



Ref: CVL/SE/2025-26

June 02, 2025

<b>To,</b> <b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001.	<b>To,</b> <b>National Stock Exchange of India Limited</b> Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.
<b>Scrip Code: 511413 &amp; 975752 (Debt)</b> <b>ISIN: INE559D01011 &amp; INE559D08024 (Debt)</b>	<b>Symbol: CREST</b> <b>Series: EQ</b>

Dear Sir/Madam,

**SUB: GENERAL UPDATE**

Pursuant to Regulation 30, 51 and such other applicable regulations, if any, read with relevant schedule of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, please find attached general update on the business operations of the Company.

The aforementioned intimation is also being placed on the website of the Company at [www.crest.co.in](http://www.crest.co.in).

This is for your information and records.

Thanking you.

Yours faithfully,  
For **Crest Ventures Limited**

**Namita Bapna**  
**Company Secretary**

Encl: a/a



# Crest Ventures Limited

Company Update - Q4 FY25

2nd June 2025



\*Artistic Impression



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# About Us

Headquartered in Mumbai, India, Crest Ventures Limited is a Non-Banking Finance Company registered with The Reserve Bank of India (RBI) and listed on the National Stock Exchange of India (NSE) and Bombay Stock Exchange (BSE). Diversified across asset classes and geographies, the Company operates under two primary verticals:

Real Estate and Financial Services/Credit



\*Actual Photos

Our legacy has been built on a 30-year old track record of building large, successful businesses in the Financial Services sector, across various categories including investment banking, share registry, equity brokerage, retail distribution of financial products, fixed income and derivatives through joint ventures and partnerships with global industry leaders.

In our Real Estate practice, we build high-quality residential and commercial assets with a focus on design, planning and execution. Our pipeline of real estate assets strikes a balance between earning profits and building assets to generate rental revenues, maximizing returns for all stakeholders involved. The group has successfully developed and delivered over 12 million square feet in the form of residences, commercial buildings, malls and townships in Mumbai, Chennai, Kolkata and Raipur.

**Crest is committed to delivering  
iconic projects with a focus on  
livability, world-class design and  
on-time execution.**

# Our Approach

## Design

We pay careful attention to every detail, ensuring form meets function, to deliver iconic structures with a focus on usability and sustainability.

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## Planning

Our engineering, procurement and architectural teams follow meticulous systems and processes to ensure timely delivery and customer satisfaction

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## Execution

Our strength lies in successfully delivering superior quality, landmark projects and maximizing value for all our stakeholders.

# Business Model

## Asset Light

Asset-light approach focused on optimizing the upfront capital expenditure; achieving better return on equity and capital employed. Investment in acquisition of land only when it meets return expectations.

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## JDAs & Project Management

Partnerships with strong partners to develop and deliver marquee premium and luxury projects across Mumbai, Chennai, Raipur and Jaipur. Design, planning and execution managed by our experienced in house team.

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## Project Credit

Provide capital to develop projects in partnership.

# Value Proposition



\*Artistic Impression

## Trust

We are a trusted partner for redevelopments & landowners. Our collaborative approach ensures that every partner has a voice in decision-making, fostering mutual success and long-term relationships.

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## Scale

With a proven track record of completing large-scale projects, we have the expertise and capability to execute a diverse range of residential, commercial, township projects in multiple locations.

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## Financial Closure

With a robust balance sheet and negligible corporate-level debt, we offer reassurance to stakeholders, alleviating concerns about the risk of project completion

# Financial Summary

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**1195 crs**  
**Consolidated Networth**

**0.14x**  
**Debt/Equity Ratio**

Consolidated Value of Investments at Market Value (Rs in crs)		
Item	FY 25	FY 24
Listed Shares	92.25	92.63
Unlisted Shares	56.97	9.18
PMS/AIF	1.10	32.91
Liquid Mutual Funds	10.99	1.40
Debt Securities	16.02	63.76
<b>TOTAL</b>	<b>177.33</b>	<b>199.88</b>

Consolidated Value of Investments in Real Estate at Cost (Rs in crs)		
Item *	FY 25	FY 24
Properties	64.14	65.06
Projects	366.78	281.28
Associates	112.19	116.49
<b>TOTAL</b>	<b>543.11</b>	<b>462.83</b>

\*Note 1: Item Description: Properties refers to investment in Real Estate properties, Projects refers to inventories and JDA deposits and Associates refers to Real Estate Associate Cos.

# Financial Summary

**1195 crs**  
**Consolidated Networth**

**0.14x**  
**Debt/Equity Ratio**

08

Consolidated ICD/Loan Book (Rs in crs) *		
Item	FY 25	FY 24
ICD/Loans (Net off debt)	408.18	367.33
Cash & Cash Equivalents	56.41	95.70
<b>Total</b>	<b>464.59</b>	<b>463.03</b>

Consolidated Segment Results (Rs in crs)		
Item	FY 25	FY 24
Real Estate & Related Activities	6.57	34.21
Investing, Broking & Financial Activities	110.97	53.17
Unallocable/Other Expenses	(5.07)	(6.16)
<b>Profit Before Tax</b>	<b>112.46</b>	<b>81.22</b>

