Prestige GROUP
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July 29, 2026

To **National Stock Exchange of India Limited** Exchange Plaza, Plot no. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051 **NSE Symbol: PRESTIGE**	To **BSE Limited** Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 **BSE Scrip Code: 533274**

Dear Sir/Madam

Sub: Outcome of Board Meeting held on July 29, 2026.

This is to inform that the Board of Directors at their meeting held today, i.e. Wednesday, July 29, 2026 have approved the Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026 as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In this connection, please find enclosed herewith:

1. Unaudited Standalone Financial Results and Limited Review Report for the quarter ended June 30, 2026; and
2. Unaudited Consolidated Financial Results and Limited Review Report for the quarter ended June 30, 2026.

The Board Meeting commenced at 03.45 PM and concluded at 7:15 P.M.

Thanking You,

Yours sincerely
For **Prestige Estates Projects Limited**

Irfan Razack
Chairman and Managing Director
DIN: 00209022

Encl: a/a.

Prestige Estates Projects Limited, Prestige Falcon Towers, No 19 Brunton Road, Bangalore - 560 025. Phone : +91 80 25591080
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Bengaluru - 560 001, India
Tel : +91 80 6648 9000

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

Review Report to
The Board of Directors
Prestige Estates Projects Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Prestige Estates Projects Limited (the "Company") which includes 31 partnership entities for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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. Based on our review conducted as above and based on the consideration of the review reports of other auditors of the partnership entities referred to in paragraph 6 below, 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 Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. **Emphasis of Matter**

   We draw attention to Note 4 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our conclusion is not modified in respect of this matter.

S.R. Batliboi & Associates LLP Bengaluru

6. **Other Matter**

The accompanying Statement includes Company's share of net profit/(loss) after tax of Rs. 164 million for the quarter ended June 30, 2026 as considered in the Statement, in respect of 30 partnership entities, whose unaudited interim financial results and other financial information which have been reviewed by their respective auditors. The reports of such other auditors on unaudited interim financial results and other financial information of these partnership entities have been furnished to us by the Management, and our conclusion 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 reports of such other auditors. Our conclusion on the Statement is not modified in respect of the above matter.

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

per Sudhir Kumar Jain
Partner
Membership No.: 213157

S.R. Batliboi & Associates LLP
Bengaluru

UDIN: 26213157SBYGEC5299

Place : Bengaluru, India
Date : July 29, 2026

PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
CIN: L07010KA1997PLC022322
Statement of Standalone unaudited Financial Results for the quarter ended 30 June 2026

(Rs. In Million)

Sl No	Particulars	Quarter ended			Year ended
		30 Jun 2026	31 Mar 2026	30 Jun 2025	31 Mar 2026
		(Unaudited)	(Audited) (Refer Note 9)	(Unaudited)	(Audited)
1	**Income**				
	Revenue from operations	7,490	16,968	4,560	40,804
	Other income	636	700	677	3,037
	Total income	**8,126**	**17,668**	**5,237**	**43,841**
2	**Expenses**				
	(Increase)/ decrease in inventories	(3,339)	(1,003)	(3,533)	(12,017)
	Contractor cost	1,944	5,338	2,494	14,706
	Purchase of materials	612	658	581	2,321
	Land cost	3,359	4,804	1,418	15,967
	Employee benefits expense	1,073	1,679	781	4,668
	Finance costs	1,950	2,065	1,445	6,636
	Depreciation and amortisation expense	1,056	1,073	1,008	4,138
	Other expenses	1,368	1,663	966	5,376
	Total expenses	**8,023**	**16,277**	**5,160**	**41,795**
3	**Profit before exceptional items (1-2)**	**103**	**1,391**	**77**	**2,046**
4	Exceptional items	-	-	-	-
5	**Profit before tax (3+4)**	**103**	**1,391**	**77**	**2,046**
6	**Tax expense**				
	Current tax	1,765	1,221	138	1,788
	Deferred tax	(1,776)	(872)	(192)	(1,574)
	Total tax expenses	**(11)**	**349**	**(54)**	**214**
7	**Net profit for the period/ year (5-6)**	**114**	**1,042**	**131**	**1,832**
8	**Other comprehensive income**				
	Items that will not be recycled to profit or loss				
	Remeasurements of the defined benefit plans	-	35	-	35
	Tax impact	-	(9)	-	(9)
	Total other comprehensive income	**-**	**26**	**-**	**26**
9	**Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (7+8)**	**114**	**1,068**	**131**	**1,858**
10	Paid-up equity share capital	4,307	4,307	4,307	4,307
11	**Earnings Per Share* (in Rs.)** (Face Value of Rs.10/- per share)				
	a) Basic	0.26	2.42	0.30	4.25
	b) Diluted	0.26	2.42	0.30	4.25
	See accompanying notes to financial results				

* Not annualised for the quarter.

