Godrej Properties Ltd.

Godrej One, 5th Floor,
Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079. India
Tel.: +91-22-6169-8500
Fax: +91-22-6169-8888
Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

August 04, 2026

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 - Scrip Code: 533150, Scrip ID - GODREJPROP
BSE - Security Code – 974951, 975090, 975091, 975856, 975857, 976000 – Debt Segment
NSE - GODREJPROP

Sub: Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026.

Dear Sir/ Madam,

Please note that the Board of Directors of the Company, at its meeting held on Tuesday, August 04, 2026, has, *inter alia,* considered and approved the Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026.

Pursuant to Regulation 30, 33, 51, 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, 2026, duly reviewed and recommended by the Audit Committee and approved by the Board of Directors along with the Limited Review Report thereon issued by M/s. B S R & Co. LLP, the Statutory Auditors of the Company.

The meeting of the Board of Directors of the Company commenced at 10:30 a.m. and the financial results were approved at 11: 15 a.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

GODREJ PROPERTIES LIMITED

Ashish Karyekar
Company Secretary

Enclosed as above

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Godrej

B S R & Co. LLP
Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
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Limited Review Report on unaudited standalone financial results of Godrej Properties Limited for the quarter ended 30 June 2026 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 2026 ("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 2026 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 contains any material misstatement.

6. We draw attention to Note 6 to the unaudited standalone financial results which states that the managerial remuneration paid/payable by the Company to the Executive Chairperson for the year ended 31 March 2026 exceeded the limits laid down under Section 197 of the Companies Act, 2013, read with schedule V to the Act by Rs 21.76 crores. The aforesaid amount includes an additional provision of Rs 0.19 crores recognised during the quarter ended 30 June 2026, consequent to the final remuneration determined based on the recommendation/approval of the Nomination and

Remuneration Committee. Further, the remuneration by way of commission amounting to Rs 2.00 crores was paid/payable to the non-executive directors for the year ended 31 March 2026 as per the limits laid down under Section 197 of the Companies Act, 2013, read with schedule V to the Act. In accordance with the provisions of the Act, read with schedule V of the Act, the excess remuneration to the Executive Chairperson and remuneration to non-executive directors is subject to shareholders' approval, which the Company proposes to seek at the forthcoming Annual General Meeting.

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

04 August 2026

Membership No.: 105149

UDIN:26105149TSGPVB1309

GODREJ PROPERTIES

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

Godrej

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, 2026

(INR in Crore)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Unaudited	Audited (Refer Note 5)	Unaudited	Audited
1	**Income**				
	Revenue from operations	121.09	928.35	106.07	1,395.16
	Other income	464.67	507.96	471.38	1,991.27
	Total Income	**585.76**	**1,436.31**	**577.45**	**3,386.43**
2	**Expenses**				
	Cost of materials consumed	1,626.19	5,896.48	1,914.02	11,705.74
	Changes in inventories of finished goods and construction work-in-progress	(1,572.85)	(5,376.46)	(1,866.12)	(10,932.84)
	Employee benefits expense	105.30	86.01	95.20	378.64
	Finance costs	100.47	165.28	116.53	542.25
	Depreciation and amortisation expense	18.42	21.93	12.66	69.57
	Other expenses	222.17	349.01	225.69	1,115.81
	Total Expenses	**499.70**	**1,142.25**	**497.98**	**2,879.17**
3	**Profit before Exceptional items and Tax**	**86.06**	**294.06**	**79.47**	**507.26**
	Exceptional item	-	1.98	-	18.10
4	**Profit before tax for the period / year**	**86.06**	**292.08**	**79.47**	**489.16**
5	**Tax expense charge**				
	Current tax	16.80	118.90	22.93	181.94
	Deferred tax (credit)/charge	8.72	(46.00)	0.43	(41.53)
6	**Profit after tax for the period / year**	**60.54**	**219.20**	**56.11**	**348.75**
7	**Other Comprehensive Income for the period / year**				
	Items that will not be subsequently reclassified to profit or loss				
	Remeasurements of the defined benefit plan	(1.28)	(1.51)	(1.20)	(5.11)
	Tax on Above	0.32	0.38	0.30	1.29
8	**Total Comprehensive Income for the period/ year**	**59.58**	**218.07**	**55.21**	**344.93**
9	**Paid-up Equity Share Capital**	**150.61**	**150.60**	**150.60**	**150.60**
	Face Value – INR 5/- per share				
10	**Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve**				**17,642.53**
11	**Net-Worth**	**17,853.07**	**17,793.13**	**17,499.99**	**17,793.13**
12	**Earning Per Equity Share (EPS) (Amount in INR)**				
	Basic EPS (* not annualized)	**2.01***	**7.28***	**1.86***	**11.58**
	Diluted EPS (* not annualized)	**2.01***	**7.28***	**1.86***	**11.58**
13	**Key Ratios and Financial Indicators (Refer Note 4)**				
	Debt Equity Ratio (Gross)	**1.03**	**0.84**	**0.77**	**0.84**
	Debt Equity Ratio (Net)	**0.53**	**0.45**	**0.32**	**0.45**
	Debt Service Coverage Ratio (DSCR)	**0.10**	**0.24**	**0.87**	**0.40**
	Interest Service Coverage Ratio (ISCR)	**0.68**	**1.65**	**0.87**	**1.04**
	Current Ratio	**1.34**	**1.39**	**1.63**	**1.39**
	Long Term Debt to Working Capital	**0.16**	**0.16**	**0.25**	**0.16**
	Bad Debts to Account Receivable Ratio	-	-	-	-
	Current Liability Ratio	**0.94**	**0.93**	**0.86**	**0.93**
	Total Debts to Total Assets	**0.30**	**0.27**	**0.28**	**0.27**
	Debtors Turnover (annualized)	**5.40**	**30.06**	**1.71**	**7.29**
	Inventory Turnover (annualized)	**0.01**	**0.09**	**0.01**	**0.04**
	Operating Margin (%)	**(213.78%)**	**(1.72%)**	**(245.39%)**	**(61.07%)**
	Adjusted EBITDA (%)	**35.13%**	**34.26%**	**36.56%**	**33.64%**
	Net Profit Margin (%)	**10.33%**	**15.26%**	**9.72%**	**10.30%**