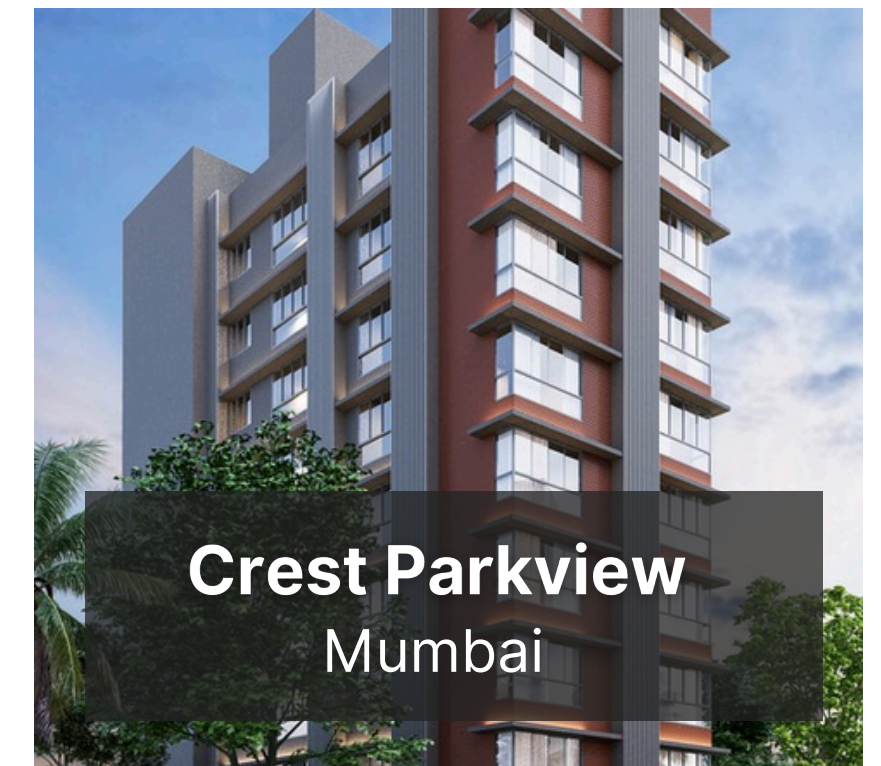
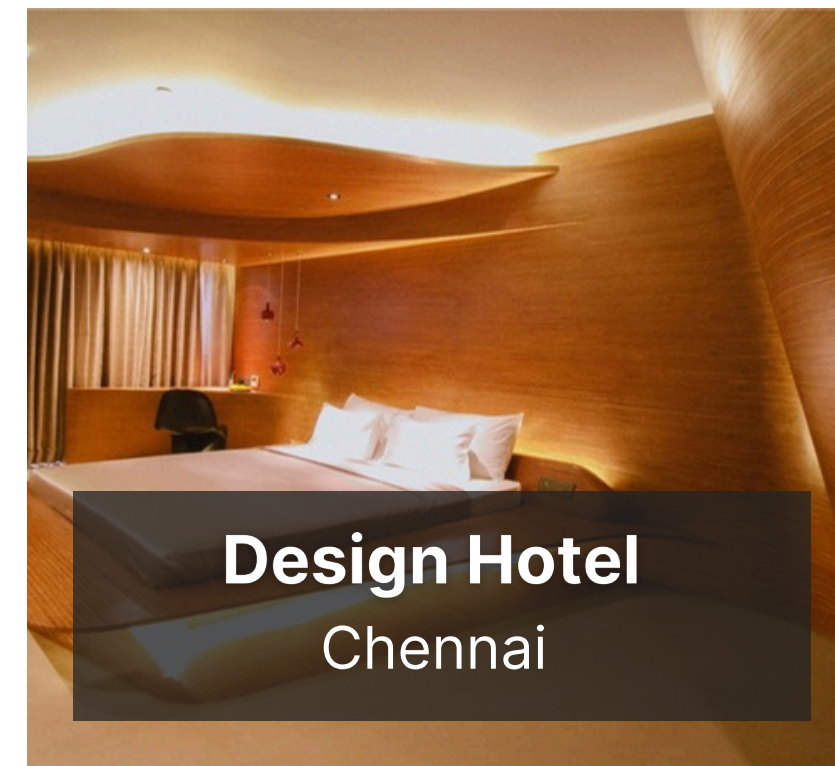
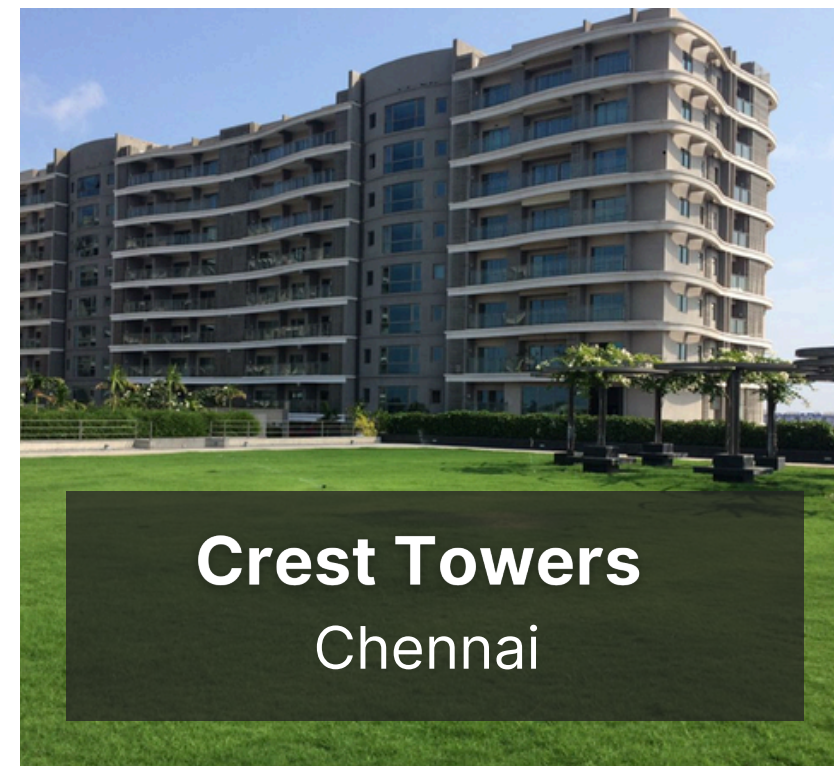
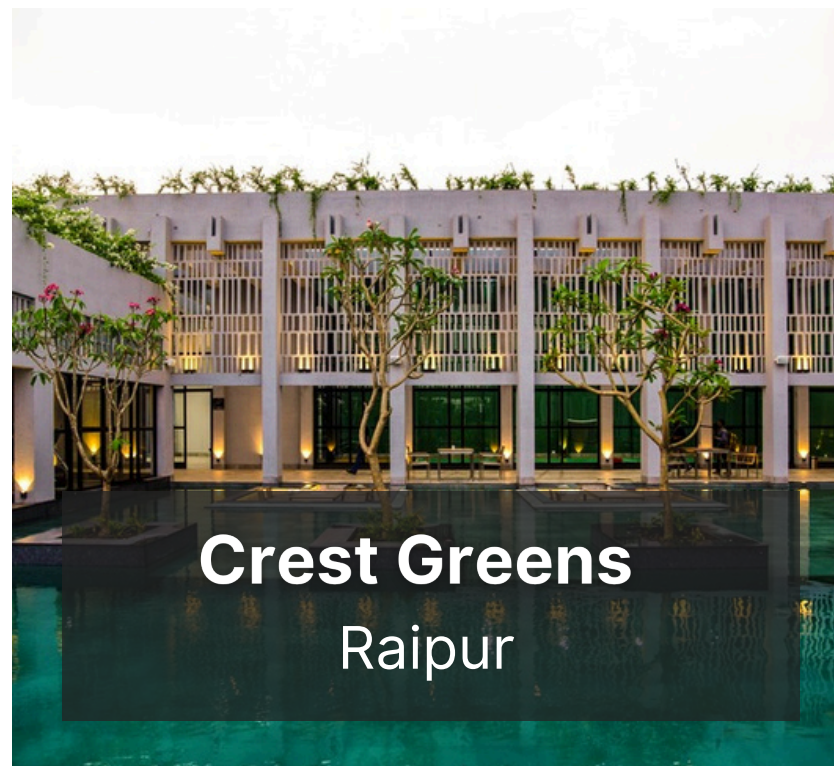
\*Note 1: All data of loans and ICDs are as of 31st March, 2025 (amount inclusive of interest accrued but not due).

