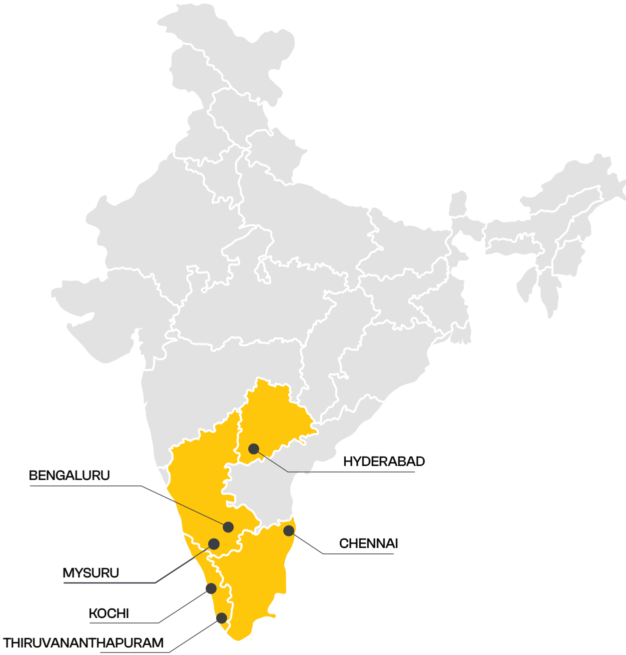
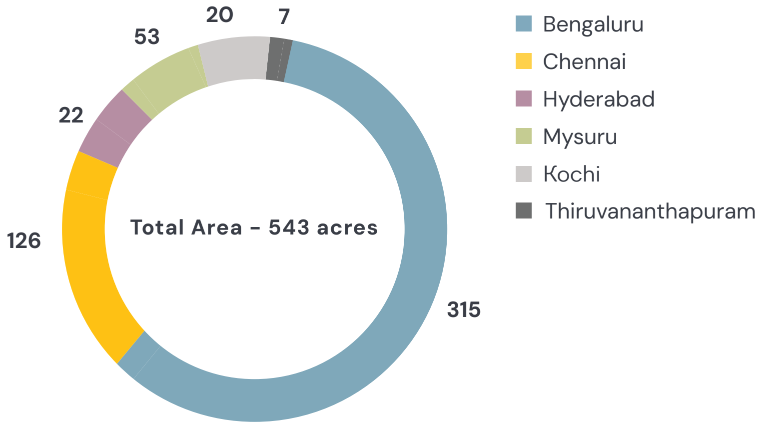
Land Bank



LAND AREA (IN ACRES) AS ON JUN 30, 2026



Total Land Area (Acres)	Cost of Land (INR Cr)	Amount Paid (INR Cr)	Balance Payable (INR Cr)
543	4,672	3,734	938

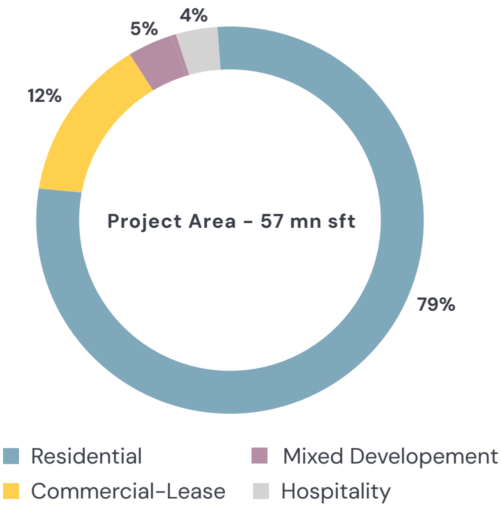
Developable Area Details

Product	Land Area	Project Area (mn sft)	Brigade Share (mn sft)
Residential	386	45	32
Commercial-Lease	48	7	6
Mixed Development	62	3	3
Hospitality	47	2	2
Total	**543**	**57**	**43**

Location	Land Area (in acres)	Project Area (mn sft)	Brigade Share (mn sft)
Bengaluru	315	29	22
Chennai	126	16	11
Hyderabad	22	6	6
Others*	80	6	4
Total	**543**	**57**	**43**

*Others include Mysuru, Thiruvananthapuram, & Kochi

PROJECT AREA: PRODUCT MIX



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Projects Launched - Q1 FY27

Projects	City	Project Area (mn sft)	Brigade Share (mn sft)
Commercial			
Brigade HRC Atrium	Bengaluru	1.44	0.96
Brigade Industrial Park: Block-1	Bengaluru	0.30	0.30
Brigade United	Bengaluru	0.32	0.18
Brigade Cauvery	Bengaluru	0.23	0.14
World Trade Center & Orion Mall, Hyderabad	Hyderabad	1.72	1.72
Total		**4.01**	**3.30**

