

Godrej Properties Limited
Regd. Office: Godrej One
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079. India
Tel.: +91-22-6169-8500
Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

August 01, 2025

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857, 976000 – Debt Segment

NSE - GODREJPROP

Sub: Unaudited standalone and consolidated financial results for the quarter ended June 30, 2025

Dear Sir/ Madam,

Please note that the Board of Directors of the Company, at its meeting held on Friday, August 01, 2025, has, *inter alia*, considered and approved the unaudited standalone and consolidated financial results for the quarter ended June 30, 2025.

Pursuant to Regulation 30, 33, 52 and other applicable Regulations read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the unaudited standalone and consolidated financial results for the quarter ended June 30, 2025, duly reviewed and recommended by the Audit Committee and approved by the Board of Directors along with the Limited Review Report issued by Ms. B S R & Co. LLP, the Statutory Auditors of the Company.

The meeting of the Board of Directors of the Company commenced at 12:00 noon and the financial results were approved at 12.30 p.m. Thereafter, the Board Meeting continued for consideration of other Agenda Items.

Kindly take the aforesaid on record.

Thank you.

Yours truly,

For Godrej Properties Limited


✉ **Ashish Karyekar**
Company Secretary

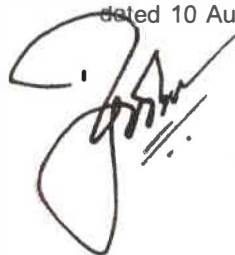
Enclosed as above



Limited Review Report on unaudited standalone financial results of Godrej Properties Limited for the quarter ended 30 June 2025 pursuant to Regulation 33 and Regulation 52(4) read with Regulation 63 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended

To the Board of Directors of Godrej Properties Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Godrej Properties Limited (hereinafter referred to as “the Company”) for the quarter ended 30 June 2025 (“the Statement”) (in which are included interim financial information from branches in Singapore, Qatar and Dubai).
2. This Statement, which is the responsibility of the Company’s management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52(4) read with Regulation 63 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended. Our responsibility is to issue a report 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. 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. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. Based on our review conducted as above, 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended, including the manner in which it is to be disclosed, or that it



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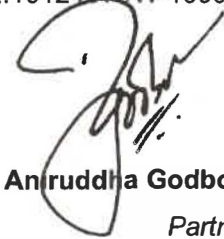
Limited Review Report (Continued)
Godrej Properties Limited

contains any material misstatement.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Aniruddha Godbole

Partner

Mumbai

01 August 2025

Membership No.: 105149

UDIN:25105149BMLWZR9021

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308



Regd Office : Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079. www.godrejproperties.com

Statement of Unaudited Standalone Financial Results for the Quarter Ended June 30, 2025