# Our Projects



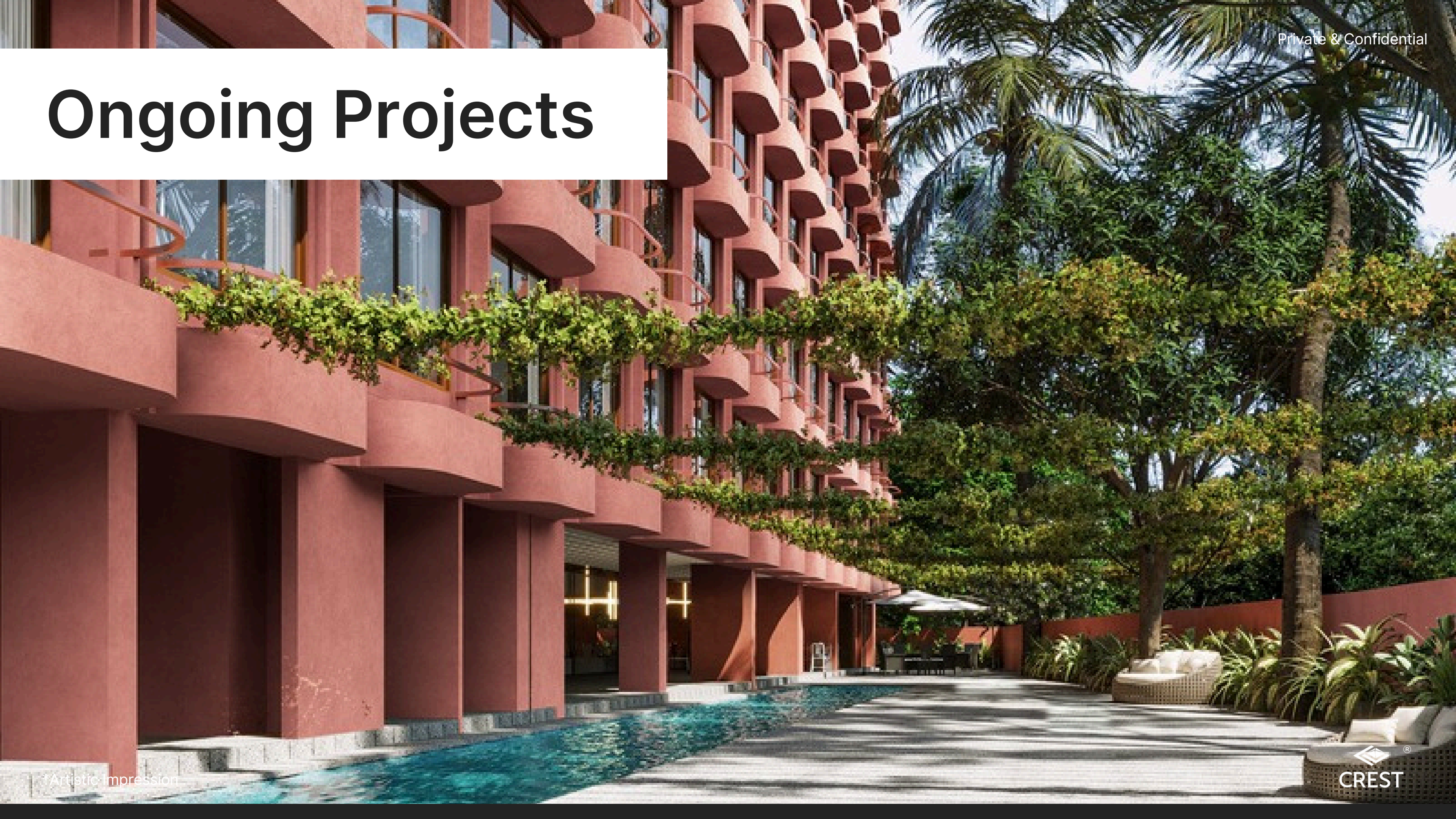
\*Artistic Impression of Crest Oaks

# Completed Projects



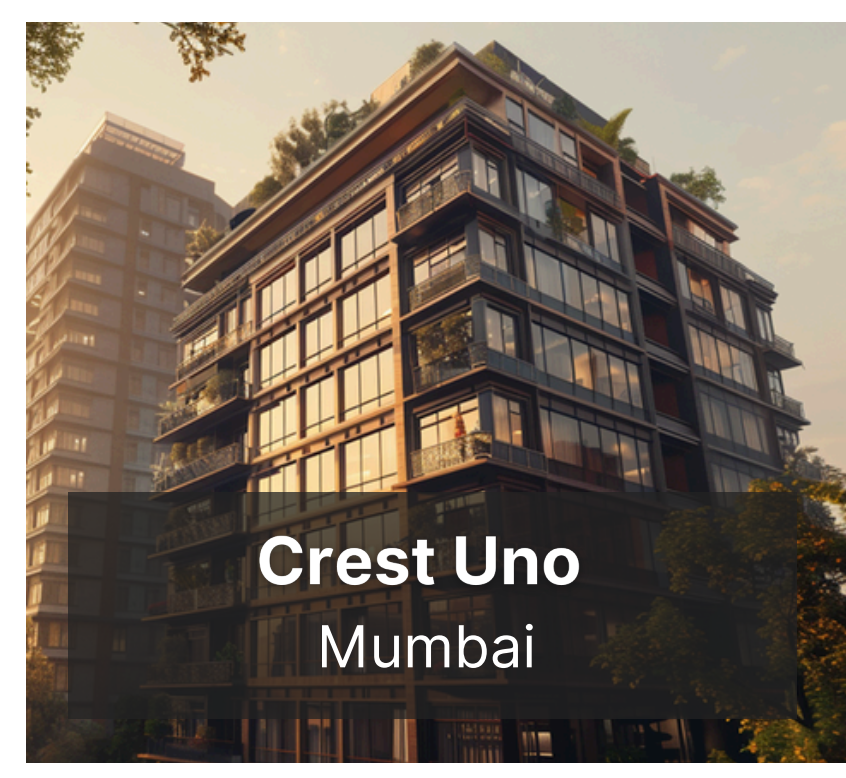
