



May 29, 2025

To

The General Manager
Dept. of Corporate Services
National Stock Exchange of India Limited
Bandra Kurla Complex
Bandra (E), Mumbai-400051
Scrip Code: PRESTIGE

The Manager
Dept of Corporate Services
BSE Limited
Regd. Office: Floor 25, P J Towers
Dalal Street, Mumbai - 400 001
Scrip Code: 533274

Dear Sir/Madam

Sub: Outcome of Board Meeting held on May 29, 2025

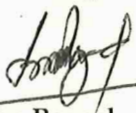
This is to inform that the Board of the Directors at their meeting held today, i.e. Thursday, May 29, 2025 have:

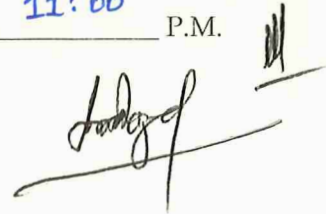
1. Approved audited Financial Results (both Standalone and Consolidated) for the quarter and year ended March 31, 2025 as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. Recommended payment of final dividend @ 18 % (Rs.1.8 /- per share) on the equity shares of the Company for the year ended March 31, 2025, subject to approval of shareholders at the ensuing 28th Annual General Meeting of the Company.
3. Approved issuance of Non-convertible debentures for an aggregate amount up to Rs. 2,000 Crores (Rupees Two Thousand Crores) on Private placement basis subject to approval of shareholders.
4. Approved and recommended for approval of members, appointment of Mr. Nagendra D. Rao & Associates LLP, Practicing Company Secretaries as Secretarial Auditor for a term of five consecutive years commencing from 01.04.2025 up to 31.03.2030.

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, we have enclosed the audited financial results (standalone and consolidated) for the quarter and year ended March 31, 2025 and the reports of the auditors. The audit reports are issued with unmodified opinion and a declaration to this effect is enclosed.

The Board Meeting Commenced at 3:45 P.M and concluded at 11:00 P.M.

Thanking You,
For Prestige Estates Projects Limited


Irfan Razack
Chairman and Managing Director
DIN: 00209022



Encl: a/a.

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Prestige Estates Projects Limited

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of Prestige Estates Projects Limited (the "Company") which includes 30 partnership entities for the quarter ended March 31, 2025 and for the year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on the separate audited financial statements and other financial information of the partnership entities, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2025 and for the year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 6 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- For the partnership entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The accompanying Statement of quarterly and year to date standalone financial results includes the Company's share of net profit/(loss) after tax of Rs. 498 million and Rs. 1,619 million and total comprehensive income/(loss) of Rs. 498 million and Rs. 1,619 million for the quarter ended and for the year ended on that date respectively, as



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considered in the Statement, in respect of 30 partnership entities, which have been audited by their respective auditors.

The reports of such other auditors on annual financial statements and other financial information of these partnership entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the report of such other auditors. Our opinion on the Statement is not modified in respect of the above matter.

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 25213157BMNZE11551

Place : Bengaluru, India
Date : May 29, 2025





PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
 CIN: L07010KA1997PLC022322

Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2025

(Rs. In Million)

SI No	Particulars	Quarter ended			Year ended	
		31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
		(Audited) (Refer Note 12)	(Unaudited)	(Audited) (Refer Note 12)	(Audited)	(Audited)
1	Income					
	Revenue from operations	5,876	7,100	5,778	28,730	26,512
	Other income	1,513	1,141	901	4,160	2,547
	Total income	7,389	8,241	6,679	32,890	29,059
2	Expenses					
	(Increase)/ decrease in inventory	(8,414)	(3,902)	(4,424)	(16,403)	(5,059)
	Contractor cost	3,106	1,726	2,553	9,435	8,754
	Purchase of completed units	40	430	72	645	72
	Purchase of materials	578	669	615	2,089	2,208
	Land cost	7,179	4,127	2,077	16,451	3,741
	Employee benefits expense	1,091	882	1,107	3,977	3,489
	Finance costs	1,458	1,390	1,567	5,659	4,513
	Depreciation and amortisation expense	1,056	1,075	1,123	4,249	4,001
	Other expenses	1,092	1,457	1,663	6,014	5,108
	Total expenses	7,186	7,854	6,353	32,116	26,827
3	Profit before exceptional items (1-2)	203	387	326	774	2,232
4	Exceptional items (Refer Note 8)	-	1,104	-	1,104	-
5	Profit before tax (3+4)	203	1,491	326	1,878	2,232
6	Tax expense					
	Current tax	586	415	(1)	1,102	(1)
	Deferred tax	(555)	(241)	(340)	(1,089)	(225)
	Total tax expenses	31	174	(341)	13	(226)
7	Net profit for the period/ year (5-6)	172	1,317	667	1,865	2,458
8	Other comprehensive income					
	Items that will not be recycled to profit or loss					
	Remeasurements of the defined benefit plans	(14)	-	6	(14)	(4)
	Tax impact	3	-	(2)	3	1
	Total other comprehensive income	(11)	-	4	(11)	(3)
9	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)	161	1,317	671	1,854	2,455
10	Paid-up equity share capital (Face Value of Rs.10/- per share)	4,307	4,307	4,009	4,307	4,009
11	Earnings Per Share*(Face Value of Rs.10/- per share)					
	a) Basic	0.40	3.06	1.66	4.46	6.13
	b) Diluted	0.40	3.06	1.66	4.46	6.13
	See accompanying notes to financial results					