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		Unaudited	Audited (Refer Note 6)	Unaudited	Audited
1	Income				
	Revenue from operations	106.07	911.69	189.47	1,949.62
	Other income (Refer Note 4)	471.38	445.41	986.77	2,207.76
	Total Income	577.45	1,357.10	1,176.24	4,157.38
2	Expenses				
	Cost of materials consumed	1914.02	2,325.71	1,849.01	7,265.02
	Changes in inventories of finished goods and construction work-in- progress	(1,866.12)	(1,737.83)	(1,747.60)	(6,052.07)
	Employee benefits expense	95.20	68.80	71.19	283.57
	Finance costs	116.53	149.66	112.50	565.42
	Depreciation and amortisation expense	12.66	11.47	8.26	37.43
	Other expenses	225.69	177.89	213.45	793.19
	Total Expenses	497.98	995.70	506.81	2,892.56
3	Profit before tax for the period / year	79.47	361.40	669.43	1,264.82
4	Tax expense charge				
	Current tax	22.93	80.33	26.37	172.01
	Deferred tax	0.43	2.53	151.74	81.80
5	Profit after tax for the period / year	56.11	278.54	491.32	1,011.01
6	Other Comprehensive Income for the period / year				
	Items that will not be subsequently reclassified to profit or loss				
	Remeasurements of the defined benefit plan	(1.20)	(6.50)	(0.37)	(7.62)
	Tax on Above	0.30	1.63	0.09	1.92
7	Total Comprehensive Income for the period/ year	55.21	273.67	491.04	1,005.31
8	Paid-up Equity Share Capital	150.60	150.59	139.03	150.59
	Face Value – INR 5/- per share				
9	Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve				17,293.55
10	Net-Worth	17,499.99	17,444.14	11,004.27	17,444.14
11	Earning Per Equity Share (EPS) (Amount in INR)				
	Basic EPS (* not annualized)	1.86*	9.25*	17.67*	35.40
	Diluted EPS (* not annualized)	1.86*	9.25*	17.67*	35.39
12	Key Ratios and Financial Indicators (Refer Note 5)				
	Debt Equity Ratio (Gross)	0.77	0.69	1.04	0.69
	Debt Equity Ratio (Net)	0.32	0.25	0.70	0.25
	Debt Service Coverage Ratio (DSCR)	0.87	2.03	3.76	1.91
	Interest Service Coverage Ratio (ISCR)	0.87	2.03	3.76	1.91
	Current Ratio	1.63	1.73	1.53	1.73
	Long Term Debt to Working Capital	0.25	0.24	0.29	0.24
	Bad Debts to Account Receivable Ratio	-	-	-	0.00
	Current Liability Ratio	0.86	0.85	0.86	0.85
	Total Debts to Total Assets	0.28	0.27	0.37	0.27
	Debtors Turnover (annualized)	1.71	14.83	3.09	7.11
	Inventory Turnover (annualized)	0.01	0.16	0.04	0.10
	Operating Margin (%)	(245.39%)	10.24%	(100.89%)	(15.22%)
	Adjusted EBITDA (%)	36.56%	39.70%	67.64%	45.97%
	Net Profit Margin (%)	9.72%	20.52%	41.77%	24.32%



Notes:

- 1 The above unaudited standalone financial results which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 01, 2025. The above results have been subjected to "limited review" by the statutory auditors of the Company. The unaudited standalone financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited standalone financial results are reflective of the information required by Ind AS 108 "Operating Segments".
- 3 During the quarter ended June 30, 2025, the Company has granted 25,292 new stock grants to eligible employees, 2,726 stock grants lapsed and 21,248 equity shares were allotted upon the exercise of stock grants under the Employee Stock Grant Scheme.
- 4 During the quarter ended June 30, 2025, the Company has sold 2.5% equity stake held by it in Madhuvan Enterprises Private Limited ("MEPL")(one of its joint ventures), resulting into gain of Rs 1.52 Crores which has been included in Other income. The conditions set out in the Share Purchase Agreement, have resulted in loss of joint control by the Company in the said joint venture entity. Consequently, upon relinquishment of joint-control, the Company's remaining investments have been fair valued as per IND AS 109 and resultant gain has been recorded under the head other income.
- 5 Formula used for Calculation of Ratio and Financial Indicators are as below :
 Debt-Equity Ratio (Gross) = (Current Borrowing + Non-current Borrowing) / Shareholder's Equity (Total Equity)
 Debt-Equity Ratio (Net) = (Current Borrowing + Non-current Borrowing - Cash and Bank Balances - Fixed Deposits - Liquid Investments)/ Shareholder's Equity (Total Equity)
 DSCR= EBITDA / (Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year)
 ISCR= EBITDA / Finance Cost (excludes interest accounted on customer advance as per EIR Principal)
 EBITDA= Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense
 Current Ratio = Current Assets / Current Liabilities
 Long Term Debt to Working Capital = Non-Current Borrowing / (Current Assets - Current Liabilities)
 Bad Debts to Account Receivable Ratio= Bad Debts /Average Trade Receivables
 Current Liability Ratio = Current Liabilities / Total Liabilities
 Total Debts to Total Assets = (Current Borrowing + Non-current Borrowing) / Total Assets
 Debtors Turnover = Revenue from Operations / Average Trade Receivables
 Inventory Turnover = (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress) / Average Inventory
 Operating Margin (%) = (Earning before interest, taxes, depreciation and amortisation expenses, interest included in cost of sales and other income) / Revenue from Operations
 Adjusted EBITDA (%) = (Earning before interest, taxes, depreciation and amortisation expenses and interest included in cost of sales) / Total Income
 Net Profit Margin (%) = Profit/(loss) for the year / Total Income
- 6 The figures for the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of full financial year and the published year to date figures upto third quarter of the respective financial year.
- 7 The statutory auditors of Godrej Properties Limited have expressed an unmodified opinion on the unaudited standalone financial results for the quarter ended June 30, 2025.