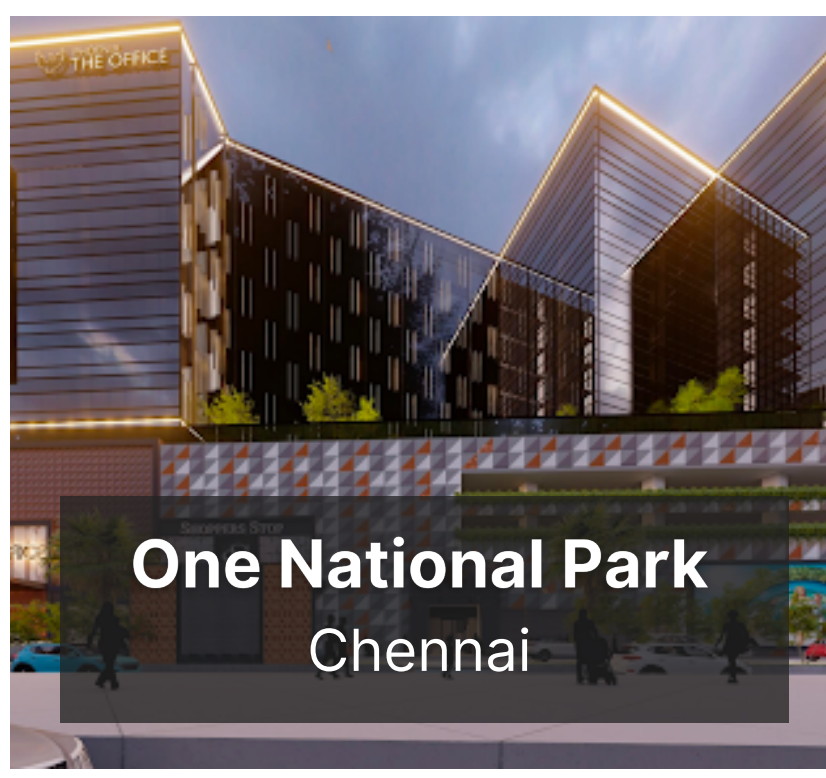
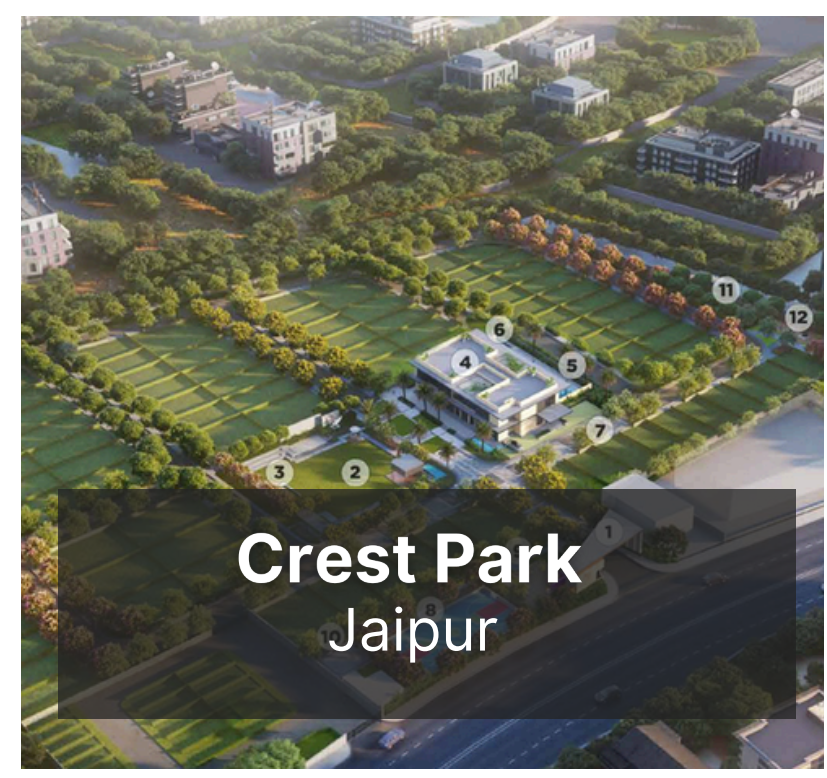
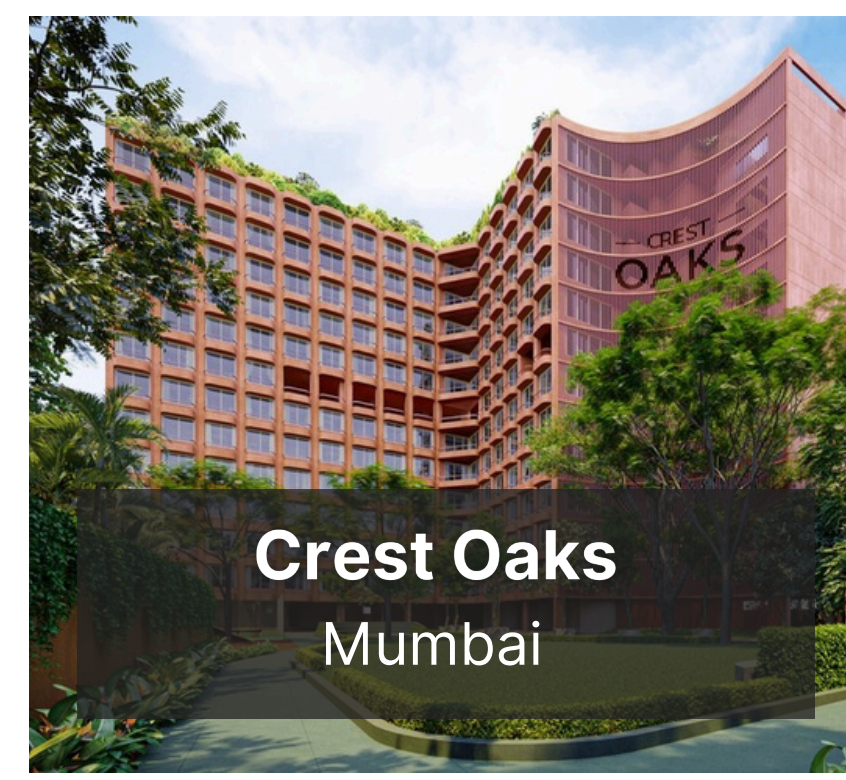
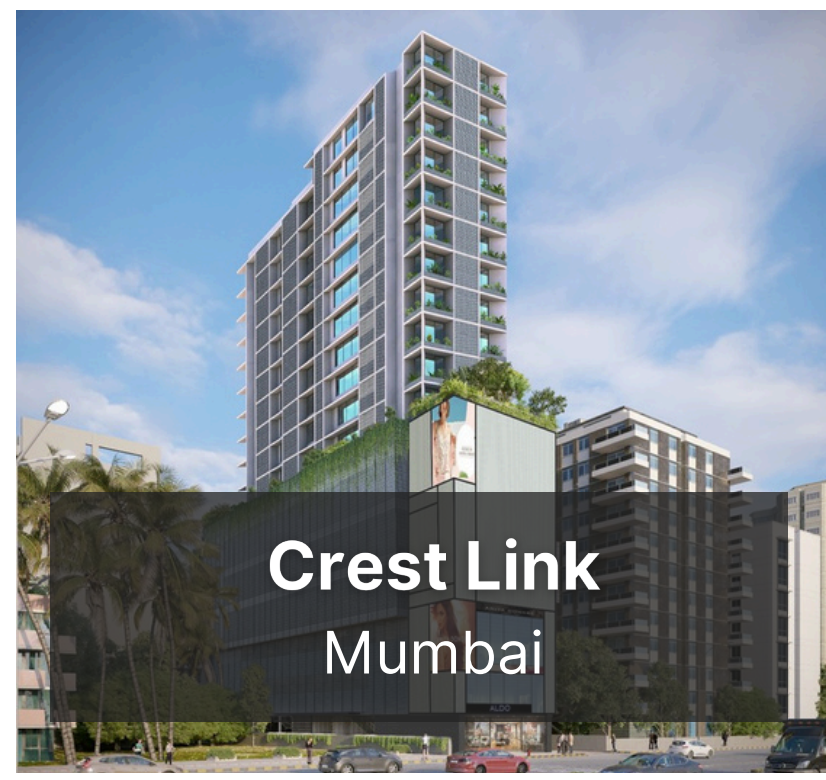