BSR & Co. LLP
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VIKHROLI 400 079.

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Notes:

1 The above statement of 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 04, 2026. 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 The Company's business activities which are primarily real estate development and related activities falls within a single reportable segment as the management of the Company views the entire business activities as real estate development. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108 – Operating Segments with respect to single reportable segment. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segments.

3 During the quarter ended June 30, 2026 the Company has granted 29,371 new stock to eligible employees, 3,418 stock grants lapsed and 18,221 equity shares were allotted upon the exercise of stock grants under the Employee Stock Grant Scheme.

4 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 before Exceptional items and 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 Exceptional items, interest, taxes, depreciation, amortisation expenses, interest included in cost of sales and other income) / Revenue from Operations
Adjusted EBITDA (%) = (Earning before Exceptional items, interest, taxes, depreciation, amortisation expenses and interest included in cost of sales) / Total Income
Net Profit Margin (%) = Profit/(loss) for the year / Total Income

5 The figures for the quarter ended March 31, 2026 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.

6 During the previous year, the managerial remuneration (including commission payable to certain non-executive directors) provided by the Company in relation to certain Directors was in excess of the limits laid down under section 197 of the Companies Act, 2013, read with schedule V to the Act. The Company is in process of obtaining approval for waiver of excess remuneration as per section 197 of the Companies Act, 2013 from its shareholders at the forthcoming Annual General Meeting.

7 The Hon'ble National Company Law Tribunal ('NCLT') dated 8 July 2026 has pronounced the order to merge Embellish Houses Private Limited (a wholly owned subsidiary of the Company) with the Company with effect from 1 November 2025 (the appointed date) along with directions to the Company to file the certified copy of the Order, the scheme of amalgamation and some other compliance documents with the concerned Registrar of Companies ('RoC') post which the merger will be considered as effective.
The Company is in the process of completing the necessary formalities, within the timelines stipulated as per the order, post which the order will be considered as effective. Pending the process of making Scheme effective, the Company has not given effect to the NCLT order during the quarter ended 30 June 2026.

8 The statutory auditors of Godrej Properties Limited have expressed an unmodified conclusion on the unaudited standalone financial results for the quarter ended June 30, 2026.