Place: Mumbai
Date: August 01, 2025



By Order of the Board
For Godrej Properties Limited

Prjisha Godrej
Prjisha Godrej
Executive Chairperson



Limited Review Report on unaudited consolidated financial results of Godrej Properties Limited for the quarter ended 30 June 2025 pursuant to Regulation 33 and Regulation 52(4) read with Regulation 63 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended

To the Board of Directors of Godrej Properties Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Godrej Properties Limited (hereinafter referred to as "the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net loss after tax and total comprehensive loss of its associate and joint ventures for the quarter ended 30 June 2025 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended.
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended. 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. 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 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:

Name of the entity	Relationship
Godrej Projects Development Limited	Wholly owned subsidiary
Godrej Garden City Properties Private Limited	Wholly owned subsidiary
Godrej Hillside Properties Private Limited	Wholly owned subsidiary
Godrej Home Developers Private Limited	Wholly owned subsidiary
Godrej Prakriti Facilities Private Limited	Wholly owned subsidiary
Prakritiplaza Facilities Management Private Limited	Wholly owned subsidiary



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Limited Review Report (Continued)

Godrej Properties Limited

Godrej Highrises Properties Private Limited	Wholly owned subsidiary
Godrej Genesis Facilities Management Private Limited	Wholly owned subsidiary
Citystar InfraProjects Limited	Wholly owned subsidiary
Godrej Highrises Realty LLP	Wholly owned subsidiary
Godrej Skyview LLP	Wholly owned subsidiary
Godrej Green Properties LLP	Wholly owned subsidiary
Godrej Projects (Soma) LLP	Wholly owned subsidiary
Godrej Athenmark LLP	Wholly owned subsidiary
Godrej Project Developers & Properties LLP	Wholly owned subsidiary
Godrej City Facilities Management LLP	Wholly owned subsidiary
Godrej Florentine LLP	Wholly owned subsidiary
Godrej Olympia LLP	Wholly owned subsidiary
Ashank Projects Development LLP (formerly known as Ashank Realty Management LLP)	Wholly owned subsidiary
Godrej Green Woods Private Limited	Wholly owned subsidiary
Godrej Realty Private Limited	Wholly owned subsidiary
Godrej Buildwell Projects LLP	Wholly owned subsidiary
Godrej Living Private Limited	Wholly owned subsidiary
Ashank Land & Building Private Limited	Wholly owned subsidiary
Ashank Facility Management LLP	Wholly owned subsidiary
Godrej Vestamark LLP	Wholly owned subsidiary
Godrej Real Estate Distribution Company Private Limited	Wholly owned subsidiary
Wonder City Buildcon Limited	Wholly owned subsidiary
Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited)	Wholly owned subsidiary
Pearlshine Home Developers Private Limited	Wholly owned subsidiary (w.e.f. 3 February 2025)
Godrej Highview LLP	Wholly owned subsidiary (w.e.f. 31 March 2025)
	Joint Venture (upto 30 March 2025)
Godrej SSPDL Green Acres Private Limited (formerly known as Godrej SSPDL Green Acres LLP)	Subsidiary (w.e.f. 28 March 2025)
	Joint Venture (upto 27 March 2025)
Godrej Amitis Developers LLP	Wholly owned subsidiary (w.e.f. 19 June 2025)
	Joint Venture (upto 18 June 2025)
Maan-Hinje Township Developers Private Limited (formerly known as Maan-Hinje Township Developers LLP)	Subsidiary
Oasis Landmark LLP	Subsidiary
Godrej Residency Private Limited	Subsidiary
Godrej Reserve LLP	Subsidiary
Godrej Skyline Developers Limited (formerly known as Godrej Skyline Developers Private Limited)	Subsidiary