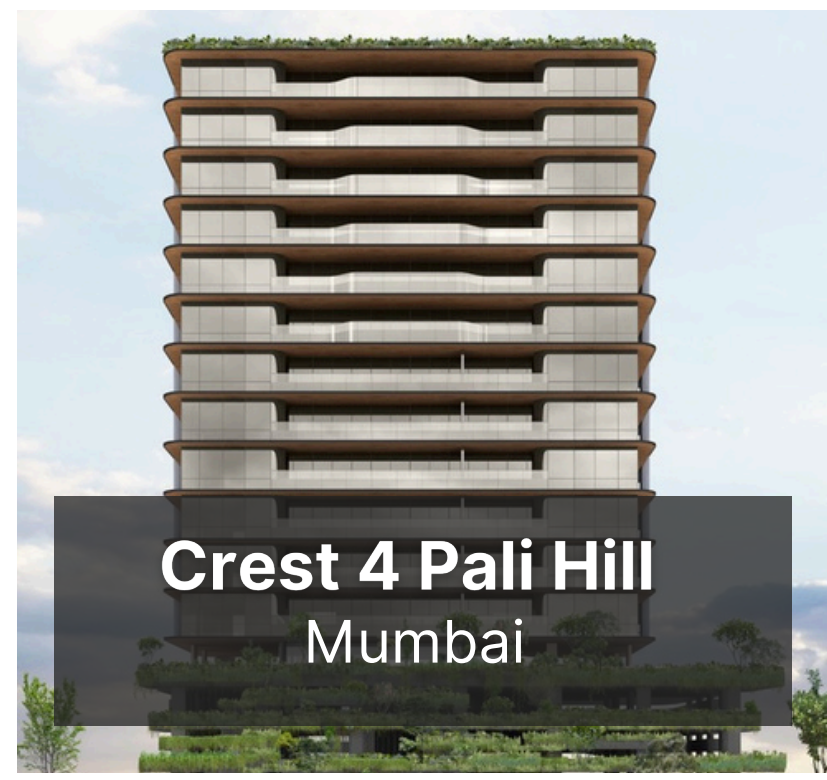
Crest Ventures Limited in partnership with Phoenix Mills Limited has built Phoenix MarketCity Lucknow, Bangalore & Pune as well.