Notes to financial results

1 The above standalone unaudited 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 July 2026. The statutory auditors of the Company have carried out the limited review of the above results.

2 These unaudited financial results of the Company has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 (Ind AS 34) "interim Financial Reporting" 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.

3 **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.

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

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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 Transferrable 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 year 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.

5 During the quarter ended 30 June 2026, the Company has acquired 50% partnership interest in Aaramnagar Realty LLP.

6 During the year ended 31 March 2025, the Company had issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) aggregating to Rs. 50,000 Million. As at 30 June 2026, the entire amount so raised pursuant to QIP has been utilised for the purpose for which they were raised.

7 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.

8 The Board of Directors of the Company at their meeting held on 21 May 2026, have recommended to the Members for their approval, Final Dividend of Rs. 2.00 per share for the financial year ended 31 March 2026. The said proposed dividend is subject to approval at the ensuring Annual General Meeting and is not recognised as a liability as at 30 June 2026.

9 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2026 and the published year to date figures upto the third quarter of the financial year ended 31 March 2026, 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 July 2026

PRESTIGE ESTATES PROJECTS LIMITED
'Prestige Falcon Towers'
19, Brunton Road
Bangalore - 560 025

S. R. Batliboi & Associates LLP
Bengaluru

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Prestige Estates Projects Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Prestige Estates Projects Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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 Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors . 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Master 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:

Sl. No.	Name of the entities
A	**Parent Company**
1	Prestige Estates Projects Limited
B	**Subsidiaries**
1	Ace Realty Ventures Private Limited (formerly known as Ace Realty Ventures)
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP
5	Aspire Spaces Tellapur Private Limited
6	Avyakth Cold Storages Private Limited
7	Bharatnagar Buildcon LLP
8	Dollars Hotel & Resorts Private Limited
9	Eden Investments & Estates
10	Evergreen Industrial Estate

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Sl. No.	Name of the entities
11	ICBI (India) Private Limited
12	K2K Infrastructure (India) Private Limited
13	Kochi Cyber Greens Private Limited
14	Morph
15	Northland Holding Company Private Limited
16	Orange Grove Lands Private Limited
17	Prestige (BKC) Realtors Private Limited
18	Prestige AAA Investments
19	Prestige Acres Private Limited
20	Prestige Alta Vista Properties LLP (formerly known as Prestige Alta Vista Holdings)
21	Prestige Bidadi Holdings Private Limited
22	Prestige Builders and Developers Private Limited
23	Prestige Century Landmark
24	Prestige Century Megacity
25	Prestige Construction Ventures Private Limited
26	Prestige Devenahalli Developers LLP
27	Prestige Exora Business Parks Limited
28	Prestige Falcon Business Parks
29	Prestige Falcon Malls Private Limited
30	Prestige Falcon Mumbai Realty Private Limited
31	Prestige Falcon Realty Ventures Private Limited
32	Prestige Garden Estates Private Limited
33	Prestige Garden Resorts Private Limited
34	Prestige Goa Hospitality Ventures
35	Prestige Habitat Ventures Private Limited
36	Prestige Hospitality Ventures Limited
37	Prestige Kammanahalli Investments
38	Prestige Leisure Resorts Private Limited
39	Prestige Lonavala Estates Private Limited
40	Prestige Mall Management Private Limited
41	Prestige Mulund Realty Private Limited
42	Prestige Nottinghill Investments
43	Prestige Office Management Private Limited
44	Prestige Office Ventures
45	Prestige OMR Ventures LLP
46	Prestige Ozone Properties
47	Prestige Pallavaram Estates Private Limited
48	Prestige Projects Private Limited
49	Prestige Property Management & Services
50	Prestige Realty Ventures Private Limited (formerly known as Prestige Realty Ventures)
51	Prestige Retail Ventures Limited
52	Prestige Silveroak Projects Private Limited (formerly known as Silveroak Projects)
53	Prestige Southcity Holdings