B S R & Co. LLP

Limited Review Report (Continued)

Godrej Properties Limited

Dream World Landmarks LLP	Subsidiary
Caroa Properties LLP	Subsidiary
Manjari Housing Projects LLP	Subsidiary (w.e.f. 2 June 2025)
	Joint Venture (upto 1 June 2025)
Mahalunge Township Developers LLP	Subsidiary (w.e.f. 31 May 2025)
	Joint Venture (upto 30 May 2025)
Oxford Realty LLP	Joint Venture
Embellish Houses LLP	Joint Venture
M S Ramaiah Ventures LLP	Joint Venture
Godrej Macbricks Private Limited	Joint Venture
Suncity Infrastructure (Mumbai) LLP	Joint Venture
Godrej Greenview Housing Private Limited	Joint Venture
Godrej Housing Projects LLP	Joint Venture
Wonder Projects Development Private Limited	Joint Venture
AR Landcraft LLP	Joint Venture
Godrej Real View Developers Private Limited	Joint Venture
Pearlite Real Properties Private Limited	Joint Venture
Godrej Odyssey LLP	Joint Venture
Prakhhyat Dwellings LLP	Joint Venture
Roseberry Estate LLP	Joint Venture
Godrej Project North Star LLP	Joint Venture
Godrej Developers & Properties LLP	Joint Venture
Godrej Irismark LLP	Joint Venture
Manyata Industrial Parks LLP	Joint Venture
Godrej Redevelopers (Mumbai) Private Limited	Joint Venture
Universal Metro Properties LLP	Joint Venture
Yerwada Developers Private Limited	Joint Venture
Vivrut Developers Private Limited	Joint Venture
Madhuvan Enterprises Private Limited	Joint Venture (upto 24 June 2025)
Munjal Hospitality Private Limited	Joint Venture (upto 24 June 2025)
Vagishwari Land Developers Private Limited	Joint Venture (upto 24 June 2025)
Godrej Projects North LLP	Joint Venture
Mosaic Landmarks LLP	Joint Venture
Godrej One Premises Management Private Limited	Associate

5. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.



Limited Review Report (Continued)

Godrej Properties Limited

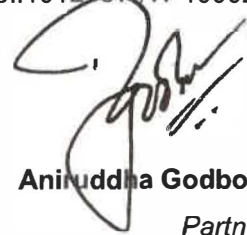
6. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. The Statement also includes the Group's share of net loss after tax of Rs 0.33 crores and total comprehensive loss of Rs 0.33 crores, for the quarter ended 30 June 2025, as considered in the Statement, in respect of one (1) associate and one (1) joint venture, based on their interim financial information which have not been reviewed. According to the information and explanations given to us by the management, these interim financial information are not material to the Group.

Our conclusion is not modified in respect of this matter.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Aniruddha Godbole

Partner

Mumbai

01 August 2025

Membership No.: 105149

UDIN:25105149BMLWZS1096

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308



Regd Office : Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079. www.godrejproperties.com

Statement of Unaudited Consolidated Financial Results for the Quarter Ended June 30, 2025