* Not annualised for the quarter.





Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2025

Notes to financial results

1 Statement of Assets and Liabilities

Particulars	(Rs. In Million)	
	As at 31-Mar-25 (Audited)	As at 31-Mar-24 (Audited)
A. ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	4,491	6,666
(b) Capital work-in-progress	49	3
(c) Investment property	24,374	21,935
(d) Intangible assets	71	25
(e) Financial assets		
(i) Investments	39,801	14,896
(ii) Loans	31,020	34,943
(iii) Other financial assets	3,912	2,326
(f) Deferred tax assets (net)	2,197	1,105
(g) Income tax assets (net)	1,918	3,078
(h) Other non-current assets	379	379
Sub-total	1,08,212	85,356
(2) Current assets		
(a) Inventories	74,727	58,324
(b) Financial assets		
(i) Investments	11	18
(ii) Trade receivables	3,370	3,253
(iii) Cash and cash equivalents	13,175	5,392
(iv) Bank balances other than cash and cash equivalents	676	163
(v) Loans	51,504	31,766
(vi) Other financial assets	7,206	6,861
(c) Other current assets	5,304	4,211
Sub-total	1,55,973	1,09,988
Total	2,64,185	1,95,344
B. EQUITY AND LIABILITIES		
(1) Equity		
(a) Equity share capital	4,307	4,009
(b) Other equity	1,14,262	64,338
Sub-total	1,18,569	68,347
(2) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,708	6,235
(ii) Lease liabilities	16,776	13,289
(iii) Other financial liabilities	619	589
(b) Other non-current liabilities	123	137
(c) Provisions	325	271
Sub-total	20,551	20,521
(3) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	32,143	31,308
(ii) Lease liabilities	2,362	2,085
(iii) Trade payables		
- Dues to micro and small enterprises	369	228
- Dues to creditors other than micro and small enterprises	5,802	4,875
(iv) Other financial liabilities	25,965	23,160
(b) Other current liabilities	57,451	43,854
(c) Provisions	973	966
Sub-total	1,25,065	1,06,476
Total	2,64,185	1,95,344





Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2025

2 Statement of cash flows

(Rs. in Million)

