**DLF LIMITED**
DLF Gateway Tower, R Block,
DLF City Phase – III, Gurugram – 122 002,
Haryana (India)
Tel.: (+91-124) 4396000, investor-relations@dlf.in

3rd August 2026

| | |
|---|---|
| The General Manager<br>Dept. of Corporate Services<br>**BSE Limited**<br>P.J. Tower, Dalal Street, Mumbai – 400 001 | The Vice-President<br>**National Stock Exchange of India Limited**<br>Exchange Plaza, Bandra Kurla Complex,<br>Bandra(E), Mumbai – 400 051 |

**Sub: Schedule of Earnings Call**

Dear Sir/ Madam,

In continuation to the intimation dated 30th July 2026 and in compliance with Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, an Investor/ Analyst call to discuss the Q1FY27 Results Presentation, will be held on **Tuesday, 4th August 2026 at 16.00 Hrs. (IST).**

The details to join the call are mentioned below:

| **Webcast Participation Link** |
|---|
| https://event.choruscall.com/mediaframe/webcast.html?webcastid=PetytVvA |

A copy of 'Q1FY27 Results Presentation' proposed to be made is enclosed herewith.

This is for your kind information and record please.

Thanking you,

Yours faithfully,
For **DLF Limited**
Ram Parkash Punjani
Digitally signed by Ram Parkash Punjani
Date: 2026.08.03 17:30:51 +05'30'

**R. P. Punjani**
**Company Secretary**

Encl.: As above

| |
|---|
| For Stock Exchange's clarifications, please contact:<br>Mr. R. P. Punjani – 09810655115/ punjani-rp@dlf.in<br>Ms. Nikita Rinwa – 09069293544/ rinwa-nikita@dlf.in |

# DLF Limited
# Q1FY27
# Results Presentation


*DLF Summit Paza, DLF 5, Gurugram*

# Disclaimer

*This presentation contains certain forward-looking statements regarding DLF's business prospects and business profitability. These statements are based on current expectations, assumptions, and projections about future events and are subject to a variety of risks and uncertainties, which are beyond the control of the Company, and therefore, actual results may differ materially from those expressed or implied in such forward-looking statements. The risks and uncertainties relating to such statements include, but are not limited to, earnings fluctuations, our ability to manage growth, competition, 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 undertakes no obligation to update, revise, publish or make any announcements in case any of these forward-looking statements become incorrect in future, whether as a result of new information, future events, or otherwise.*

*Figures used to present the Group overview, financial, and operational position include the entire business and do not account for any minority interests and are intended to represent the overall scale and size of the enterprise operations.*

*Proforma numbers and other financial or operational data presented in this presentation are based on management's best estimates for the purpose of segmental bifurcation between businesses. The grouping or representation of the figures may differ from those in the audited/published results/information and may be subject to change without notice. The figures/grouping presented herein are intended solely to provide for directional overview of the respective business segments and should not be construed as audited financial information.*

*All area represented in msf within the presentation above should be read with a conversion factor of ~ 1 msf = 92,903 sq. meters. Area/Land bank/Potential represents Saleable/Leasable Area.*

*By attending this presentation and viewing its contents, you acknowledge the foregoing limitations.*

# Presentation Agenda

| S.No. | Section |
| --- | --- |
| I. | Key Highlights |
| II. | DLF Group Overview |
| III. | Development Business : Business Update |
| IV. | Annuity Business : Business Update |
| V. | DLF Limited : Financial Update |
| VI. | DLF Cyber City Developers Limited [DCCDL] : Financial Update |