Sr. No.	Particulars	Quarter Ended		Year Ended	
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		Unaudited	Audited (Refer Note 8)	Unaudited	Audited
1	Income				
	Revenue from operations	434.56	2,121.73	739.00	4,922.84
	Other income (Refer Note 4 & 5)	1,185.78	559.33	960.48	2,044.21
	Total Income	1,620.34	2,681.06	1,699.48	6,967.05
2	Expenses				
	Cost of materials consumed	3,543.84	3,692.59	2,578.46	11,463.47
	Purchases of stock-in-trade	-	2.03	13.21	19.12
	Changes in inventories of finished goods and construction work-in- progress	(3,367.70)	(2,350.11)	(2,096.99)	(8,558.04)
	Employee benefits expense	149.30	130.34	98.73	450.87
	Finance costs	32.69	45.98	40.75	173.69
	Depreciation and amortisation expense	22.04	21.07	16.64	73.66
	Other expenses	352.41	536.92	270.65	1,503.06
	Total Expenses	732.58	2,078.82	921.45	5,125.83
3	Profit before share of (Loss) of Joint ventures, associate and tax	887.76	602.24	778.03	1,841.22
4	Share of (Loss) of Joint Ventures and Associate (net of tax)	(27.19)	(35.36)	(61.80)	(118.60)
5	Profit before tax for the period / year	860.57	566.88	716.23	1,722.62
6	Tax expense charge				
	Current tax	50.59	97.92	30.32	213.97
	Deferred tax	211.58	90.52	167.11	119.42
7	Profit after tax for the period / year	598.40	378.44	518.80	1,389.23
8	Other Comprehensive Income for the period / year				
	Items that will not be subsequently reclassified to profit or loss				
	Remeasurements of the defined benefit plan	(1.20)	(7.46)	(0.37)	(8.58)
	Tax on Above	0.26	1.82	0.10	2.11
9	Total Comprehensive Income for the period/ year	597.46	372.80	518.53	1,382.76
10	Profit attributable to:				
	Equity holders of Parent	600.12	381.99	520.05	1,399.89
	Non-Controlling Interests	(1.72)	(3.55)	(1.25)	(10.66)
11	Other Comprehensive Income attributable to:				
	Equity holders of Parent	(0.94)	(5.64)	(0.27)	(6.47)
	Non-Controlling Interests	(0.00)	(0.00)	(0.00)	(0.00)
12	Total Comprehensive Income / (Loss) attributable to:				
	Equity holders of Parent	599.18	376.35	519.78	1,393.42
	Non-Controlling Interests	(1.72)	(3.55)	(1.25)	(10.66)
13	Paid-up Equity Share Capital	150.60	150.59	139.03	150.59
	Face Value – INR 5/- per share				
14	Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve				17,161.87
15	Net-Worth	17,912.64	17,312.46	10,513.23	17,312.46
16	Earning Per Equity Share (EPS) (Amount in INR)				
	Basic EPS (* not annualized)	19.92*	12.68*	18.70*	49.02
	Diluted EPS (* not annualized)	19.92*	12.68*	18.70*	49.01
17	Key Ratios and Financial Indicators (Refer Note 7)				
	Debt Equity Ratio (Gross)	0.78	0.73	1.15	0.73
	Debt Equity Ratio (Net)	0.26	0.19	0.71	0.19
	Debt Service Coverage Ratio (DSCR)	3.13	2.21	3.23	1.92
	Interest Service Coverage Ratio (ISCR)	3.13	2.21	3.23	1.92
	Current Ratio	1.42	1.51	1.38	1.51
	Long Term Debt to Working Capital	0.23	0.23	0.28	0.23
	Bad Debts to Account Receivable Ratio	-	-	-	0.00
	Current Liability Ratio	0.91	0.89	0.90	0.89
	Total Debts to Total Assets	0.22	0.23	0.31	0.23
	Debtors Turnover (annualized)	3.78	19.23	7.94	11.13
	Inventory Turnover (annualized)	0.02	0.17	0.08	0.11
	Operating Margin (%)	(53.64%)	7.11%	(6.36%)	4.85%
	Adjusted EBITDA (%)	58.09%	25.50%	52.01%	31.60%
	Net Profit Margin (%)	37.56%	14.30%	31.68%	20.29%



Notes:

1 The above unaudited consolidated financial results which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 01, 2025. The above unaudited consolidated financial results have been subjected to "limited review" by the statutory auditors of the Company. The unaudited consolidated financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

2 Financial Results of Godrej Properties Limited (Standalone Information):

(INR in Crore)

Particulars	Quarter Ended			Year Ended
	30.06.2025	31.03.2025	30.06.2024	31.03.2025
	Unaudited	Audited (Refer Note 8)	Unaudited	Audited
Total Income*	577.45	1,357.10	1,176.24	4,157.38
Profit before tax for the period / year	79.47	361.40	669.43	1,264.82
Profit after tax for the period / year	56.11	278.54	491.32	1,011.01

* Includes Revenue from operations and Other Income.