Particulars	Year ended	
	31-Mar-25 (Audited)	31-Mar-24 (Audited)
Cash flow from operating activities		
Profit before tax	1,878	2,232
Add: Expenses / debits considered separately		
Finance costs	5,659	4,513
Depreciation and amortisation	4,249	4,001
Expected Credit loss allowance on receivables	-	7
Advances / bad debts written off	6	-
Sub-total	9,914	8,521
Less: Incomes / credits considered separately		
Interest income	3,809	1,871
Dividend income	242	601
Fair Value gain on financial instruments	-	4
Profit on sale of investments	2	1
Exceptional items	1,104	-
Profit on sale of property, plant and equipments	41	-
Share of profit from partnership firms/ LLPs	1,695	2,655
Sub-total	6,893	5,132
Adjustments for:		
(Increase) / decrease in trade receivables	(140)	721
(Increase) / decrease in inventories	(16,410)	(4,895)
(Increase) / decrease in other financial assets	(1,439)	(1,221)
(Increase) / decrease in loans	90	351
(Increase) / decrease in other assets	(1,101)	(1,431)
Increase / (decrease) in trade payables	1,089	74
Increase / (decrease) in other financial liabilities	109	(4,653)
Increase / (decrease) in other liabilities	13,583	7,313
Increase / (decrease) in provisions	51	(125)
Sub-total	(4,168)	(3,866)
Income taxes (paid)/refund, net	58	(450)
Net Cash generated from / (used in) operating activities - A	789	1,305
Cash flow from investing activities		
Capital expenditure on investment property, property, plant and equipment and intangible assets (including capital work-in-progress)	(315)	(3,629)
Sale proceeds of property, plant and equipment	58	-
Proceeds from business transfer arrangement (Refer Note 8)	3,130	-
Decrease / (Increase) in inter corporate deposits given	(18,641)	(4,206)
(Increase) / decrease in partnership current account	6,297	5,929
Current and non-current investments made	(28,615)	(1,138)
Proceeds from sale/redemption of current and non-current investments	3,393	993
Redemption of bank deposits (having original maturity of more than three months)	-	631
Investments in bank deposits (having original maturity of more than three months)	(166)	-
Interest received	2,964	1,135
Dividend received	242	601
Net Cash from / (used in) investing activities - B	(31,653)	316
Cash flow from financing activities		
Loans availed	10,628	9,417
Loans repaid	(17,047)	(5,413)
Proceeds from issue of equity shares	50,000	-
Payment of transaction cost on issue of equity shares	(856)	-
(Decrease) / Increase in inter corporate deposits taken	3,726	1,581
Payment of dividend	(775)	(601)
Payment towards lease liabilities	(4,446)	(1,335)
Finance costs paid	(2,583)	(2,550)
Net Cash from / (used in) financing activities - C	38,647	1,099





PRESTIGE ESTATES PROJECTS LIMITED

REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025

CIN: L07010KA1997PLC022322

Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2025

Particulars	Year ended	
	31-Mar-25 (Audited)	31-Mar-24 (Audited)
Net increase / (decrease) in cash and cash equivalents during the year (A+B+C)	7,783	2,720
Cash and cash equivalents opening balance	5,392	2,672
Cash and cash equivalents closing balance	13,175	5,392
Reconciliation of Cash and cash equivalents with balance sheet		
Cash and Cash equivalents as per Balance Sheet	13,175	5,392
Cash and cash equivalents at the end of the year as per statement of cash flows	13,175	5,392
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	0	0
Balances with banks		
- in current accounts	5,559	4,402
- in fixed deposits	7,616	990
	13,175	5,392

3 The above standalone audited financial results of Prestige Estates Projects Limited (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 29 May 2025.

4 These audited results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 Segment information

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 - Segment information with respect to the single reportable segment. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.

6

a. The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

b. A search under section 132 of the Income Tax Act ("the Act") was conducted during the quarter ended 31 March 2025 on the Company and certain group companies. As on the date of the financial results, the Company and such group companies have not received any demand or show cause notice from the income tax authorities pursuant to such search proceedings. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

7 During the year ended 31 March 2025, the Company has acquired directly / indirectly additional stake in:

- a) subsidiaries (i.e. K2K Infrastructure (India) Private Limited, Prestige Garden Estates Private Limited, Apex Realty Management Private Limited, Prestige Acres Private Limited and Prestige Leisure Resorts Private Limited), thereby these subsidiaries have become wholly owned subsidiaries.
- b) subsidiaries i. Prestige Projects Private Limited to 76% and ii. Prestige Falcon Mumbai Realty Private Limited to 90.00%.

8 During the quarter ended 31 December 2024, the Company has entered into a Business Transfer Agreement ("BTA") with Prestige Hospitality Ventures Limited, a wholly owned subsidiary for transferring certain business undertaking for a consideration of Rs. 3,130 Million, the gain arising on the transfer of such business undertaking amounting to Rs. 1,104 Million has been disclosed as an exceptional item.





PRESTIGE ESTATES PROJECTS LIMITED

REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025

CIN: L07010KA1997PLC022322

Statement of Standalone Audited Financial Results for the quarter and year ended 31 March 2025

- 9 During the period, the Company has issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares have been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 31 March 2025, Rs.43,297 Million (including interest earned amounting to Rs. 358 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 6,996 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 6,965 million.
- 10 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million.
- 11 The Board of Directors of the Company have recommended to the Members for their approval, Final Dividend of Rs. 1.80 per share for the financial year ended 31 March 2025. The said proposed dividend is subject to approval at the ensuing Annual General Meeting and is not recognised as a liability as at 31 March 2025.
- 12 The figures for the quarter ended 31 March 2025 and for the corresponding quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year ending 31 March, which were subjected to limited review.