# Ongoing Projects



†Artistic Impression

# Ongoing Projects



\*Artistic Impression



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CREST

# Crest 4 Pali Hill

Mumbai

 **Residential Redevelopment**

 **Pali Hill, Bandra (W), Mumbai - 400050**

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Redevelopment under Crest Ventures Ltd

- Gross Development Value - 300 crs
- Economic Interest - 100%
- Status
  - Possession taken on 12<sup>th</sup> May 2025
  - Full IOD received
  - Construction activities commenced



\*Artistic Impression



# Crest Link

Mumbai, RERA No: P51800045883

-  **Commercial & Residential Redevelopment**
-  **Linking Road, Khar (W), Mumbai - 400052**

Redevelopment under Crest Ventures Ltd


- Gross Development Value - 140 crs
- Economic Interest - 100%
- Status
  - Received Part OC for commercial units
  - Leased G+1 commercial units to marquee tenants
  - Residential units sold out



# Crest Oaks

Mumbai, RERA No: P51800053387

 **Residential Development**

 **Marol, Andheri (E), Mumbai - 400059**

Development partnership with KBK Group

- Gross Development Value - 265 crs
- Economic Interest - 11% of Revenue + Interest on loan given
- Status
  - Over 40% of project sold
  - 40% of construction completed



# Crest Park

Jaipur, RERA No: RAJ/P/2024/3033

 **Residential Plotted Development**

 **Bani Park, Jaipur, Rajasthan - 302006**

Project Management and Credit

- Gross Development Value - 200 crs
- Economic Interest - 3% of Revenue + Interest on loan given
- Status
  - Sold out Phase 1 launch
  - Phase 2 sales ongoing
  - Expect completion by December 25