# Q1FY27 Key Highlights

DLF Limited

**Collections**

**INR 2,406 cr**

*High efficiency across all projects*

**OCF**

**INR 1,317 cr**

*Healthy cash generation*

**Net Cash Position**

**INR 15,200 cr**

*Strong Balance Sheet*

*Rera 70% A/c : INR 11,305 cr*

**Sales Bookings**

**INR 657 cr**

DCCDL

**Rental Income**

**INR 1,444 cr**

*Y-o-Y growth of 9%*

**Net Debt**

**INR 18,136 cr**

*Net Debt –to–EBITDA : 3.1*

*Net Debt-to-GAV : 0.18*

**Credit Rating**

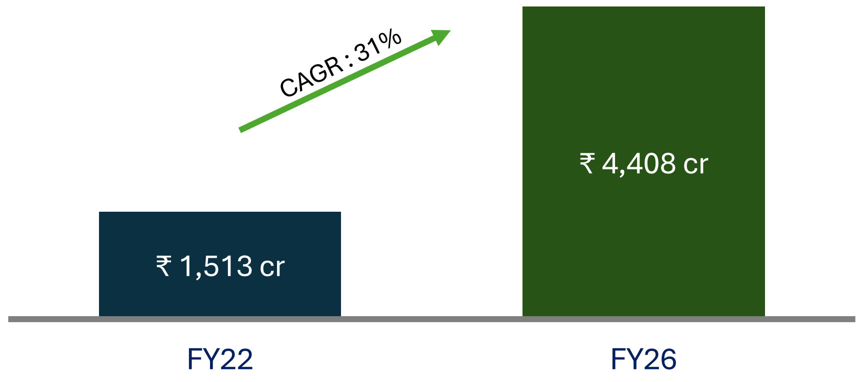
**ICRA AAA/Stable**

**CRISIL AAA/Stable**

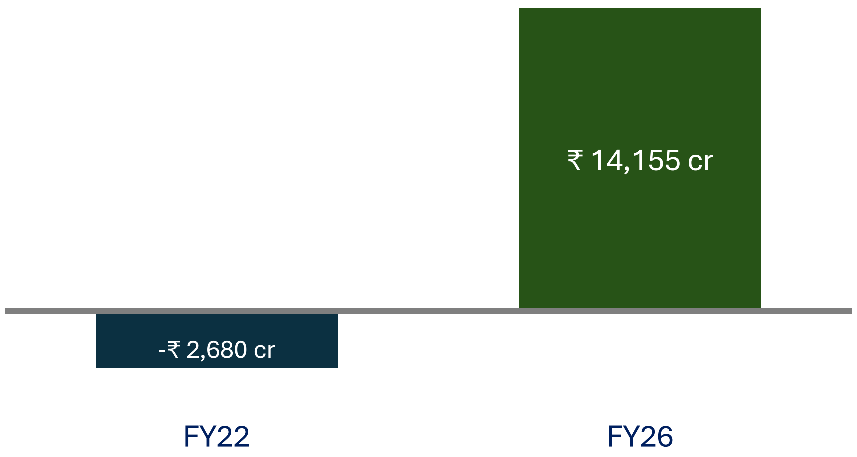
**Sustained performance across parameters**

# 5-Year Performance Summary [DLF Limited : FY22 – FY26]

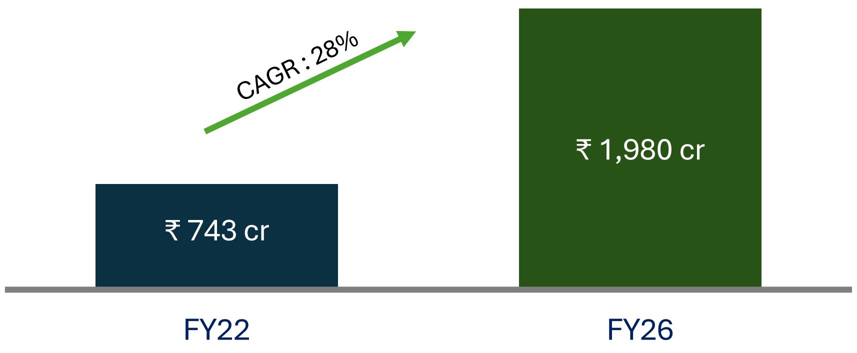
## PAT (DLF Limited)



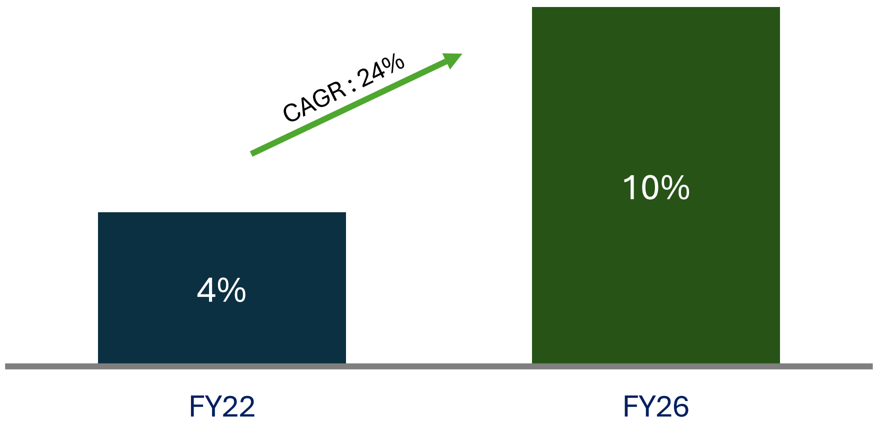

## Net Cash Position




## Dividend[2] (DLF Limited)




## RoE (DLF Limited)




**Strong Financial Performance**

# DLF Group – Business Overview

## DLF Group

### Development Business

- ❑ Development & Sale of Residential/Commercial:
  - High-rise condominiums
  - Low-rise independent floors
  - Plotted development
  - Shop-cum-Offices [SCOs]

**Operating Structure**

**DLF Limited**

- DLF Home Developers Limited [100%]
- Other Subsidiaries [100%]
- Joint Ventures
  - Midtown, Delhi DMPL [50%]
  - Mumbai [51%]

### Annuity Business

- ❑ Development & Leasing of Offices
- ❑ Development & Leasing of Retail Malls
- ❑ Asset Management [CAM/Services business]
- ❑ Hospitality vertical [Hotels / Clubs / F&B]

**Operating Structure**

**DLF Limited**

- Joint Ventures
  - DCCDL [66.67%]
  - Atrium Place [67%]
- Other Subsidiaries [100%]
  - Hospitality Business Services & Asset Management

**Diversified & differentiated business model**

# Strong Fundamentals

- We have established a strong and diversified business:
  - ✓ Development business delivering high margins and strong cash flows
  - ✓ Rental business providing consistently growing income streams
  - ✓ Hospitality business along with Services/Asset management complementing both businesses
- Demonstrated track record of 8 decades of customer centricity, adhering to best practices in corporate governance & maintaining highest standards of safety & compliances resulting in a Strong Brand positioning
- The organization possesses a high-quality land bank and has created integrated ecosystems offering superior products leading to significant value creation for all stakeholders
- We operate as a diversified enterprise having significant presence in both Development and Annuity businesses enabling the organization to operate with a remarkably differentiated model
- Past few year's performance has laid down a strong foundation and clear visibility of future earnings and cash flows; future performance will only enhance this growth and financial position of the Group
- Focus for the Group remains on prioritizing customer satisfaction and expectations, strong cash flow generation and higher margin delivery