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Sl. No.	Name of the entities
54	Prestige Sterling Infraprojects Private Limited
55	Prestige Summit Convention Private Limited
56	Prestige Sunrise Investments
57	Prestige Vaishnaoi Hospitality Private Limited
58	Prestige Valley View Estates LLP
59	Prestige Warehousing And Cold Storage Services Private Limited
60	Prestige Whitefield Developers
61	Prestige Whitefield Investment and Developers LLP
62	PSN Property Management and Services
63	Sai Chakra Hotels Private Limited
64	Shipco Infrastructure Private Limited
65	Southeast Realty Ventures
66	Stellar Builder Dynamics LLP
67	Stellar Prism Private Limited
68	The QS Company
69	TPCM Educare LLP
70	Turf Estate Joint Venture LLP
71	Village-De-Nandi Private Limited
72	Villaland Developers LLP
73	West Palm Developments LLP
C	**Joint ventures**
1	Aaramnagar Realty LLP (w.e.f April 09, 2026)
2	Bamboo Hotel and Global Centre (Delhi) Private Limited
3	Canopy Living LLP
4	Dashanya Tech Parkz Private Limited
5	Pandora Projects Private Limited
6	Prestige Beta Projects Private Limited
7	Prestige MRG Eco Ventures
8	Prestige Vaishnaoi Hospitality Ventures
9	Prestige Vaishnaoi Projects
10	Prestige Vaishnaoi Realty Ventures
11	Stellar Envision LLP (w.e.f. June 19, 2026, was subsidiary till June 18, 2026)
12	Techzone Technologies Private Limited
13	Thomsun Realtors Private Limited
14	Worli Urban Development Project LLP
D	**Associate**
1	WSI Falcon Infra Projects Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued

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thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. **Emphasis of Matter**

We draw attention to Note 4 to the Statement in connection with certain ongoing legal proceedings related to real estate project and income tax search matters. Our conclusion is not modified in respect of this matter.

7. **Other Matters**

a) The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
   - 70 subsidiaries, whose unaudited interim financial results include total revenues of Rs. 15,170 million, total net profit/(loss) after tax of Rs. 1,878 million, total comprehensive income of Rs. 1,878 million, for the quarter ended June 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

   - 11 joint ventures, whose unaudited interim financial results include Group's share of net profit/(loss) of Rs. (23) million and Group's share of total comprehensive income of Rs. (23) million for the quarter ended June 30, 2026, as considered in the Statement whose unaudited interim financial results and other financial information have been reviewed by their respective independent auditors.

The independent auditor's review reports on interim financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

b) The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:

   - 1 associate and 1 joint venture, whose interim financial results includes the Group's share of net profit/(loss) of Rs. (5) million and Group's share of total comprehensive income of Rs. (5) million for the quarter ended June 30, 2026 respectively.

The unaudited interim financial results and other unaudited financial information of the associate and joint venture have not been reviewed by any auditors and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of the associate and joint venture, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial information/ financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated above is not modified with respect to our reliance on the work done and the reports of the other auditors and financial results/ financial information certified by the Management.

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

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 26213157LLAGFW7937

Place: Bengaluru, India
Date: July 29, 2026

S.R. Batliboi & Associates LLP
Bengaluru

PRESTIGE ESTATES PROJECTS LIMITED
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025
CIN: L07010KA1997PLC022322
Statement of Consolidated unaudited Financial Results for the quarter ended 30 June 2026

(Rs. In Million)