**For and on behalf of Board of Directors of
Prestige Estates Projects Limited**


**Irfan Razack
Chairman and Managing Director**



Place: Bengaluru
Date: 29 May 2025

Independent Auditor's Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Prestige Estates Projects Limited

Report on the audit of the Consolidated Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Prestige Estates Projects Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter ended March 31, 2025 and for the year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements/ financial results/financial information of the subsidiaries, associates and joint ventures, the Statement:

- i. includes the results of the following entities;

Sl. No.	Name of the entities
A	Parent Company
1	Prestige Estates Projects Limited
B	Subsidiaries
1	Ace Realty Ventures
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP
5	Prestige Mulund Realty Private Limited
6	Avyakth Cold Storages Private Limited
7	Dollars Hotel & Resorts Private Limited
8	Eden Investments & Estates
9	ICBI (India) Private Limited
10	K2K Infrastructure (India) Private Limited
11	Kochi Cyber Greens Private Limited
12	Morph
13	Northland Holding Company Private Limited
14	Prestige AAA Investments



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Chartered Accountants

Sl. No.	Name of the entities
15	Prestige Acres Private Limited
16	Prestige Alta Vista Holdings
17	Prestige Bidadi Holdings Private Limited
18	Prestige Builders and Developers Private Limited
19	Prestige Century Megacity
20	Prestige Century Landmark
21	Prestige Construction Ventures Private Limited
22	Prestige Devenahalli Developers LLP
23	Prestige Exora Business Parks Limited
24	Prestige Falcon Business Parks
25	Prestige Falcon Malls Private Limited
26	Prestige Falcon Mumbai Realty Private Limited
27	Prestige Falcon Realty Ventures Private Limited
28	Prestige Garden Estates Private Limited
29	Prestige Garden Resorts Private Limited
30	Prestige Habitat Ventures
31	Prestige Warehousing And Cold Storage Services Private Limited
32	Prestige Hospitality Ventures Limited
33	Prestige Kammanahalli Investments
34	Prestige Leisure Resorts Private Limited
35	Prestige Mall Management Private Limited
36	Prestige Nottinghill Investments
37	Prestige Office Ventures
38	Prestige OMR Ventures LLP
39	Prestige Ozone Properties
40	Prestige Pallavaram Estates Private Limited (formerly known as Prestige Pallavaram Ventures)
41	Prestige Projects Private Limited
42	Prestige Property Management & Services
43	Prestige Retail Ventures Limited
44	Prestige Southcity Holdings
45	Prestige Sterling Infraprojects Private Limited
46	Prestige Sunrise Investments
47	Prestige Valley View Estates LLP
48	Prestige Whitefield Developers
49	Prestige Whitefield Investment and Developers LLP
50	PSN Property Management and Services
51	Sai Chakra Hotels Private Limited
52	Shipco Infrastructure Private Limited
53	Silver Oak Projects



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Sl. No.	Name of the entities
54	Southeast Realty Ventures
55	The QS Company
56	Village-De-Nandi Private Limited
57	Villaland Developers LLP
58	West Palm Developments LLP
59	Prestige Estates Projects Corp (until August 2, 2024)
60	Prestige (BKC) Realtors Private Limited
61	Turf Estate Joint Venture LLP
62	Evergreen Industrial Estate
63	Prestige Lonavala Estates Private Limited
64	Prestige Realty Ventures
65	Maheshwaram Land Holdings (w.e.f. August 7, 2024)
66	Prestige Goa Hospitality Ventures (w.e.f. February 21, 2025)
67	Prestige Office Management Private Limited (w.e.f. January 21, 2025)
68	Prestige Summit Convention Private Limited (w.e.f. March 20, 2025)
C	Joint ventures
1	Bamboo Hotels and Global Centre (Delhi) Private Limited
2	Worli Urban Development Project LLP
3	Pandora Projects Private Limited
4	Prestige MRG Eco Ventures
5	Thomsun Realtors Private Limited
6	Dashanya Tech Parkz Private Limited
7	Prestige Beta Projects Private Limited
8	Prestige Vaishnai Realty Ventures
9	Prestige Vaishnai Projects
10	Techzone Technologies Private Limited
11	Prestige Vaishnai Hospitality Ventures (w.e.f. March 28, 2025)
D	Associates
1	WSI Falcon Infra Projects Private Limited (w.e.f. December 30, 2024)

- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter ended March 31, 2025 and for the year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group, its associates and joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have



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fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 6 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its associates and joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies and management of the partnership entities included in the Group and of its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies and management of the partnership entities included in the Group and of its associates and joint ventures are responsible for assessing the ability of their respective entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entities or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies and management of the partnership entities included in the Group and of its associates and joint ventures are also responsible for overseeing the financial reporting process of their respective entities.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements/ financial results/financial information of the entities within the Group and its associates and joint ventures of which we are the independent auditors, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

The accompanying Statement includes the audited financial results/statements and other financial information, in respect of:

- 63 subsidiaries, whose financial results/statements include total assets of Rs 359,327 million as at March 31, 2025, total revenues of Rs 11,470 million and Rs 46,469 million, total net profit/(loss) after tax of Rs. 606 million and Rs. 3,677 million, total comprehensive income/(loss) of Rs. 622 million and Rs. 3,693 million, for the quarter and the year ended on that date respectively, and net cash (outflows)/inflows of Rs. (3,481) million for the year ended March 31, 2025, as considered in the Statement which have been audited by their respective independent auditors.
- 1 associate and 9 joint ventures, whose financial results/statements include Group's share of net profit/(loss) of Rs. (128) million and Rs. (405) million and Group's share of total comprehensive income/(loss) of Rs. (128) million and Rs. (405) million for the quarter and for the year ended March 31, 2025 respectively, as considered in the Statement whose financial results/financial statements, other financial information have been audited by their respective independent auditors.

The independent auditor's report on the financial statements/financial results/financial information of these entities have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint ventures and associates is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.



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The Statement includes the results for the quarter ended March 31, 2025 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 25213157BMNZEJ1580

Place : Bengaluru, India
Date : May 29, 2025





PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
 CIN: L07010KA1997PLC022322
Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2025

(Rs. In Million)

SI No	Particulars	Quarter ended			Year ended	
		31 Mar 2025	31 Dec 2024	31 Mar 2024	31 Mar 2025	31 Mar 2024
		(Audited Refer Note 13)	(Unaudited)	(Audited Refer Note 13)	(Audited)	(Audited)
1	Income					
	Revenue from operations	15,284	16,545	21,640	73,494	78,771
	Other income	609	434	685	3,861	15,482
	Total income	15,893	16,979	22,325	77,355	94,253
2	Expenses					
	(Increase)/ decrease in inventory	(38,330)	(15,518)	(22,706)	(74,637)	(57,360)
	Contractor cost	11,103	10,421	10,260	38,182	32,283
	Purchase of materials	2,224	2,054	1,986	7,218	7,015
	Purchase of completed units	45	883	-	1,103	72
	Land cost	23,938	4,505	16,070	41,270	44,985
	Employee benefits expense	2,222	1,863	2,137	8,217	7,467
	Finance costs	2,861	3,451	4,238	13,338	12,191
	Depreciation and amortisation expense	2,167	2,047	1,972	8,123	7,165
	Other expenses	8,671	6,436	5,616	26,553	19,325
	Total expenses	14,901	16,142	19,573	69,367	73,143
3	Profit before exceptional items (1-2)	992	837	2,752	7,988	21,110
4	Exceptional items	-	-	-	-	-
5	Profit before Share of profit from joint ventures and associate (3+4)	992	837	2,752	7,988	21,110
6	Share of profit / (loss) from joint ventures and associate (net of tax)	(121)	(70)	393	(430)	113
7	Profit before tax (5+6)	871	767	3,145	7,558	21,223
8	Tax expense					
	Current tax	1,800	856	907	4,318	3,108
	Deferred tax (Refer Note 9)	(1,360)	(411)	(121)	(2,929)	1,828
	Total tax expense	440	445	786	1,389	4,936
9	Net profit for the period/ year (7-8)	431	322	2,359	6,169	16,287
10	Other comprehensive income					
	Items that will not be reclassified to profit or loss					
	Remeasurements of the defined benefit plans	(3)	-	3	(3)	(7)
	Tax impact	(1)	-	(1)	(1)	2
	Total other comprehensive income	(4)	-	2	(4)	(5)
11	Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income (after tax)] (9+10)	427	322	2,361	6,165	16,282
12	Profit for the period/year attributable to:					
	Owners of the parent	250	177	1,400	4,675	13,741
	Non controlling interests	181	145	959	1,494	2,546
13	Other comprehensive income for the period/ year attributable to:					
	Owners of the parent	(4)	-	2	(4)	(5)
	Non controlling interests	-	-	-	-	-
14	Total comprehensive income for the period/ year attributable to:					
	Owners of the parent	246	177	1,402	4,671	13,736
	Non controlling interests	181	145	959	1,494	2,546
15	Paid-up equity share capital (Face Value of Rs.10/- per Share)	4,307	4,307	4,009	4,307	4,009
16	Earnings Per Share* (Face Value of Rs.10/- per Share)					
	a) Basic	0.58	0.41	3.49	11.19	34.28
	b) Diluted	0.58	0.41	3.49	11.19	34.28

See accompanying notes to financial results

* Not annualised for the quarter.





PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
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Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2025

Notes to financial results

1 Consolidated Statement of Assets and Liabilities

Particulars	(Rs. In Million)	
	As at 31 Mar 2025 (Audited)	As at 31 Mar 2024 (Audited)
A. ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	26,354	27,484
(b) Capital work-in-progress	14,243	21,372
(c) Investment property	78,432	58,611
(d) Goodwill	534	534
(e) Other intangible assets	127	63
(f) Investments in joint ventures	3,620	4,033
(g) Financial assets		
(i) Investments	305	341
(ii) Loans	1,116	3,263
(iii) Other financial assets	5,257	4,004
(h) Deferred tax assets (net)	9,411	6,288
(i) Income tax assets (net)	3,899	4,693
(j) Other non-current assets	2,354	1,090
Sub-total	1,45,652	1,31,776
(2) Current assets		
(a) Inventories	3,18,831	2,41,562
(b) Financial assets		
(i) Investments	8,570	8,412
(ii) Trade receivables	13,582	12,340
(iii) Cash and cash equivalents	20,094	22,679
(iv) Bank balances other than cash and cash equivalents	3,836	2,903
(v) Loans	20,771	19,629
(vi) Other financial assets	26,324	19,453
(c) Other current assets	30,292	26,433
Sub-total	4,42,300	3,53,411
Total	5,87,952	4,85,187
B. EQUITY AND LIABILITIES		
(1) Equity		
(a) Equity share capital	4,307	4,009
(b) Other Equity	1,49,923	1,08,879
Equity Attributable to owners of the parent	1,54,230	1,12,888
(c) Non controlling interests	4,815	5,122
Sub-total	1,59,045	1,18,010
(2) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	43,130	45,545
(ii) Lease liabilities	22,652	17,422
(iii) Other financial liabilities	1,542	1,134
(b) Deferred tax liabilities (net)	5,583	5,447
(c) Other non-current liabilities	760	203
(d) Provisions	536	444
Sub-total	74,203	70,195
(3) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	62,872	69,078
(ii) Lease liabilities	3,145	2,535
(iii) Trade payables		
- Dues to micro and small enterprises	1,155	586
- Dues to creditors other than micro and small enterprises	17,555	15,988
(iv) Other financial liabilities	14,325	21,926
(b) Other current liabilities	2,50,732	1,79,234
(c) Provisions	4,660	6,943
(d) Income tax liabilities (net)	260	692
Sub-total	3,54,704	2,96,982
Total	5,87,952	4,85,187





PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
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Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2025

2 Consolidated statement of cash flows

(Rs. in Million)