BSR & Co. LLP
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By Order of the Board
For Godrej Properties Limited

Pirojsha Godrej
Executive Chairperson

Place: Mumbai
Date: August 04, 2026

B S R & Co. LLP

Chartered Accountants

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Nesco IT Park 4, Nesco Center
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Limited Review Report on unaudited consolidated financial results of Godrej Properties Limited for the quarter ended 30 June 2026 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 2026 ("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

B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

Registered Office:

14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

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 Projects (Soma) LLP	Wholly owned subsidiary
Godrej Athenmark LLP	Wholly owned subsidiary
Godrej Project Developers & Properties Private Limited (formerly known as Godrej Project Developers & Properties LLP)	Wholly owned subsidiary
Godrej City Facilities Management LLP	Wholly owned subsidiary
Godrej Florentine Private Limited (formerly Godrej Florentine LLP)	Wholly owned subsidiary
Godrej Olympia LLP	Wholly owned subsidiary
Ashank Projects Development 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	Wholly owned subsidiary
Godrej Skyline Developers Limited	Wholly owned subsidiary
Oasis Landmark LLP	Wholly owned subsidiary
Pearlshine Home Developers Private Limited	Wholly owned subsidiary
Godrej Highview LLP	Wholly owned subsidiary
Godrej SSPDL Green Acres Private Limited (formerly known as Godrej SSPDL Green Acres LLP)	Wholly owned subsidiary
Godrej Amitis Developers Private Limited (formerly known as Godrej Amitis Developers LLP)	Wholly owned subsidiary (w.e.f. 19 June 2025) Joint Venture (upto 18 June 2025)
Embellish Houses Private Limited (formerly known as Embellish Houses LLP)	Wholly owned subsidiary (w.e.f. 24 September 2025) Joint Venture (upto 23 September 2025)
Godrej Irismark Private Limited (formerly known as Godrej Irismark LLP)	Wholly owned subsidiary (w.e.f. 6 December 2025) Joint Venture (upto 5 December 2025)
Godrej REDCO Consultancies LLC	Wholly owned subsidiary (w.e.f. 28 Novemver 2025)

Godrej Housing Projects LLP	Wholly owned subsidiary (w.e.f. 30 June 2026)
	Joint Venture (upto 29 June 2026)
Maan-Hinje Township Developers Private Limited	Subsidiary
Godrej Residency Private Limited	Subsidiary
Godrej Reserve LLP	Subsidiary
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 Private Limited (formerly known as Mahalunge Township Developers LLP)	Subsidiary (w.e.f. 31 May 2025)
	Joint Venture (upto 30 May 2025)
Oxford Realty 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
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
Manyata Industrial Parks LLP	Joint Venture
Godrej Redevelopers (Mumbai) Private Limited	Joint Venture
Universal Metro Properties LLP	Joint Venture
Godrej Projects North LLP	Joint Venture
Mosiac Landmarks LLP	Joint Venture
Yerwada Developers Private Limited	Joint Venture
Vivrut Developers Private Limited	Joint Venture (upto 1 July 2025)
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 One Premises Management Private Limited	Associate

5. Attention is drawn to the fact that the figures for the three months ended 31 March 2026 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.

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. We draw attention to Note 7 to the unaudited consolidated financial results which states that the managerial remuneration paid/payable by the Holding Company to the Executive Chairperson for the year ended 31 March 2026 exceeded the limits laid down under Section 197 of the Companies Act, 2013, read with schedule V to the Act by Rs 21.76 crores. The aforesaid amount includes an additional provision of Rs 0.19 crores recognised during the quarter ended 30 June 2026, consequent to the final remuneration determined based on the recommendation/approval of the Nomination and Remuneration Committee. Further, the remuneration by way of commission amounting to Rs 2.00 crores was paid/payable to the non-executive directors for the year ended 31 March 2026 as per the limits laid down under Section 197 of the Companies Act, 2013, read with schedule V to the Act. In accordance with the provisions of the Act, read with schedule V of the Act, the excess remuneration to the Executive Chairperson and remuneration to non-executive directors is subject to shareholders' approval, which the Holding Company proposes to seek at the forthcoming Annual General Meeting.

   Our conclusion is not modified in respect of this matter.