Sl No	Particulars	Quarter ended			Year ended
		30 Jun 2026	31 Mar 2026	30 Jun 2025	31 Mar 2026
		(Unaudited)	(Audited Refer note 10)	(Unaudited)	(Audited)
1	**Income**				
	Revenue from operations	26,751	40,738	23,073	1,26,854
	Other income	1,605	697	1,614	5,101
	Total income	**28,356**	**41,435**	**24,687**	**1,31,955**
2	**Expenses**				
	(Increase)/ decrease in inventories	(28,236)	(23,161)	(19,639)	(73,192)
	Contractor cost	17,635	23,707	13,532	70,977
	Purchase of materials	2,292	2,627	1,901	9,676
	Land cost	17,486	14,808	11,340	43,633
	Employee benefits expense	2,557	3,276	1,969	10,027
	Finance costs	4,184	4,296	3,839	15,824
	Depreciation and amortisation expense	2,257	2,378	2,162	9,061
	Other expenses	6,421	9,026	5,032	28,642
	Total expenses	**24,596**	**36,957**	**20,136**	**1,14,648**
3	**Profit before exceptional items (1-2)**	**3,760**	**4,478**	**4,551**	**17,307**
4	Exceptional items	-	-	-	-
5	**Profit before Share of profit from joint ventures and associate (3+4)**	**3,760**	**4,478**	**4,551**	**17,307**
6	Share of profit / (loss) from joint ventures and associate (net of tax)	(103)	(351)	(165)	(171)
7	**Profit before tax (5+6)**	**3,657**	**4,127**	**4,386**	**17,136**
8	**Tax expense**				
	Current tax	2,689	2,747	2,597	8,900
	Deferred tax	(1,746)	(1,538)	(1,326)	(4,818)
	Total tax expenses	**943**	**1,209**	**1,271**	**4,082**
9	**Net profit for the period/ year (7-8)**	**2,714**	**2,918**	**3,115**	**13,054**
10	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss				
	Remeasurements of the defined benefit plans	-	73	7	88
	Tax impact	-	(19)	(2)	(23)
	Total other comprehensive income	**-**	**54**	**5**	**65**
11	**Total comprehensive income for the period/ year [Comprising net profit and other comprehensive income] (9+10)**	**2,714**	**2,972**	**3,120**	**13,119**
12	**Profit for the period/year attributable to:**				
	Owners of the parent	2,359	2,501	2,925	11,955
	Non controlling interests	355	417	190	1,099
13	**Other comprehensive income for the period/ year attributable to:**				
	Owners of the parent	-	54	5	65
	Non controlling interests	-	-	-	-
14	**Total comprehensive income for the period/ year attributable to:**				
	Owners of the parent	2,359	2,555	2,930	12,020
	Non controlling interests	355	417	190	1,099
15	Paid-up equity share capital	4,307	4,307	4,307	4,307
16	**Earnings Per Share* (In Rs.)** (Face Value of Rs.10/- per Share)				
	a) Basic	5.48	5.81	6.79	27.76
	b) Diluted	5.48	5.81	6.79	27.76
	See accompanying notes to financial results				

* Not annualised for the quarter.

Notes to financial results

1 The above unaudited consolidated financial results of Prestige Estates Projects Limited (the "Company" or the "Holding Company"), its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 29 July 2026. The statutory auditors of the Company have carried out limited review of the above results.

2 These unaudited results of the Group has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 (Ind AS 34) "Interim Financial Reporting" 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.

3 **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.

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

S.R. Batliboi & Associates LLP Bengaluru

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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 Transferrable 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 year 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.

5 The figures of standalone financial results are as follow:

(Rs. In Million)

Particulars	Quarter ended			Year ended
	30 Jun 2026	31 Mar 2026	30 Jun 2025	31 Mar 2026
	(Unaudited)	(Audited Refer note 10)	(Unaudited)	(Audited)
Revenue from operations	7,490	16,968	4,560	40,804
Profit before tax	103	1,391	77	2,046
Profit after tax	114	1,042	131	1,832

The unaudited standalone financial results for the quarter ended 30 June 2026 can be viewed on the Company's website www.prestigeconstructions.com and can also be viewed on the website of National Stock Exchange of India Limited and BSE Limited.

6 During the quarter ended 30 June 2026, the Group has acquired 50% partnership interest in Aaramnagar Realty LLP.

7 During the year ended 31 March 2025, the Company had issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) aggregating to Rs. 50,000 Million. As at 30 June 2026, the entire amount so raised pursuant to QIP has been utilised for the purpose for which they were raised.

8 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.

9 The Board of Directors of the Company at their meeting held on 21 May 2026, have recommended to the Members for their approval, Final Dividend of Rs. 2.00 per share for the financial year ended 31 March 2026. The said proposed dividend is subject to approval at the ensuring Annual General Meeting and is not recognised as a liability as at 30 June 2026.

10 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2026 and the published year to date figures upto the third quarter of the financial year ending 31 March 2026, 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 July 2026

PRESTIGE ESTATES PROJECTS LIMITED 'Prestige Falcon Towers' # 19, Brunton Road Bangalore - 560 025

S.R. Batliboi & Associates LLP Bengaluru