Particulars	Year ended	
	31 Mar 2025	31 Mar 2024
	(Audited)	(Audited)
Cash flow from operating activities :		
Net Profit before tax	7,558	21,223
Add: Expenses / debits considered separately		
Finance costs	13,338	12,191
Depreciation and amortisation	8,123	7,165
Bad debts/ advances written off	28	-
Expected Credit loss allowance on receivables	5	17
Loss on sale of property, plant and equipment and investment property	3	-
Share of loss from joint ventures	430	-
Sub-total	21,927	19,373
Less: Incomes / credits considered separately		
Interest income	2,530	2,308
Dividend income	404	192
Fair value gain on financial instruments	165	3,919
Share of profit from associates/ joint venture (net)	-	113
Gain on disposal of joint ventures	-	8,512
Share of profit from partnership firms (net)	3	-
Provision no longer required written back	185	-
Profit on sale of property, plant and equipment / investment property	51	32
Profit on redemption of investments	42	-
Sub-total	3,380	15,076
Adjustments for:		
(Increase) / decrease in trade receivables	(1,270)	2,096
(Increase) / decrease in inventories	(74,637)	(54,502)
(Increase) / decrease in loans and financial assets	(6,598)	(1,752)
(Increase) / decrease in other assets	(3,756)	(1,329)
Increase / (decrease) in trade payables	2,321	533
Increase / (decrease) in other financial liabilities	(6,762)	5,228
Increase / (decrease) in other liabilities	72,055	40,319
Increase / (decrease) in provisions	(2,194)	1,024
Sub-total	(20,841)	(8,383)
Income taxes paid (net)	(3,957)	(4,164)
Net cash generated from operating activities - A	1,307	12,973
Cash flow from investing activities		
Capital expenditure on investment property, property plant and equipment and intangible assets (including capital work-in-progress)	(15,829)	(19,067)
Consideration paid for acquisition of subsidiaries	-	(9,787)
Sale proceeds of property plant and equipment and investment property	853	64
Decrease / (increase) in inter corporate deposits given	305	9,168
Investments in bank deposits (having original maturity of more than three months)	(701)	(294)
Decrease / (increase) in partnership current account	(905)	(8,157)
Investments made	(40)	(346)
Investments disposed	49	-
Interest received	2,380	2,745
Dividend received	404	192
Net cash from / (used in) investing activities - B	(13,484)	(25,482)
Cash flow from financing activities		
Loans availed	47,931	63,661
Loans repaid	(52,264)	(34,152)
Proceeds from issue of equity shares	50,000	-
Payment of transaction cost on issue of equity shares	(856)	-
Decrease / (Increase) in inter corporate deposits taken	(4,288)	3,201
Payment of dividend	(775)	(601)
Payment towards lease liabilities	(5,553)	(1,848)
Finance costs paid	(11,105)	(10,313)
Payment towards acquisition of non-controlling interest in subsidiaries	(13,343)	-
Contribution / (withdrawals) by non controlling interest holders	(155)	(256)
Net cash from / (used in) financing activities - C	9,592	19,692
Total increase / (decrease) in cash and cash equivalents during the year (A+B+C)	(2,585)	7,183
Cash and cash equivalents opening balance	22,679	14,564
Add: Cash acquired on acquisition of subsidiaries	-	932
Cash and cash equivalents closing balance	20,094	22,679





PRESTIGE ESTATES PROJECTS LIMITED
 REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
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Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2025

Particulars	Year ended	
	31 Mar 2025	31 Mar 2024
	(Audited)	(Audited)
Cash and cash equivalents at the end of the year as above comprises:		
Cash on hand	2	4
Balances with banks		
- in current accounts	10,546	17,168
- in fixed deposits	9,546	5,507
	20,094	22,679

3 The above audited consolidated financial results of Prestige Estates Projects Limited (the "Company" or the "Holding Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associates has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 29 May 2025.

4 These audited results of the Group has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

5 Segment information

The Chief Operating Decision Maker reviews the operations of the Group as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind AS 108 - Segment information with respect to the single reportable segment. The Group is domiciled in India. The Group's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Group are located in India.

6

a. The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

b. A search under section 132 of the Income Tax Act ("the Act") was conducted during the quarter ended 31 March 2025 on the Company and certain group companies. As on the date of the financial results, the Company and such group companies have not received any demand or show cause notice from the Income tax authorities pursuant to such search proceedings. The management has confirmed that the Company and such group companies have complied with the requirements of the Act and does not expect any further liability on final assessment of the aforesaid matter.

7 The figures of standalone financial results are as follow:

Particulars	(Rs. In Million)				
	Quarter ended			Year ended	
	31 Mar 2025	31 Dec 2024	31 Mar 2024	31 Mar 2025	31 Mar 2024
	(Audited Refer Note 13)	(Unaudited)	(Audited Refer Note 13)	(Audited)	(Audited)
Revenue from operations	5,876	7,100	5,778	28,730	26,512
Profit before tax	203	1,491	326	1,878	2,232
Profit after tax	172	1,317	667	1,865	2,458

The audited standalone financial results for the quarter and year ended 31 March 2025 can be viewed on the Company's website www.prestigeconstructions.com and can also be viewed on the website of NSE and BSE.

8 During the year ended 31 March 2025,

- The Group has acquired additional stake in subsidiaries (i.e. K2K Infrastructure (India) Private Limited, Prestige Garden Estates Private Limited, Apex Realty Management Private Limited, Prestige Acres Private Limited and Prestige Leisure Resorts Private Limited), thereby these subsidiaries have become wholly owned subsidiaries. Further, the Group has increased its stake in Prestige Projects Private Limited (subsidiary) to 76% and Prestige Falcon Mumbai Realty Private Limited (subsidiary) to 90%. Consequently, the Group has recognised Rs. 11,697 million as reduction to consolidated other equity representing the difference between the amount by which the non-controlling interests are adjusted and the consideration paid.
- The Group has subscribed for 49% equity stake in WSI Falcon Infra Projects Private Limited (an associate).