\*Artistic Impression






 **CREST**



# One National Park

Chennai

-  **Commercial Office Development**
-  **Leasable Area ~ 6,00,000 sq.ft**
-  **Velachery, Chennai - 600 042**

Joint Development through 50% ownership of Starboard Hotels Pvt Ltd

- Status
  - To be completed by June 2025
  - Plan to lease out entire building for rental revenues.
    - Expected rentals of Rs 80-90/sq.ft per month



\*Artistic Impression



# Crest Uno

**Mumbai**

 **Residential Redevelopment**

 **Union Park, Pali Hill, Mumbai - 400050**

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Residential Redevelopment under Crest Ventures Ltd

- Gross Development Value - 100 crs
- Economic Interest - 100%
  
- Status
  - DA signed
  - Plan submission by end June
  - Expected to commence construction by September 2025

# Ongoing Projects - Summary

Name	Type	Location	Gross Development Value (crs)	Economic Interest	Expected Completion Date
<b>Crest 4 Pali Hill</b>	<b>Residential</b>	<b>Pali Hill, Mumbai</b>	<b>300</b>	<b>100%</b>	<b>Q2 FY29</b>
<b>Crest Link</b>	<b>Residential + Commercial</b>	<b>Khar (W), Mumbai</b>	<b>140*</b>	<b>100%</b>	<b>Q3 FY26</b>
<b>Crest Oaks</b>	<b>Residential</b>	<b>Andheri (E), Mumbai</b>	<b>265</b>	<b>11% of Gross Revenue + Interest</b>	<b>Q2 FY26</b>
<b>Crest Park</b>	<b>Township</b>	<b>Bani Park, Jaipur</b>	<b>200</b>	<b>3% of Gross Revenue + Interest</b>	<b>Q3 FY26</b>
<b>One National Park</b>	<b>Commercial</b>	<b>Velachery, Chennai</b>	<b>n/a **</b>	<b>50%</b>	<b>Q2 FY26</b>
<b>Crest Uno</b>	<b>Residential</b>	<b>Union Park, Mumbai</b>	<b>100</b>	<b>100%</b>	<b>Q4 FY28</b>

\* G+1 Commercial units have been leased out.

\*\*One National Park being leased out at an expected rate of Rs 80-90/sq.ft

# Upcoming Projects

Projects are under various stages of planning

# Upcoming Projects

## Crest Pantheon

🏠 Cluster Mixed Use Redevelopment

📍 Dadar, Mumbai - 400014

## Crest Aspen

🏠 Residential

📍 Andheri (E), Mumbai - 400059

## Crest Greens Phase 2 & 3

🏠 Township & Commercial

📍 Raipur - 492001

## Project Lotus

🏠 Residential

📍 Carter Road, Mumbai - 400050

Projects are under various stages of planning

# Upcoming Projects

Project  
**Lalbaug**

🏠 Residential and Commercial

📍 Parel, Mumbai - 400012

Project  
**Saidale**

🏠 Residential Redevelopment

📍 Breach Candy, Mumbai - 400026

Project  
**Central**

🏠 Residential and Commercial

📍 Parel, Mumbai - 400012

Projects are under various stages of planning



\*Artistic Impression



# Crest Pantheon

Mumbai

 **Residential/Commercial Redevelopment**

 **Dadar (E), Mumbai - 400014**

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Cluster Mixed Use Redevelopment

- Gross Development Value - 2200crs
- Economic Interest - 100%
- Development Agreements with adjoining societies underway
- Construction expected to commence by Q4 FY26