# DLF Group : Financial Overview [on Reported basis]

## DLF Limited

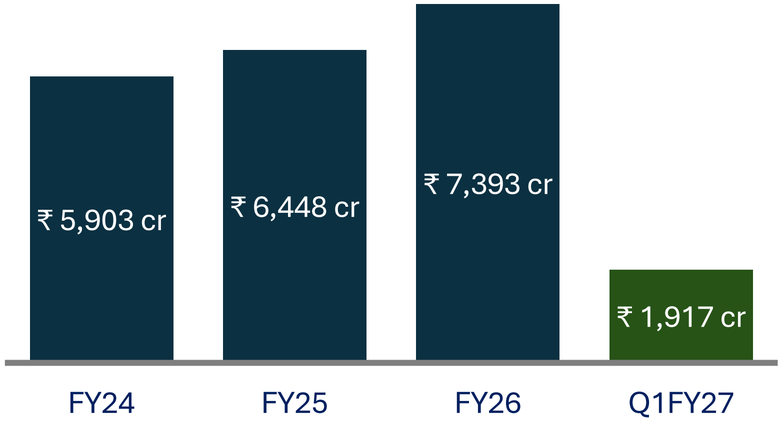
### Revenue


### EBITDA

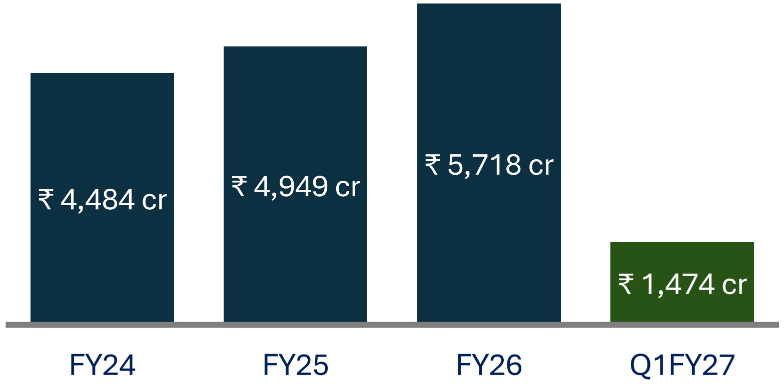

### PAT


## DCCDL

### Revenue




### EBITDA




### PAT


Note: 1) DLF Limited figures are on consolidated basis, however, as per prescribed accounting standards, DCCDL/Other JVs are not consolidated line-by-line and only DLF's share of Profit/loss is accounted;

# Development Business
# Business Update

*The Arbor, Gurugram*

*Perspective image*

# Development Business – A strong growth engine

**1 High Quality Land Bank**

- High quality land bank at established locations; significant upside from TOD/TDR policy
- Sustained growth from existing land bank;  no dependency on incremental acquisitions

**2 Value creation**

- Consistent capital appreciation for customers;  attractive returns comparable to other asset classes
- Integrated ecosystems along with infrastructure upgradation continues to support further value creation

**3 High Margin Potential**

- Low-cost land bank coupled with luxury /super-luxury offerings to deliver consistent margin accretion
- Ability to take advantage of opportunistic land replenishment having high embedded margins

**4 Strong Financial Position**

- Healthy & consistent cash flow generation
- Net cash positive Balance sheet

# New Products : Launch Pipeline [Medium-Term]

***~47% Launched in first 2 years; Healthy Pipeline for the medium term [ ~ 60k + crore]***

| Project Segment | Planned Launches *[FY 25 onwards]* | | Launched *[till FY26]* | | To Be Launched *[Medium Term]* | |
|---|---|---|---|---|---|---|
| | *Size (~ in msf)* | *Sales Potential (~ in Rs crore)* | *Size (~ in msf)* | *Sales Potential (~ in Rs crore)* | *Size (~ in msf)* | *Sales Potential (~ in Rs crore)* |
| Super-Luxury | 5.5 | 37,500 | 4.5 | 35,000 | 1 | 2,500 |
| Luxury | 29 | 74,000 | 8.5 | 19,000 | 21 | 55,000 |
| Premium | 2.3 | 2,000 | | | 2.3 | 2,000 |
| Commercial | 0.2 | 1,000 | 0.1 | 285 | 0.2 | 715 |
| Grand Total | ~37 | 1,14,500 | 13 | 54,285 | ~25 | 60,215 |

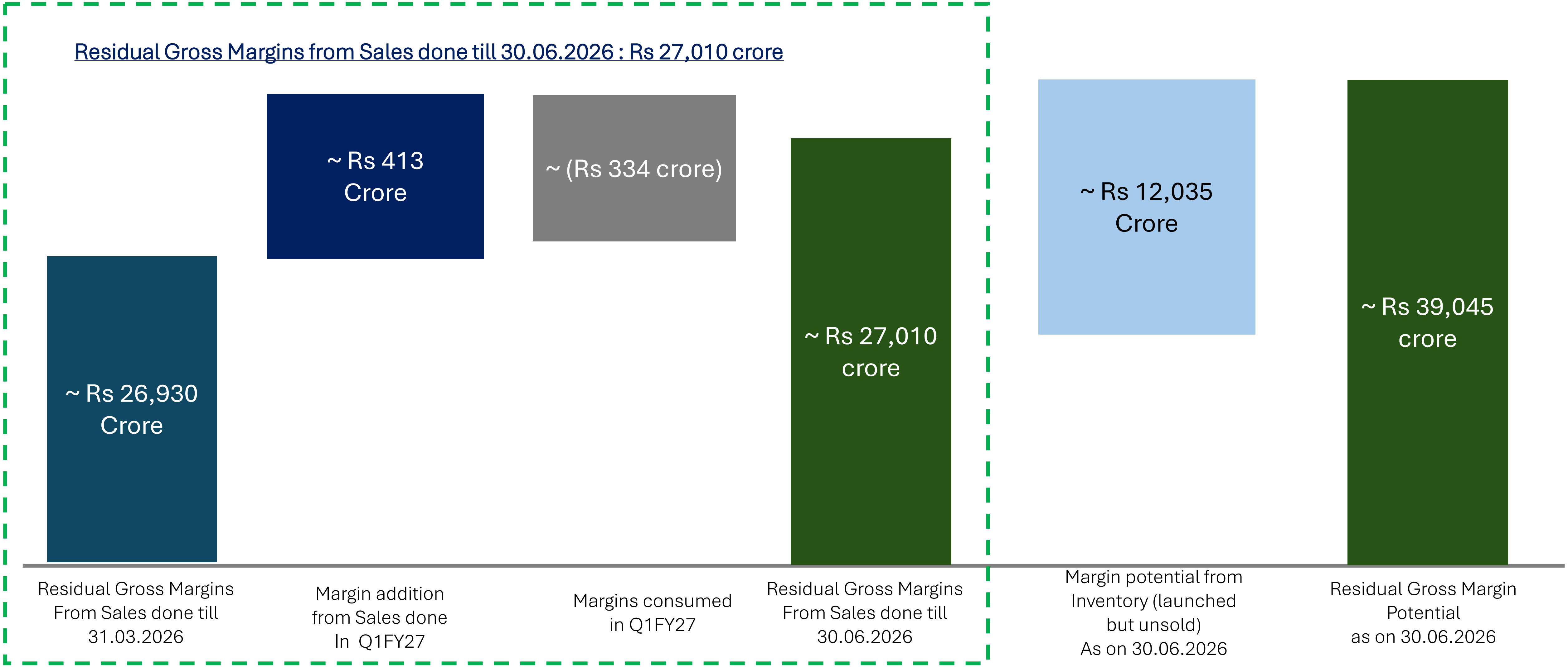
Note: Figures are based on management estimates on potential selling price; subject to market conditions