Upcoming Projects

Segment	Total Area (mn sft)	Brigade Share (mn sft)
Residential	12.36	9.01
Commercial	4.03	2.56
Total	**16.39**	**11.57**
Hospitality (No. of Keys)	~1,700 Keys	

Brigade EcoEdge, Bengaluru

Artist's impression

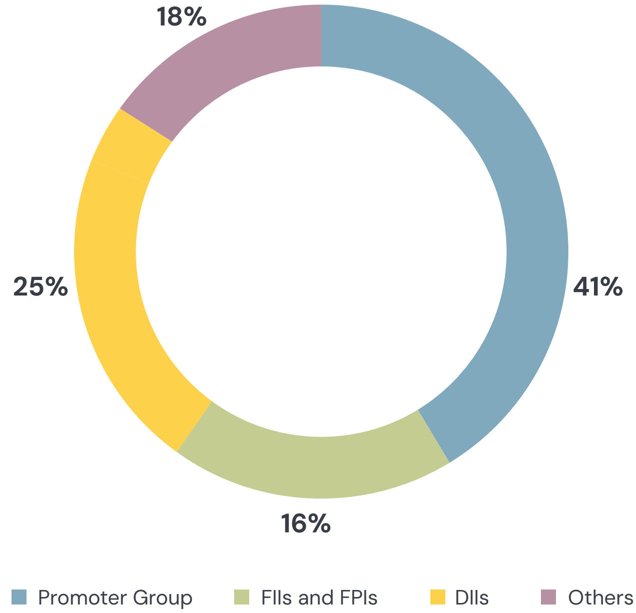
Awards and Accolades - Q1 FY27

Our Executive Chairman, M R Jaishankar, has been honoured with the prestigious **Nadaprabhu Kempegowda Rajya Award – 2026** on the occasion of the **517th Birth Anniversary** of Nadaprabhu Sri Kempegowda.

Pavitra Shankar, Managing Director, and Nirupa Shankar, Joint Managing Director, Brigade Group, have been named among **Fortune India's 100 Most Powerful Women 2026**.

Nirupa Shankar, Managing Director, Brigade Hotel Ventures Limited, has been recognised by Easydiner Foodie Awards as **'Hospitality Visionary of the Year 2026'**

Shareholding Pattern –Jun 30, 2026



Board of Directors

M R Jaishankar
Executive Chairman

- Masters in Business Administration
- Part of Promoter Group

Pavitra Shankar
Managing Director

- MBA, Real Estate & Finance, Columbia Business School
- Part of Promoter Group

Nirupa Shankar
Jt. Managing Director

- Masters of Management, Hospitality from Cornell University
- Part of Promoter Group

Amar Mysore
Executive Director

- Masters in Engineering from Pennsylvania State University

Roshin Mathew
Executive Director

- B.Tech and Masters in Building Engineering and Management

Pradyumna Krishnakumar
Executive Director

MBA, Finance & General Management, Asian Institute of Management, Manila

Board of Directors

Pradeep Kumar Panja
Independent Director

- Masters in Science
- Former MD of SBI

Dr. Venkatesh Panchapagesan
Independent Director

- CA, CWA, IIM K Alumni
- Faculty at IIM B

V V Ranganathan
Independent Director

- CA, Finance professional with 4 decades of experience
- Graduate in Commerce

Abraham Stephanos
Independent Director

- B. Sc. in Mechanical Engineering
- PGDM from IIM Calcutta
- Four decades of versatile experience

Padmaja Chunduru
Independent Director

- M.Com (Banking & Finance)
- Certified Associate of Indian Institute of Bankers (CAIIB)

Debashis Chatterjee
Independent Director

- Mechanical Engineering from Jadavpur University
- Former MD & CEO of LTIMindtree

Ongoing Residential Projects

Brigade Stellaris, Chennai

Artist's impression

Brigade Avalon, Bengaluru

Artist's impression

Completed Residential Projects

Brigade Residences at World Trade Center, Chennai

Actual shot

Completed Commercial Projects

Elysium at Brigade Cornerstone Utopia

Actual shot

BRIGADE

Thank you

Disclaimer:

The information in this presentation contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of Capital expenditures. These statements are based on current expectations that involve a number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.

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