

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

April 10, 2026

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The 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 - Symbol - GODREJPROP

Sub: - Press Release

Dear Sir/ Madam,

Please find enclosed a copy of the press release the contents of which are self-explanatory.

Request you to take the same on record.

Thank you.

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Encl: a/a



GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

Registered and Corporate Office: Godrej One, 5th Floor, Pirojshanagar, Vikhroli (E), Eastern Express Highway, Mumbai – 400079

PRESS RELEASE

Godrej Properties achieves its highest ever bookings, collections, operating cash flow, and business development in FY2026 *GPL is India's largest residential developer by booking value for the third consecutive financial year**

Key Highlights:

- Booking value grew 16% to **INR 34,171 crore** in FY2026 and has grown at a 3-Year CAGR of 41%. This is the highest booking value ever reported by an Indian real estate developer in a financial year.*
- Collections grew by 17% to **INR 19,965 crore** in FY2026 and has grown at a 3-year CAGR of 30%. This is the highest collections ever reported by an Indian real estate developer in a financial year.*
- Direct construction spend increased by 62% in FY2026.
- Operating Cash flow increased by 5% to **INR 7,830 crore** in FY2026 and has grown at a 3-year CAGR of 30%.
- Added **INR 42,100 crore** of future sales potential through portfolio additions in FY2026, achieving over 200% of guidance and delivering YoY growth of 59%
- Delivered projects aggregating **12.1 million sq. ft.** in FY2026 achieving 121% of guidance.

(*Basis the results announced till date)

Mumbai, April 10, 2026: Godrej Properties Limited (GPL) (scrip id: GODREJPROP), a leading national real estate developer, announced key operational updates for Q4 and FY2026.

- **Godrej Properties delivers its highest ever quarterly and full year bookings.**
 - FY2026 booking value grew 16% YoY to **INR 34,171 crore**. This was achieved through the sale of **17,515 units** with a total area of **27 million sq. ft.**, a YoY volume growth of 5%. This is the highest ever full year booking value and volume announced by any listed real estate developer in India to date.
 - GPL has achieved **105%** of its annual guidance for booking value for FY2026.
 - Booking value has grown at a **CAGR of 41%** in the past 3 years.
 - The company's sales were well diversified geographically, with key contributions from major residential markets: **MMR (INR 10,313 crore)**, **Bengaluru (INR 8,802 crore)**, **NCR (INR 7,410 crore)**, **Pune (INR 3,659 crore)**, **Hyderabad (INR 2,360 crore)** and **Others (INR 1,627 crore)**.
 - 2 zones of GPL i.e. South Zone (Bengaluru, Hyderabad & Chennai) and Mumbai Zone (Mumbai & Indore) crossed **INR 11,000 crores** booking value for the first time.

- This performance was driven by a broad and diversified portfolio, with **11 individual projects** across 6 cities each generating booking value of more than **INR 1,000 crore** during the year.
- Q4FY2026 booking value was the highest quarterly bookings ever by GPL equaling the previous best ever quarter in Q4 FY 2025 and growing 21% QoQ to **INR 10,163 crores**. This was achieved through the sale of **4,791 units** with a total area of **7.26 million sq. ft.**
- This is the **5th consecutive quarter** in which GPL has delivered more than **INR 7,000 crores** of booking value and 11th consecutive quarter in which GPL has delivered more than INR 5,000 crore of booking value.
- FY2026 is the 9th consecutive year in which GPL has delivered growth in booking value.
- **Highest ever quarterly and full year collections & Operating cash flow (OCF)**
 - Q4FY2026 collections stood at **INR 7,947 crore** representing a YoY growth of 14% over its previous best ever quarter and QoQ growth of 86%. This is the highest ever quarterly collections reported by any real estate developer in India to date.
 - FY2026 collections stood at **INR 19,965 crore** representing a YoY growth of 17%. This is the highest annual collections reported by any listed real estate developer in India to date
 - GPL has achieved 95% of its annual guidance for collections for FY2026.
 - Collections have grown at a **CAGR of 30%** in the last 3 years.
 - Direct construction spend increased by **62%** in FY2026.
 - Q4FY2026 OCF stood at **INR 4,631 crore** representing a YoY growth of 14% over the previous best ever quarter and a QoQ growth of 336%. FY2026 OCF stood at **INR 7,830 crore** representing a YoY growth of 5%.
 - OCF has grown at a **CAGR of 30%** in the last 3 years.
 - Free cash flow (FCF) of **INR 626 crores** was generated in Q4FY2026, a 5% increase YoY.
- **Best-ever year for business development**
 - GPL has added 18 new projects in FY2026 with a total estimated saleable area of approximately 33.32 million sq. ft. and total estimated booking value potential of **~INR 42,100 crore**.
 - This includes 6 new projects with a total estimated saleable area of approximately 11 million sq. ft. and an expected booking value **of INR 17,450 crore** added in Q4FY2026.
 - This was GPL's best ever year for business development, with expected booking value added more than double the initial guidance of adding INR 20,000 crore of booking value potential.
- **Strong deliveries in Q4FY2026**
 - GPL has delivered **12.1 million sq. ft.** of projects in FY2026 across 9 cities representing an achievement of 121% of its annual guidance for deliveries in FY2026. This includes **7.4 million sq. ft.** of deliveries across 8 cities in Q4FY2026.

- **Stake increase by promoters in GPL and in holding company GIL in FY2026**
 - Promoters have utilized the entire creeping acquisition limit by investing **INR 2,674 crore** to acquire a **5.0%** stake in GPL in FY2026 at an average price 21% higher than the FY2026 financial year-end stock price. This included **4.5%** stake acquired in Q4FY2026.
 - Promoters also utilized entire creeping acquisition limit in GPL's holding company, Godrej Industries Limited (GIL) by investing **INR 1,896 crore** to acquire a **5.0%** stake in FY2026.

Commenting on the performance, Gaurav Pandey, MD & CEO, Godrej Properties, said:
“GPL’s well rounded performance in FY2026 underscores the strength of demand for well-designed, high-quality homes in India’s major metropolitan markets. Our business development additions with a future booking value potential of over INR 42,000 crore in FY2026 will ensure that we continue to have a strong launch pipeline in the years ahead and the combined operating cash flow of over INR 15,000 crore we have generated in the past two financial years enables us to invest for growth while continuing to strengthen our balance sheet. We remain focused on building on this momentum in FY2027 through excellence in design, construction quality, timely delivery, sustainability, and innovation.”

About Godrej Properties Limited:

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate sector. Each Godrej Properties development combines a 129-year legacy of excellence and trust with a commitment to cutting-edge design, technology, and sustainability. In FY2025 & FY2026, Godrej Properties retained its position as India’s largest developer by the value of residential sales achieved. The company continues to remain deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third-party certified green buildings. In 2020, 2021, 2022, and 2025, the Global Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices, and as of December 31st, 2025, GPL was also ranked #1 globally in the Real Estate and Management sector on the S&P Global’s Dow Jones best in class indices. In recent years, Godrej Properties has received over 500 awards and recognitions, including Developer of the Year at the GRI India Awards, the Porter Prize, The Most Trusted Real Estate Brand in the Brand Trust Report, Builder of the Year at the CNBCAwaz Real Estate Awards, and The Economic Times Best Real Estate Brand

For further information please contact:

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