# Surplus Cash Potential [from Launched Products till 30.06.2026]

| Particulars | Amount in Rs crore | |
|---|---|---|
| Cash Balance in RERA 70% accounts | 11,305 | |
| Other Cash Balances | 3,895 | |
| **Sub-Total : Cash Balance *(A)*** | | **15,200** |
| Receivables from Projects sold | 32,310 | |
| Total Pending Cost to Complete for all Launched projects | (20,510) | |
| **Net Receivables *(B)*** | | **~ 11,800** |
| **Surplus Cash Potential [from Sales done till 30.06.2026] *(C = A+B)*** | | **~ 27,000** |
| **Surplus Cash from Launched but Unsold Inventory #[as on 30.06.2026] *(D)*** | | **~ 16,650** |
| **Surplus Cash Potential from Launched Products *(E = C+D)*** | | **~ 43,650** |

Note: Figures are based on best estimates on potential selling price, realizations and construction cost; estimates are subject to market conditions;
# net of marketing/brokerage expenses; figures are rounded off

# Gross Margin Potential[1] [as on 30.06.2026]




Note:
1) Figures are based on best estimates on potential selling price, realizations and construction cost; estimates are subject to market conditions

# Projects Summary [as on 30.06.2026]

All figures in Rs crore

| Project | Sales Booked | Revenue recognized from Sales booked | Balance Revenue to be recognized from Sales booked | Balance Margins yet to be recognised |
|---|---|---|---|---|
| The Camellias | 12,250 | 12,135 | 115 | 100 |
| The Dahlias | 19,104 | - | 19,104 | 13,182 |
| Independent Floors, Gurugram | 7,915 | 6,951 | 964 | 225 |
| Arbour + Privana (South/West/North) | 31,887 | - | 31,887 | 12,150 |
| North / Metro / Commercial / Others | 10,199 | 7,402 | 2,798 | 956 |
| Westpark, Mumbai (JV Project)# | 2,313 | - | 2,313 | 397 |
| Grand Total | 83,667 | 26,487 | 57,180 | 27,010 |
| | | | | |
| Balance Unsold Inventory | | | | 12,035 |

Note: 1) Figures are based on best estimates on potential selling price, realizations and construction cost; estimates are subject to market conditions;
2) # includes only DLF's share of embedded gross margins of the JV project - The Westpark, Mumbai; DLF owns 51% share in the JV

# High Quality Land Bank

| Location | Development Potential[1] *[revised estimates including TOD/TDR potential]* | Projects *[Under execution]* | Projects *[Launch Pipeline]* | Balance Potential *[revised estimates including TOD/TDR potential]* |
|---|---|---|---|---|
| *DLF 5* | 24 | 4.6 | - | 20 |
| *DLF City+* | 22 | 4.5 | 12 | 6 |
| *New Gurugram* | 89 | 13 | 5 | 71 |
| Gurugram | 135 | 22 | 17 | 96 |
| North | 27 | 4 | 2 | 21 |
| Metros | 26 | 1 | 6 | 20 |
| Total | *188* | *27* | *25* | *137* |

Note: 1) Potential(Saleable area) for Development business only; excludes Rental business potential[DLF + DCCDL+ Atrium Place];
2) Potential is based on management estimates & current zoning regulations; includes 100% potential of JVs;

# Annuity Business
# Business Update


The Chanakya, New Delhi

# Annuity Business – A steady compounder

| | | |
|---|---|---|
| 1 | Operational Portfolio + Development Potential | ▪ Strong operational portfolio **~ 50 msf** of rental assets; operating at high occupancy levels [95%] & [97%] by value; highest in the industry<br>▪ High quality owned land bank available for sustainable long-term growth |
| 2 | Value Creation | ▪ Strategically located, large & scalable integrated ecosystems offering world class amenities<br>▪ Strong focus on tenant centricity, sustainability & safety continues to enhance the value proposition |
| 3 | Financial Position | ▪ Growth from existing portfolio coupled with New products delivering healthy growth in profitability<br>▪ Healthy cash flow generation to lead in improvement in Net Debt position |
| 4 | Prudent Capital Allocation | ▪ Surplus cash being allocated for dividend payout and growth capex<br>▪ Increasing shareholder returns continues to be an integral part of the allocation |