8. The Statement also includes the Group's share of net loss after tax of Rs 2.86 crores and total comprehensive loss of Rs 2.86 crores, for the quarter ended 30 June 2026, as considered in the Statement, in respect of one (1) associate and two (2) joint ventures, 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

04 August 2026

Membership No.: 105149

UDIN:26105149LPNFKG3100

GODREJ PROPERTIES

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

Godrej

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, 2026

(INR in Crore)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Unaudited	Audited (Refer Note 9)	Unaudited	Audited
1	**Income**				
	Revenue from operations	506.17	3,458.13	434.56	5,131.43
	Other income (Refer Note 4)	838.87	348.52	1,185.78	3,279.45
	Total Income	**1,345.04**	**3,806.65**	**1,620.34**	**8,410.88**
2	**Expenses**				
	Cost of materials consumed	2,914.33	7,980.70	3,543.84	19,590.15
	Purchases of stock-in-trade	0.84	1.26	-	3.52
	Changes in inventories of finished goods, stock in trade and construction work-in- progress	(2,714.75)	(6,003.91)	(3,367.70)	(16,644.74)
	Employee benefits expense	168.54	149.09	149.30	595.95
	Finance costs	35.54	51.63	32.69	136.86
	Depreciation and amortisation expense	30.12	35.62	22.04	115.58
	Other expenses	422.18	808.75	352.41	2,003.12
	Total Expenses	**856.80**	**3,023.14**	**732.58**	**5,800.44**
3	**Profit before share of (Loss) / Profit of Joint ventures, associate, exceptional items and tax**	**488.24**	**783.51**	**887.76**	**2,610.44**
4	Share of (Loss) / Profit of Joint Ventures and Associate (net of tax)	(8.53)	87.92	(27.19)	(36.75)
5	**Profit before Exceptional items and tax**	**479.71**	**871.43**	**860.57**	**2,573.69**
	Exceptional items	-	2.03	-	23.11
6	**Profit before tax for the period / year**	**479.71**	**869.40**	**860.57**	**2,550.58**
7	**Tax expense charge**				
	Current tax	26.25	216.35	50.59	318.62
	Deferred tax	104.08	7.61	211.58	391.30
8	**Profit after tax for the period / year**	**349.38**	**645.44**	**598.40**	**1,840.66**
9	**Other Comprehensive Income for the period / year**				
	Items that will not be subsequently reclassified to profit or loss				
	Remeasurements of the defined benefit plan	(1.28)	(2.57)	(1.20)	(6.16)
	Tax on Above	0.32	0.58	0.26	1.44
10	**Total Comprehensive Income for the period/ year (net of tax)**	**348.42**	**643.45**	**597.46**	**1,835.94**
11	**Profit/(loss) attributable to:**				
	Owners of the Company	350.10	649.88	600.12	1,850.20
	Non-Controlling Interests	(0.72)	(4.44)	(1.72)	(9.54)
12	**Other Comprehensive Income attributable to:**				
	Owners of the Company	(0.96)	(1.99)	(0.94)	(4.72)
	Non-Controlling Interests	(0.00)	(0.00)	(0.00)	(0.00)
13	**Total Comprehensive Income / (Loss) attributable to:**				
	Owners of the Company	349.14	647.89	599.18	1,845.48
	Non-Controlling Interests	(0.72)	(4.44)	(1.72)	(9.54)
14	**Paid-up Equity Share Capital**	**150.61**	**150.60**	**150.60**	**150.60**
	Face Value – INR 5/- per share				
15	**Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve**				**19,004.94**
16	**Net-Worth**	**19,505.04**	**19,155.54**	**17,912.64**	**19,155.54**
17	**Earning Per Equity Share (EPS) (Amount in INR)**				
	Basic EPS (* not annualized)	**11.62***	**21.58***	**19.92***	**61.43**
	Diluted EPS (* not annualized)	**11.62***	**21.57***	**19.92***	**61.42**
18	**Key Ratios and Financial Indicators (Refer Note 6)**				
	Debt Equity Ratio (Gross)	**0.97**	**0.82**	**0.78**	**0.82**
	Debt Equity Ratio (Net)	**0.39**	**0.33**	**0.26**	**0.33**
	Debt Service Coverage Ratio (DSCR)	**0.26**	**0.50**	**3.13**	**0.98**
	Interest Service Coverage Ratio (ISCR)	**1.56**	**3.02**	**3.13**	**2.33**
	Current Ratio	**1.26**	**1.27**	**1.42**	**1.27**
	Long Term Debt to Working Capital	**0.13**	**0.14**	**0.23**	**0.14**
	Bad Debts to Account Receivable Ratio	-	-	-	-
	Current Liability Ratio	**0.95**	**0.95**	**0.91**	**0.95**
	Total Debts to Total Assets	**0.21**	**0.19**	**0.22**	**0.19**
	Debtors Turnover (annualized)	**3.50**	**26.36**	**3.78**	**9.02**
	Inventory Turnover (annualized)	**0.01**	**0.14**	**0.02**	**0.07**
	Operating Margin (%)	**(54.04%)**	**17.77%**	**(53.64%)**	**(5.58%)**
	Adjusted EBITDA (%)	**41.66%**	**26.98%**	**58.09%**	**35.31%**
	Net Profit Margin (%)	**26.14%**	**16.57%**	**37.56%**	**21.98%**

