



Date: July 29, 2026

To,

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: PRESTIGE	The Manager Dept. of Corporate Services BSE Limited Floor 25, P J Towers Dalal Street, Mumbai - 400 001 BSE Scrip code: 533274
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Dear Sir / Madam,

Sub: Press Release titled "Prestige Group Expands MMR Footprint with ₹6,000 Crore Thane Residential Development"

Please find enclosed, a copy of the Press Release titled "Prestige Group Expands MMR Footprint with ₹6,000 Crore Thane Residential Development".

This is for your information and records.

Yours faithfully,
For **Prestige Estates Projects Limited**

Manoj Krishna J V
Company Secretary & Compliance Officer

Enclosed: As above



Prestige Group Expands MMR Footprint with ₹6,000 Crore Thane Residential Development

Mumbai, July 29, 2026: Prestige Group, one of India's leading real estate developers, has entered into a strategic partnership to develop a landmark residential project in Thane. Spread across approximately 14.6 acres with an estimated GDV of ₹6,000 crore, the project will have a developable potential of over 5 million square feet, making it one of the largest residential developments in the micro-market.

The project will offer a thoughtfully planned mix of residences designed to cater to a diverse range of homebuyers, including young professionals, first-time buyers and growing families. Complementing the residential offering will be a vibrant retail offering, creating a convenient live-work-shop environment for residents and the surrounding community.

Strategically located near Kolshet-Balkum Road in Thane, the development enjoys excellent connectivity to key business districts, major road networks, educational institutions, healthcare facilities and established social infrastructure. Backed by significant infrastructure investments and strong end-user demand, the location has emerged as one of the Mumbai Metropolitan Region's most sought-after residential destinations.

Designed in line with Prestige Group's commitment to quality, innovation and customer-centric development, the project will feature contemporary architecture, expansive landscaped open spaces, world-class lifestyle amenities and sustainable design principles. The development aims to set new benchmarks for integrated urban living while delivering an exceptional residential experience.

Commenting on the partnership, **Mr. Irfan Razack, Chairman & Managing Director, Prestige Group**, said: *"This project marks another significant milestone in Prestige Group's continued expansion in the Mumbai Metropolitan Region. Thane has emerged as one of the region's most dynamic residential markets, driven by robust infrastructure development and sustained housing demand. We are delighted to create an integrated community that reflects our commitment to quality, thoughtful design, timely delivery and customer satisfaction. We look forward to bringing this landmark development to market in the near future and are confident it will be well received by discerning homebuyers in the region."*

The collaboration combines Prestige Group's extensive experience in delivering large-scale residential and mixed-use developments across India with strong local presence and market knowledge of the local developer partner. Together, the partners are committed to creating a landmark destination that will contribute meaningfully to the evolving urban landscape of Thane.

The project is expected to be developed in phases, subject to the requisite statutory and regulatory approvals.



About Prestige

Prestige Group is one of India's leading and most diversified real estate developers, with a legacy spanning over four decades and a portfolio that includes residential, commercial, retail, hospitality, and integrated township projects across major cities. As of March 2026, the Group has delivered 316 projects spanning 212 million sqft and currently has a pipeline of 135 projects across 227 million sqft.