# Strong & diversified Annuity Business : ~50 msf Operational Portfolio

| ~44.6 msf | ~5 msf | Hospitality | Services & Asset Management |
|---|---|---|---|
| Operational Portfolio[Offices] | Operational Portfolio[Retail] | [Hotels / Clubs] | Across the Portfolio |
| **Occupancy : 95%** | **Occupancy : 97%** | | |

DLF OFFICES





DLF | MALLS




HOSPITALITY


**One of the largest organically grown Annuity Platform; High occupancy at ~ 95%**

Note: Annuity business includes 1) Rental business of DLF + DCCDL + Atrium Place; 2) Hospitality business of DLF; 3) Services/Asset Management business of the Group

# DLF Group : Rental Business Overview

| Particulars | DLF | DCCDL | Atrium | Total |
|---|---|---|---|---|
| Operational Portfolio | 3.2 | 44.3 | 2.0 | **50** |
| Under Development | 1 | 11 | 1 | **13** |
| Pipeline | 12 | 1 | 0 | **14** |
| Development Potential | 45 | 15 | 0 | **60** |
| Rental Income | ₹ 102 cr | ₹ 1,444 cr | ₹ 87 cr | **₹ 1,633 cr** |
| EBITDA | ₹ 97 cr | ₹ 1,474 cr | ₹ 91 cr | **₹ 1,661 cr** |
| Net Debt | - | ₹ 18,136 cr | ₹ 3,147 cr | **₹ 21,283 cr** |
| Net Debt / EBITDA | | | | **3.2** |
| % Ownership | 100% | 66.67% | 67% | |

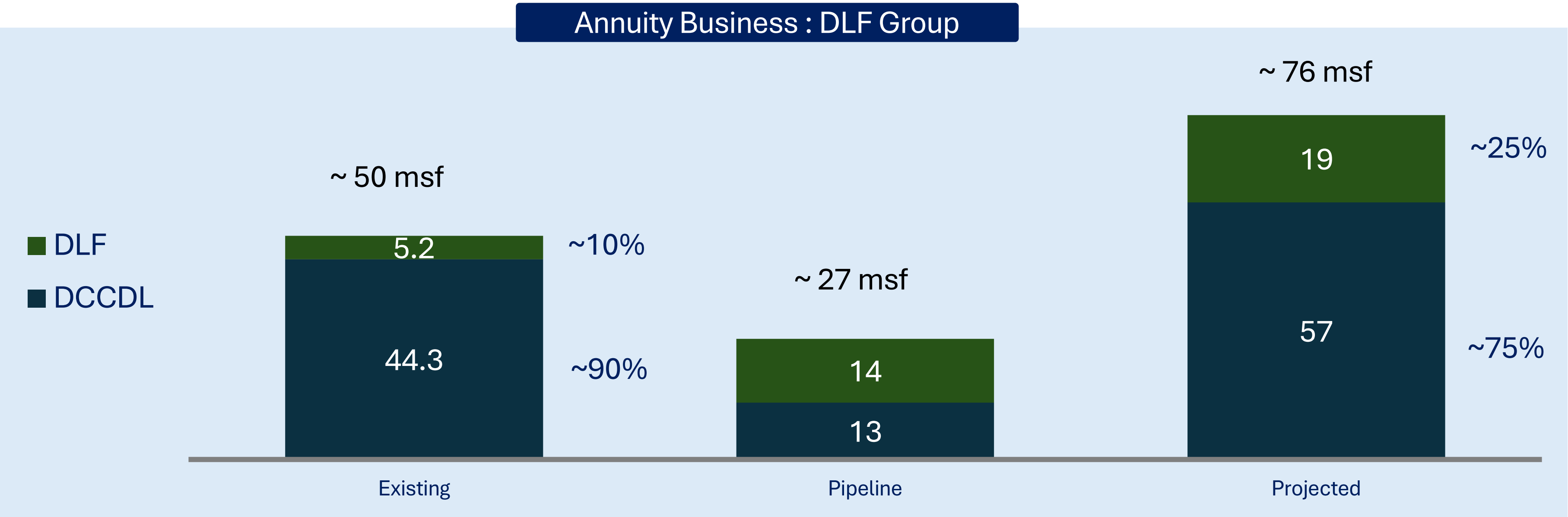
*The figures/grouping presented herein are intended solely to provide for directional overview of the rental business segment and should not be construed as audited financial information*
*The grouping or representation of the figures may differ from those in the audited/published results/information and may be subject to change.*