\*Artistic Impression

# Crest Aspen

## Mumbai

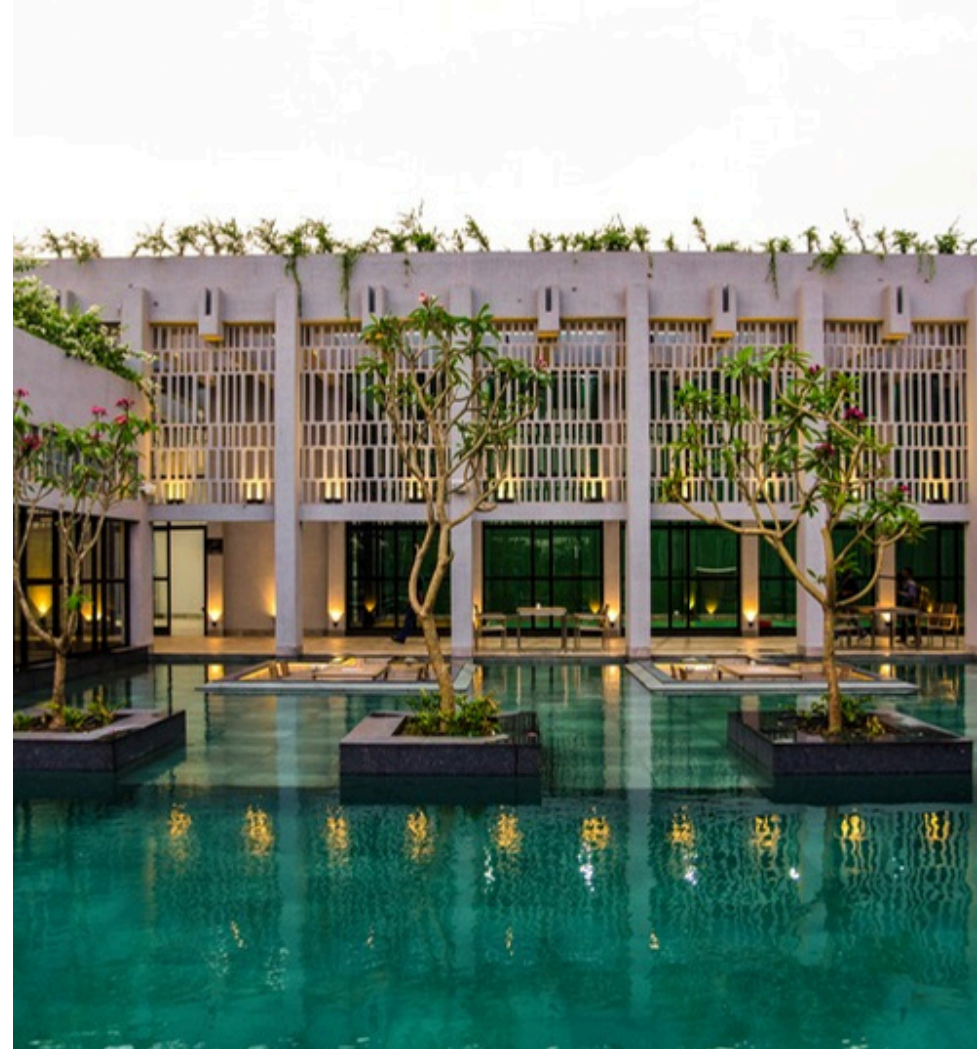
 Residential Development

 Marol, Andheri (E), Mumbai - 400059

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Project Management Agreement under Crest Ventures Ltd

- Gross Development Value - 370 crs
- Economic Interest - 9% of Revenue
- Status
  - Project Management Agreement to be signed shortly
  - Pre-construction activities ongoing



\*Crest Green Phase 1 Photos

# Crest Greens Phase 2 & 3

Raipur

 **Township + Residential Tower**

 **Kota Road, Raipur, Chhattisgarh -  
492001**

Joint Development through 50% ownership of  
Ramayana Realtors Pvt Ltd

- Gross Development Value - 290 crs
- Economic Interest - 50%
- Phase 2 construction begins in Q2 FY26
- Phase 3 construction begins in Q4 FY26



\*Artistic Impression

# Project Lotus

Mumbai

 **Residential Development**

 **Carter Road, Mumbai - 400052**

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Development in partnership with KBK Group  
as part of DM model

- Gross Development Value - 2200 crs
- DM Fees - 15% of Revenue
- Economic Interest - 50% of DM Fees
  
- Final documentation upon clearances to be received



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# Project Saidale

Mumbai

 **Residential Redevelopment**

 **Breach Candy, Mumbai - 400026**

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Redevelopment Project in partnership with KBK Group

- Gross Development Value - 1300 crs
- Development Agreements with society underway



\*Artistic Impression



# Project Lalbaug

Mumbai

 **Residential + Commercial**

 **Parel, Mumbai - 400012**

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Development in partnership with KBK Group

- Currently in planning stage
- Development potential of over 10 lakh sq.ft in Central Mumbai



\*Artistic Impression

  
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# Project Central

Mumbai

 **Residential + Commercial**

 **Parel, Mumbai - 400012**

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Development in partnership with KBK Group

- Currently in planning stage
- Development potential of over 6 lakh sq.ft in the Central Mumbai

# Upcoming Projects - Summary

Name	Type	Location	Economic Interest	Gross Development Value (crs)
<b>Crest Pantheon</b>	<b>Residential &amp; Commercial Redevelopment</b>	<b>Dadar (E), Mumbai</b>	<b>100%</b>	<b>2200</b>
<b>Crest Aspen</b>	<b>Residential</b>	<b>Andheri (E), Mumbai</b>	<b>9% of Revenue</b>	<b>370</b>
<b>Crest Greens Phase 2 &amp; 3</b>	<b>Township &amp; Commercial</b>	<b>Raipur</b>	<b>50%</b>	<b>290</b>
<b>Project Lotus</b>	<b>Residential</b>	<b>Carter Road, Mumbai</b>	<b>50% of DM Fees</b>	<b>2200</b>
<b>Project Saidale</b>	<b>Residential Redevelopment</b>	<b>Breach Candy, Mumbai</b>	<b>TBD</b>	<b>1300</b>
<b>Project Lalbaug</b>	<b>Residential &amp; Commercial</b>	<b>Parel, Mumbai</b>	<b>TBD</b>	<b>TBD</b>
<b>Project Central</b>	<b>Residential &amp; Commercial</b>	<b>Parel, Mumbai</b>	<b>TBD</b>	<b>TBD</b>

**CREST VENTURES LIMITED**

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# Thank You

Disclaimer: This presentation contains certain forward-looking statement concerning Crest Ventures Limited's future business prospects and business profitability, which are subject to a number of risks and uncertainties & the actual results could materially differ from those in such forward-looking statements. The risks and uncertainties relating to such statements includes, but are not limited to, earnings fluctuations, our ability to manage growth, competition, political, economic growth in India, ability to attract & retain highly skilled professionals, time & cost overruns on contracts, government policies and actions related to investments, regulation & policies etc., interest & other fiscal policies generally prevailing in the economy. The Company does not undertake any obligation to make any announcements in case any of these forward-looking statements become incorrect in future or publicly update any forward-looking statements made from time to time on behalf of the Company.