9 The Finance (No. 2) Act, 2024 (the "Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% (unlisted securities with indexation) / 10% (listed securities without indexation) to 12.5% (without indexation). Pursuant to such amendment, the Group has remeasured the carrying value of deferred tax relating to capital gains and accounted for reduction in deferred tax liability amounting to Rs.991 million through statement of profit and loss for the year ended 31 March 2025.

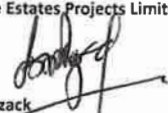




PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
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Statement of Consolidated Audited Financial Results for the quarter and year ended 31 March 2025

- 10 During the period, the Company has issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 million. The said equity shares have been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 31 March 2025, Rs.43,297 million (including interest earned amounting to Rs. 358 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 6,996 million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 6,965 million.
- 11 In April 2025, Prestige Hospitality Ventures Limited ('PHVL'), a wholly owned subsidiary of the Company, has filed Draft Red Herring Prospectus with Securities and Exchange Board of India for proposed Initial Public Offering, comprising of an offer for sale of such number of equity shares aggregating up to Rs. 10,000 million and fresh issue of equity shares aggregating up to Rs. 17,000 million.
- 12 The Board of Directors of the Company have recommended to the Members for their approval, Final Dividend of Rs. 1.80 per share for the financial year ended 31 March 2025. The said proposed dividend is subject to approval at the ensuing Annual General Meeting and is not recognised as a liability as at 31 March 2025.
- 13 The figures for the quarter ended 31 March 2025 and for the corresponding quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year ending 31 March, which were subjected to limited review.

For and on behalf of Board of Directors of
Prestige Estates Projects Limited


Irfan Razack
Chairman and Managing Director

Place: Bengaluru
Date: 29 May 2025





Details pertaining to appointment of M/s. Nagendra D. Rao & Associates LLP, Practicing Company Secretaries as Secrearial Auditor of the Company:

Sl. No	Particulars	Particulars
1	Reason for change viz. appointment, reappointment, resignation, removal, death or otherwise	Appointment of M/s. Nagendra D. Rao & Associates LLP, Practicing Company Secretaries as the Secretarial Auditor of the Company
2	Date of Appointment	The Board of Directors at their meeting held on Thursday, May 29, 2025 approved the appointment of M/s. Nagendra D. Rao & Associates LLP, Practicing Company Secretaries as the Secretarial Auditors of the Company, for five consecutive years commencing from financial year 2025-26, subject to the approval of shareholders of the Company at the ensuing Annual General Meeting.
3	Brief Profile	<p>Nagendra D Rao & Associates LLP' ("LLP") is an LLP set up in the year 2017 and is registered as a Practicing Company Secretaries Firm with the Institute of Company Secretaries of India and with the Registrar of Companies, Karnataka. The LLP is promoted by seasoned professionals and is managed with the highest degree of professionalism with diversified and extensive experience in related areas.</p> <p>The LLP has enormous knowledge and experience in dealing with the matters relating to Company Law, Securities Law, FEMA, RBI Regulations, Due Diligence, Listing and SEBI Regulations. They have clients across India providing Corporate Law Services, Due Diligence and Secretarial Audit Services.</p>
4	Relation with to Directors or Key Managerial Personnel	Not Applicable



May 29, 2025

To

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex Bandra (E) Mumbai-400051 Scrip Code: PRESTIGE	The Manager Dept of Corporate Services BSE Limited Regd. Office: Floor 25, P J Towers Dalal Street Mumbai - 400 001 Scrip Code: 533274
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Dear Sir/Madam

Sub: Declaration pursuant to Regulation 33(3) (d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I, Amit Mor, Chief Financial Officer of the Company, hereby declare that the statutory auditors of the Company, S. R. Batliboi & Associates LLP, Chartered Accountants have issued an Audit Report with unmodified opinion on the annual audited financial results (standalone and consolidated) of the Company for the financial year ended March 31, 2025. This declaration is submitted in compliance with Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Request you to take the same on record.

Thanking you.

Yours sincerely
For Prestige Estates Projects Limited

Amit Mor
Chief Financial Officer