# Operational Rental Portfolio Snapshot : Occupancy at 95% (by area) & 97% (by value);

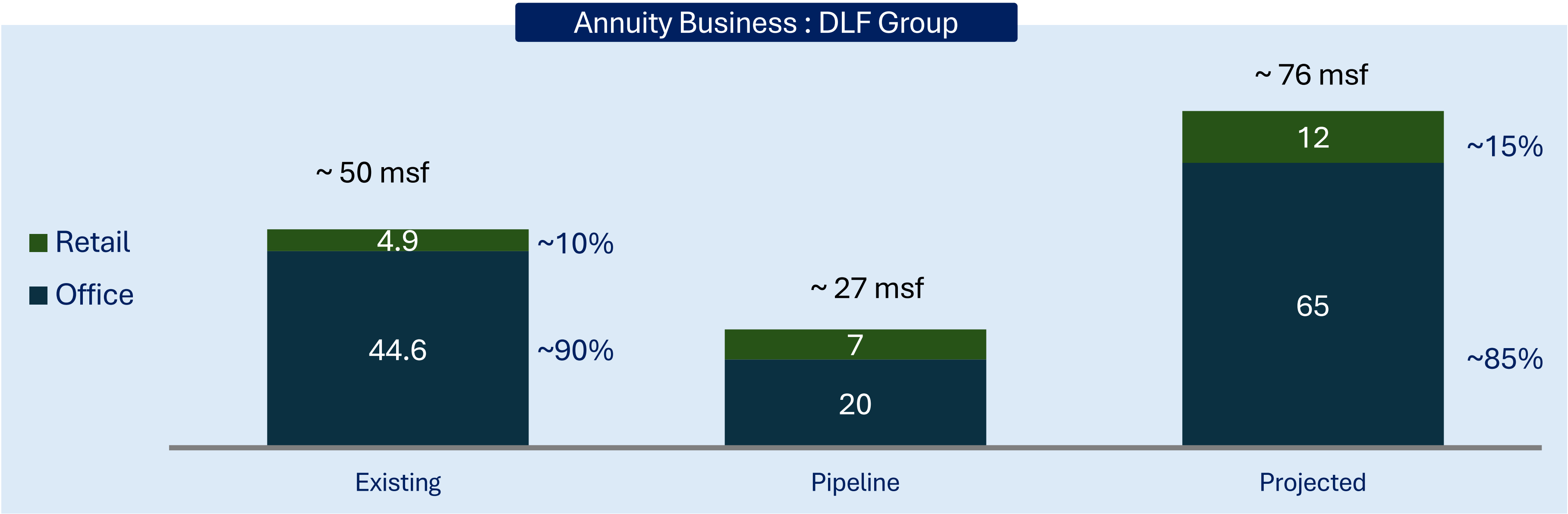
| Operational Portfolio | Leasable Area (in msf) | Leased Area (in msf) | Vacant Area (in msf) | Leased Area (%) | Weighted Avg Rental Rate [psf] | GAV[1] [in Rs crore] |
|---|---|---|---|---|---|---|
| Offices : Non-Sez | 27.4 | 27 | 0.4 | 98% | 127 | 55,677 |
| *DCCDL* | *23.2* | *22.9* | *0.3* | *99%* | *123* | *47,226* |
| *DLF* | *2.2* | *2.1* | *0.1* | *97%* | *125* | *3,590* |
| *Atrium Place* | *2* | *1.9* | *0.1* | *96%* | *175* | *4,860* |
| Offices : Sez[2] | 17.2 | 15.3 | 1.9 | 89% | 78 | 20,960 |
| **Sub-Total : Offices** | **44.6** | **42.3** | **2.3** | **95%** | **109** | **76,637** |
| **Retail** | **4.93** | **4.78** | **0.1** | **97%** | **218** | **15,172** |
| *DCCDL* | *4* | *3.9* | *0.1* | *97%* | *200* | *12,212* |
| *DLF* | *0.94* | *0.90* | *0.04* | *96%* | *295* | *2,960* |
| **Total** | **49.6** | **47.0** | **2.5** | **95%** | **120** | **91,810** |

Note: 1) DCCDL GAV as per C&W report basis data as on 30.06.2026; DLF GAV basis data as on 31.03.2026; GAV of NOIDA Tech Park / Midtown Plaza is based on internal management estimates; 2) Rental business of DLF + DCCDL + Atrium Place

# Annuity Business – Strong pipeline to drive growth [Aiming to reach ~ Rs 10,000 crore of Rental income in medium-term]




**DLF's portfolio to increase to 25% of total Portfolio from 10% currently**




**Retail portfolio to grow to 15% of total Portfolio size.**

**Higher retail rentals to deliver higher portfolio growth**

*Note: 1) DCCDL includes its subsidiaries; DLF includes its subsidiaries & Atrium Place - a JV in which DLF holds 67% share*

# High Quality Land Bank

| Location | Operational Portfolio [Existing] | | Projects [under construction ] | | Projects [Planned pipeline] | | Balance Potential [incl. TOD/TDR potential] | |
|---|---|---|---|---|---|---|---|---|
| | DLF | DCCDL | DLF | DCCDL | DLF | DCCDL | DLF | DCCDL |
| *DLF 5* | 1 | 0.8 | - | - | 2 | - | 5 | - |
| *DLF City +* | 2.1 | 24.1 | 1 | 7.6 | - | 1.2 | 10 | 13 |
| *New Gurugram* | - | - | - | - | 5 | - | 25 | - |
| Gurugram | 3.1 | 25 | 1 | 7.6 | 7 | 1.2 | 40 | 13 |
| North | - | 0.9 | - | - | - | - | - | - |
| Metros | 2 | 18.4 | 1 | 3.6 | 5 | 0.3 | 5 | 2 |
| Total | ~ 50 msf | | ~13 msf | | ~14 msf | | 60 msf | |

Note: 1) Potential(Saleable/Leasable area) for Annuity business ; 2) Potential is based on management estimates & current zoning regulations; includes 100% potential of JVs;

# Commitment to Sustainability

### LEED Platinum

Achieved the renewal of LEED Platinum Certification on 98% of portfolio

**DCCDL** received **"The GEEF Global WaterTech Awards 2025"** in the category of Sustainable Water Management – Real Estate Company of the Year 2026.

### LEED Zero Waste

Achieved TRUE Platinum certification; Total certified buildings : 40

### WELL HSR

100% portfolio certified under WELL HSR


### Wiredscore – Certification for Digital Connectivity

Wired Score Platinum Certification achieved for 44 buildings making DLF the World's largest Platinum certified Portfolio

### Sustainability Report

DCCDL has released its second Sustainability report for the FY 25-26 (www.dlf.in/investor)

### 5 Star Certification - Bureau of Energy Efficiency (Ministry of Power)

**Awarded to 11 buildings** – Cyber Park, Building 6, Building 14, Building 5, Building 10, OHC, Cyber Green, Infinity Towers, Building 9, SEZ Silokhera, DLF Centre Court