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Notes:

1 The above statement of 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 04, 2026. The above unaudited consolidated financial results have been subjected to "limited review" by the statutory auditors of the Group. 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
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
Total Income*	585.76	1,436.31	577.45	3,386.43
Profit before tax for the period / year	86.06	292.08	79.47	489.16
Profit after tax for the period / year	60.54	219.20	56.11	348.75

* Includes Revenue from operations and Other Income.

3 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for the quarter ended June 30, 2026

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Unaudited	Audited (Refer Note 9)	Unaudited	Audited
1)	**Segment Revenue**				
a	Real Estate	476.25	3,424.17	406.96	5,011.79
b	Hospitality	29.92	33.96	27.60	119.64
	Total Segment Revenue	**506.17**	**3,458.13**	**434.56**	**5,131.43**
	Net Income from Operations	**506.17**	**3,458.13**	**434.56**	**5,131.43**
2)	**Segment Results (Profit before tax)**				
a	Real Estate	472.83	865.18	855.58	2,532.69
b	Hospitality	6.88	4.22	4.99	17.89
	Total Results	**479.71**	**869.40**	**860.57**	**2,550.58**
3)	**Segment Assets**				
a	Real Estate	87,520.15	81,105.35	64,016.63	81,105.35
b	Hospitality	798.56	789.08	769.87	789.08
	Total Assets	**88,318.71**	**81,894.43**	**64,786.50**	**81,894.43**
4)	**Segment Liabilities**				
a	Real Estate	67,848.63	61,776.90	45,860.03	61,776.90
b	Hospitality	766.40	762.64	754.64	762.64
	Total Liabilities	**68,615.03**	**62,539.54**	**46,614.67**	**62,539.54**

4 During the quarter ended June 30, 2026 the Group has acquired control of one 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, 2026 the Holding Company has granted 29,371 new stock to eligible employees, 3,418 stock grants lapsed and 18,221 equity shares were allotted upon the exercise of stock grants under the Employee Stock Grant Scheme.

6 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 Exceptional items and 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, exceptional items, interest, taxes, depreciation and amortisation expenses, interest included in cost of sales and other income) / Revenue from Operations
Adjusted EBITDA (%) = (Earning before exceptional items, interest, taxes, depreciation and amortisation expenses and interest included in cost of sales) / (Total Income + Share of profit/(loss) of Joint Ventures and Associate (net of tax))
Net Profit Margin (%) = Profit/(loss) for the year / (Total Income + Share of profit/(loss) of Joint Ventures and Associate (net of tax))

7 During the previous year, the managerial remuneration (including commission payable to certain non-executive directors) provided by the Holding Company in relation to certain Directors was in excess of the limits laid down under section 197 of the Companies Act, 2013, read with schedule V to the Act. The Holding Company is in process of obtaining approval for waiver of excess remuneration as per section 197 of the Companies Act, 2013 from its shareholders at the forthcoming Annual General Meeting.

8 The Hon'ble National Company Law Tribunal ('NCLT') dated 8 July 2026 has pronounced the order to merge Embellish Houses Private Limited (a wholly owned subsidiary of the Holding Company) with the Holding Company with effect from 1 November 2025 (the appointed date) along with directions to the Holding Company to file the certified copy of the Order, the scheme of amalgamation and some other compliance documents with the concerned Registrar of Companies ('RoC') post which the merger will be considered as effective.
The Holding Company is in the process of completing the necessary formalities, within the timelines stipulated as per the order, post which the order will be considered as effective. Pending the process of making Scheme effective, the Holding Company has not given effect to the NCLT order during the quarter ended 30 June 2026.

9 The figures for the quarter ended March 31, 2026 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.

10 The statutory auditors of Godrej Properties Limited have expressed an unmodified conclusion on the unaudited consolidated financial results for the quarter ended June 30, 2026.

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By Order of the Board
For Godrej Properties Limited

Pirojsha Godrej
Executive Chairperson

Place: Mumbai
Date: August 04, 2026