3 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for quarter June 30, 2025

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		Unaudited	Audited (Refer Note 8)	Unaudited	Audited
1)	Segment Revenue				
a	Real Estate	406.96	2,089.79	715.95	4,815.55
b	Hospitality	27.60	31.94	23.05	107.29
	Total Segment Revenue	434.56	2,121.73	739.00	4,922.84
	Net Income from Operations	434.56	2,121.73	739.00	4,922.84
2)	Segment Results (Profit before tax)				
a	Real Estate	855.58	560.10	713.40	1,707.21
b	Hospitality	4.99	6.78	2.83	15.41
	Total Results	860.57	566.88	716.23	1,722.62
3)	Segment Assets				
a	Real Estate	64,016.63	54,701.34	38,062.90	54,701.34
b	Hospitality	769.87	764.18	753.76	764.18
	Total Assets	64,786.50	55,465.52	38,816.66	55,465.52
4)	Segment Liabilities				
a	Real Estate	45,860.03	37,138.12	27,280.68	37,138.12
b	Hospitality	754.64	753.67	752.43	753.67
	Total Liabilities	46,614.67	37,891.79	28,033.11	37,891.79

4 During the quarter ended June 30, 2025, the Group has acquired control of three of its joint ventures. Consequently, fair value gain upon re-measurement of Group's existing investments have been recorded under the head other income.

5 During the quarter ended June 30, 2025, the Group has sold 2.5% equity stake held by it in Madhuvan Enterprises Private Limited ("MEPL") (through the Holding Company), Vagishwari Land Developers Private Limited ("VLDPL") & Munjal Hospitality Private Limited ("MHPL") (through Godrej Projects Development Limited, a wholly owned subsidiary) (three of its joint venture entities), resulting into realised gain of INR 28.29 Crores which has been included in Other income. The conditions set out in the Share Purchase Agreement, have resulted in loss of joint control by the Group in the said joint venture entities. Consequently, upon relinquishment of joint-control, the Group's remaining investments have been fair valued as per IND AS 109 and the resulting gain has been recorded under the head other income.

6 During the quarter ended June 30, 2025 the Holding Company has granted 25,292 new stock to eligible employees, 2,726 stock grants lapsed and 21,248 equity shares were allotted upon the exercise of stock grants under the Employee Stock Grant Scheme.

7 Formula used for Calculation of Ratio and Financial Indicators are as below :

Debt-Equity Ratio (Gross) = (Current Borrowing + Non-current Borrowing) / Shareholder's Equity (Total Equity)

Debt-Equity Ratio (Net) = (Current Borrowing + Non-current Borrowing - Cash and Bank Balances - Fixed Deposits - Liquid Investments) / Shareholder's Equity (Total Equity) (excludes non controlling interest)

DSCR= EBITDA / (Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year)

ISCR= EBITDA / Finance Cost (excludes interest accounted on customer advance as per EIR Principal)

EBITDA= Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense

Current Ratio = Current Assets / Current Liabilities

Long Term Debt to Working Capital = Non-Current Borrowing / (Current Assets - Current Liabilities)

Bad Debts to Account Receivable Ratio= Bad Debts / Average Trade Receivables

Current Liability Ratio = Current Liabilities / Total Liabilities

Total Debts to Total Assets = (Current Borrowing + Non-current Borrowing) / Total Assets

Debtors Turnover = Revenue from Operations / Average Trade Receivables

Inventory Turnover = (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress) / Average Inventory

Operating Margin (%) = (Earning before share of Profit / (loss) in joint ventures, interest, taxes, depreciation and amortisation expenses, interest included in cost of sales and other income) / Revenue from Operations

Adjusted EBITDA (%) = (Earning before interest, taxes, depreciation and amortisation expenses and interest included in cost of sales) / (Total Income + Share of (loss) of Joint Ventures and Associate (net of tax))

Net Profit Margin (%) = Profit/(loss) for the year / (Total Income + Share of (loss) of Joint Ventures and Associate (net of tax))

8 The figures for the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of full financial year and the published year to date figures upto third quarter of the respective financial year.

9 The statutory auditors of Godrej Properties Limited have expressed an unmodified opinion on the unaudited consolidated financial results for the quarter ended June 30, 2025.

By Order of the Board
For Godrej Properties Limited


Pooja Godrej
Executive Chairperson