**GRESB 5-Star rating achieved;**
**DCCDL recognized as Global Sector Leader [Unlisted]**


# DLF Limited : Financial Update

*Lobby, Tech Park – NOIDA*

# Consolidated Cash Flow : Operating Cash flow - Rs 1,317 crore

| Particulars | Q1FY27 | Q4FY26 | Q1FY26 |
|---|---|---|---|
| Inflow | | | |
| •Collection from Sales | 2,292 | 3,159 | 2,711 |
| • Rental Inflow | 113 | 142 | 83 |
| **Sub-Total Inflow** | ***2,406*** | ***3,301*** | ***2,794*** |
| Outflow | | | |
| •Construction | 773 | 812 | 742 |
| •Govt. Approval fee/Others | 115 | 147 | 132 |
| •Overheads | 448 | 335 | 322 |
| •Marketing / Brokerage | 137 | 337 | 75 |
| **Sub-Total Outflow** | ***1,473*** | ***1,631*** | ***1,272*** |
| **Operating Cash Surplus before interest & tax** | **933** | **1,670** | **1,523** |
| •Finance Cost (net) | (231) | (171) | (64) |
| •Tax (net) | (154) | 106 | (6) |
| **Operating Cash Surplus after interest & tax** | ***1,317*** | ***1,735*** | ***1,593*** |
| OCF Allocation | | | |
| •Capex outflow / others | 61 | 85 | 126 |
| •Payment: Land acquisitions | 210 | 336 | 47 |
| **Operating Cash Surplus [before dividend recd/paid)** | **1,046** | **1,314** | **1,420** |
| •Dividend (Inflow from DCCDL) | - | 1,180 | - |
| •Dividend (Outflow from DLF) | - | - | - |
| **Net surplus/ (shortfall)** | **1,046** | **2,494** | **1,420** |
| •VsV | - | - | 289 |
| **Net surplus/ (shortfall)** | **1,046** | **2,494** | **1,131** |

# Q1FY27 Consolidated Results

| Particulars | Q1FY27 | Q4FY26 | Q-o-Q | Q1FY26 | Y-o-Y |
|---|---|---|---|---|---|
| Revenue from operations[1] | 1,280 | 2,172 | (41%) | 2,717 | (53%) |
| Interest Income (RERA A/cs)[2] | 177 | 163 | 9% | 133 | 33% |
| Cost of Sales | 714 | 1,164 | (39%) | 1,948 | (63%) |
| **Gross Margin** | **744** | **1,170** | **(36%)** | **902** | **(18%)** |
| **Gross Margin%** | **51%** | **50%** | | **32%** | |
| Other income | 148 | 117 | 26% | 131 | 13% |
| Staff cost | 177 | 182 | (3%) | 144 | 22% |
| Other Expenses | 239 | 415 | (42%) | 260 | (8%) |
| **EBITDA#** | **476** | **691** | **(31%)** | **628** | **(24%)** |
| **EBITDA%** | **30%** | **28%** | | **21%** | |
| Finance costs | 18 | 21 | (14%) | 79 | (77%) |
| Depreciation | 35 | 48 | (27%) | 34 | 3% |
| **PBT (before exceptional items)** | **423** | **621** | **(32%)** | **515** | **(18%)** |
| Less : Taxes | 115 | (99) | - | 133 | (14%) |
| **PAT [before JV Profits & exceptional items]** | **308** | **720** | **(57%)** | **382** | **(19%)** |
| Profit from Cyber & Other JV, OCI | 486 | 523 | (7%) | 384 | 27% |
| **PAT [after JV Profits]** | **794** | **1,244** | **(36%)** | **766** | **4%** |
| Exceptional items | - | 21 | - | - | |
| **PAT [after exceptional items]** | **794** | **1,265** | **(37%)** | **766** | **4%** |

1) does not account DCCDL figures - only share of profits is being accounted for; 2) Interest Income only from RERA A/cs has been considered as part of the Operating Revenue;

# Consolidated Balance Sheet Abstract

*In Rs crore*

| Particulars | As on 30.06.2026 | As on 31.03.2026 |
|---|---|---|
| Non-Current Assets | 34,748 | 35,401 |
| Current Assets | 42,313 | 39,474 |
| **Total Assets** | **77,061** | **74,875** |
| Equity/Reserves & Surplus | 46,267 | 45,473 |
| Non-current Liabilities | 3,711 | 3,801 |
| Current Liabilities | 27,083 | 25,601 |
| **Total Liabilities** | **77,061** | **74,875** |

# DCCDL : Financial Update


*DLF Downtown, Chennai*

## DCCDL (Consolidated) Q1FY27 : EBITDA grew at 9%; PAT at Rs 717 crore ; 21% y-o-y growth

| Particulars | Q1FY27 | Q4FY26 | Q-o-Q | Q1FY26 | Y-o-Y |
|---|---|---|---|---|---|
| Rental Income | | | | | |
| Office | 1,189 | 1,175 | 1% | 1,102 | 8% |
| Retail | 255 | 251 | 1% | 224 | 14% |
| Service & Other Operating Income | 457 | 497 | (8%) | 402 | 14% |
| Other Income | 15 | 32 | (52%) | 11 | 41% |
| **Total Revenue** | **1,917** | **1,955** | **(2%)** | **1,739** | **10%** |
| Operating Expenses | 443 | 469 | (6%) | 383 | 16% |
| **EBITDA** | **1,474** | **1,486** | **(1%)** | **1,356** | **9%** |
| Finance costs | 313 | 312 | - | 365 | (14%) |
| Depreciation | 170 | 170 | - | 168 | - |
| **PBT** | **991** | **1,004** | **(1%)** | **824** | **20%** |
| Tax | 273 | 231 | 19% | 231 | 18% |
| Other Comprehensive Income | - | - | - | - | - |
| PAT (before exceptional items) | **717** | **773** | **(7%)** | **593** | **21%** |
| Exceptional items | 0 | 5 | - | - | - |
| PAT (after exceptional items) | **717** | **778** | **(8%)** | **593** | **21%** |

# DCCDL (Consolidated): Q1FY27 Cash Flow Abstract

| Particulars | Q1FY27 | Q4FY26 | Q1FY26 |
|---|---|---|---|
| Operating Cash flow before Interest & tax | 1,386 | 1,724 | 1,258 |
| Interest Expense (Net) | (389) | (296) | (413) |
| Tax (net) | (173) | (161) | (85) |
| **Operating Cash flow after Interest & tax** | **825** | **1,267** | **760** |
| Capex | (814) | (655) | (556) |
| **Net Surplus/Deficit – After Capex** | **11** | **612** | **204** |
| Dividend | - | (1,771) | - |
| **Net Surplus/Deficit** | **11** | **(1,158)** | **204** |

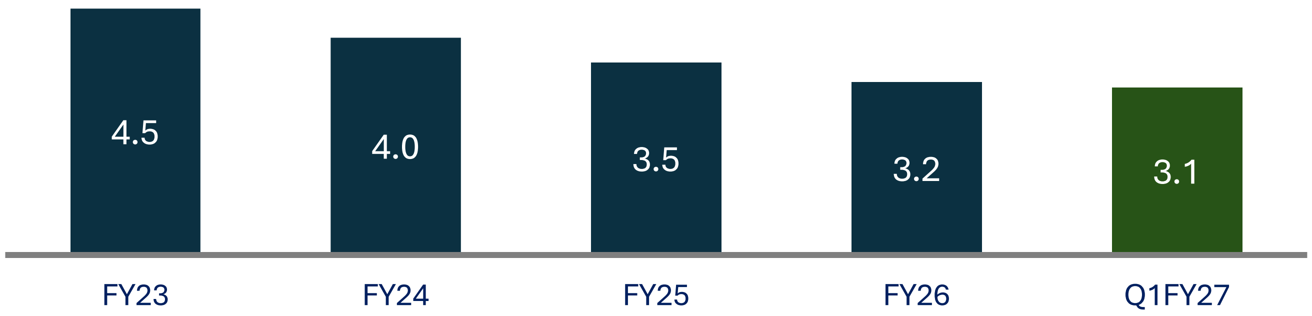
# DCCDL (Consolidated): Balance Sheet Abstract

| Particulars | As on 30.06.2026 | As on 31.03.2026 |
|---|---|---|
| Non-Current Assets | 33,495 | 32,530 |
| Current Assets | 1,215 | 1,048 |
| **Total Assets** | **34,710** | **33,578** |
| Equity/Reserves & Surplus | 9,664 | 8,946 |
| Non-current Liabilities | 17,719 | 18,228 |
| Current Liabilities | 7,327 | 6,403 |
| **Total Liabilities** | **34,710** | **33,578** |

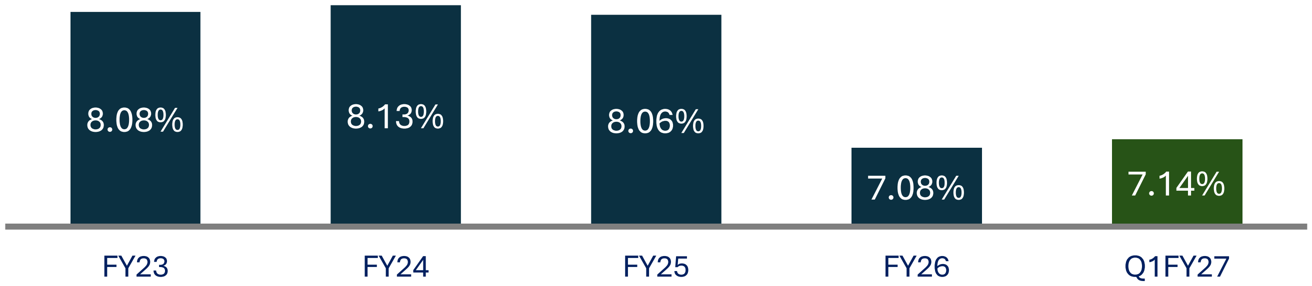
# DCCDL (Consolidated): Debt Update – Q1FY27

| | |
|---|---|
| Net Debt | Rs 18,136 crore |
| GAV[1] | Rs 99,080 crore |
| Credit Rating | CRISIL AAA/Stable<br>ICRA AAA/Stable |
| Interest Rate | 7.14% |

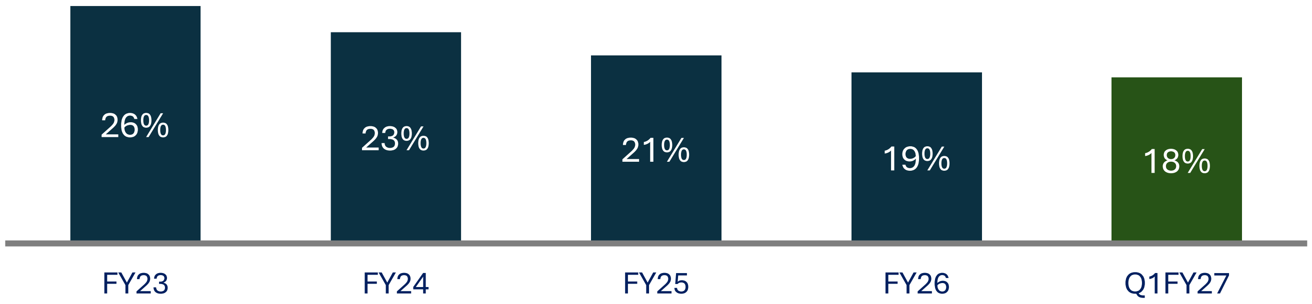
**Net Debt to EBITDA : 3.1 x**




**Interest Rate Movement**




**Net Debt to GAV: 18%**




*1) includes GAV of operational portfolio + under construction projects + development potential; GAV basis C&W report basis data as on 30.06.2026;*

*The Lodhi, New Delhi*