

Prozone Realty Limited

Dated: 07th February 2026

To,
National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex, Bandra (E),
Mumbai 400 051
Scrip: PROZONER

BSE Limited
Listing Department,
P.J. Towers, Dalal Street, Fort,
Mumbai 400 001
Scrip: 534675

Subject: Investor presentation- Q3 FY 2025-26.

Dear Sir/Madam,

Pursuant to Reg. 30(6) read with Para-A of Part-A of Schedule III of SEBI (LODR), Regulations 2015, we enclose herewith a copy of the Investor Presentation to be shared with Analyst/Institutional Investors.

Further, in compliance with Reg. 46(2)(o) of SEBI (LODR) Regulations 2015, the aforesaid information shall also be hosted on the website of the company at www.prozonerealty.com.

Please take the same on your record.

Thanking you,

Yours truly,
For Prozone Realty Limited



Ajayendra
Ajayendra Pratap Jain

CS and Chief Compliance Officer

PROZONE REALTY LIMITED

Regd. Office : Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099

CIN: L45200MH2007PLC174147 | T: +91 22 6823 9000/ 9001

Email: investorservice@prozonerealty.com | Website: www.prozonerealty.com

Upward
And Forward

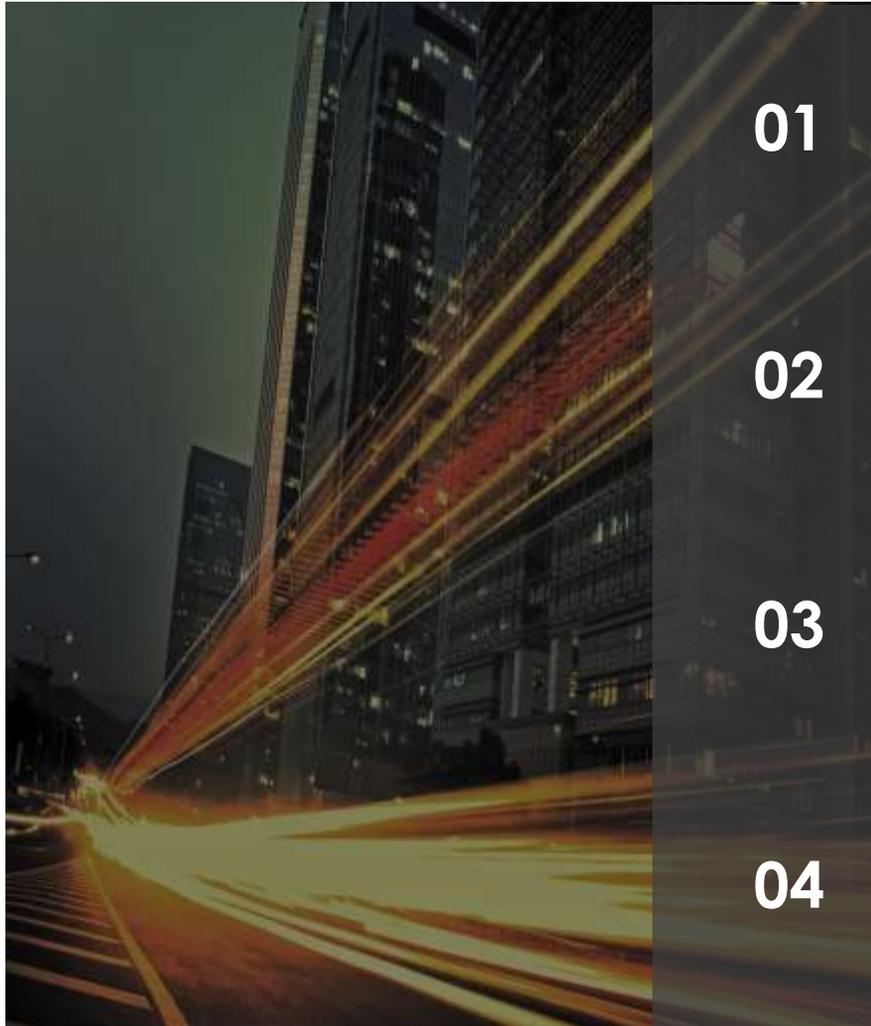


PROZONE REALTY LIMITED

Q3 FY26 RESULTS UPDATE
PRESENTATION

Feb 2026





01

Financial Result

02

Operating Assets

03

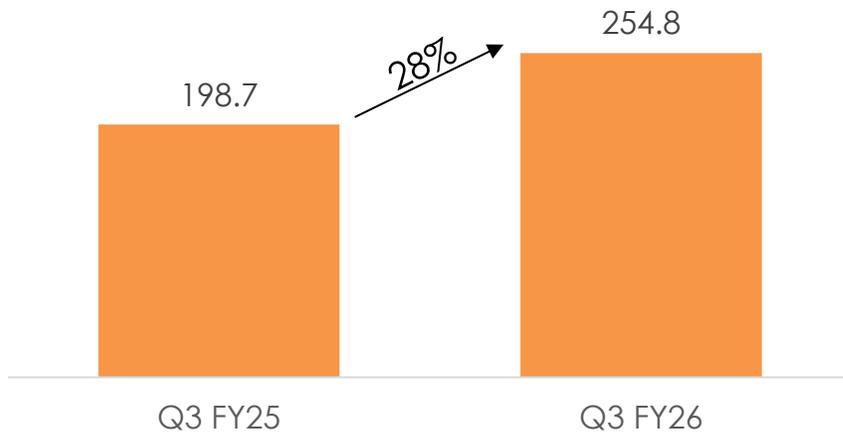
Development Assets

04

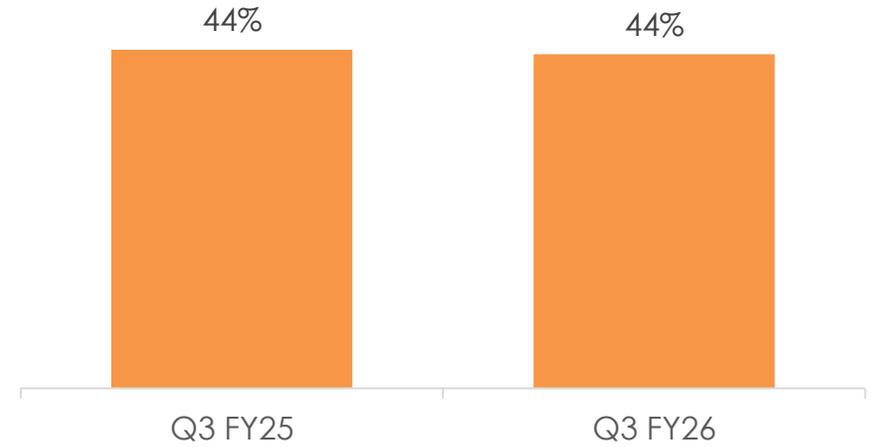
Annexure



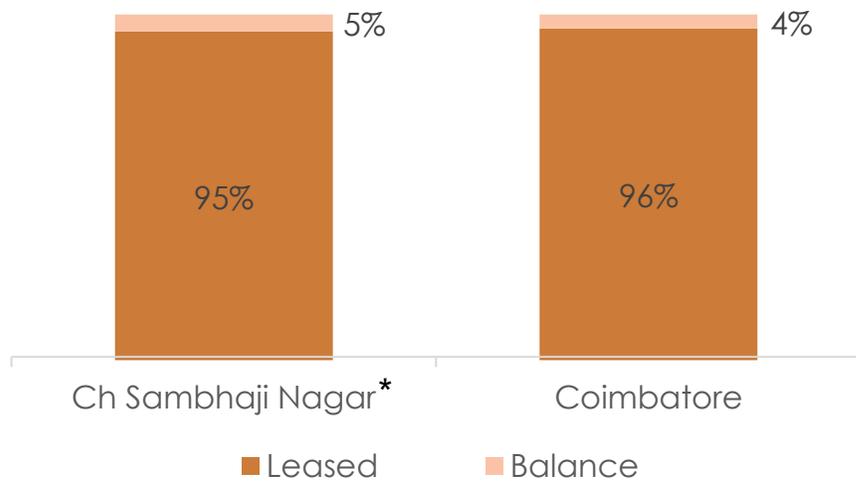
EBIDTA



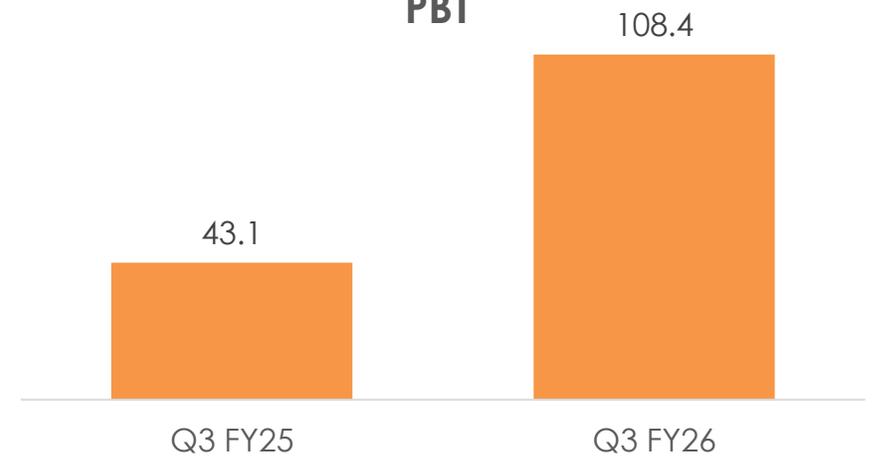
EBIDTA Margin



Leasing Status By Mall

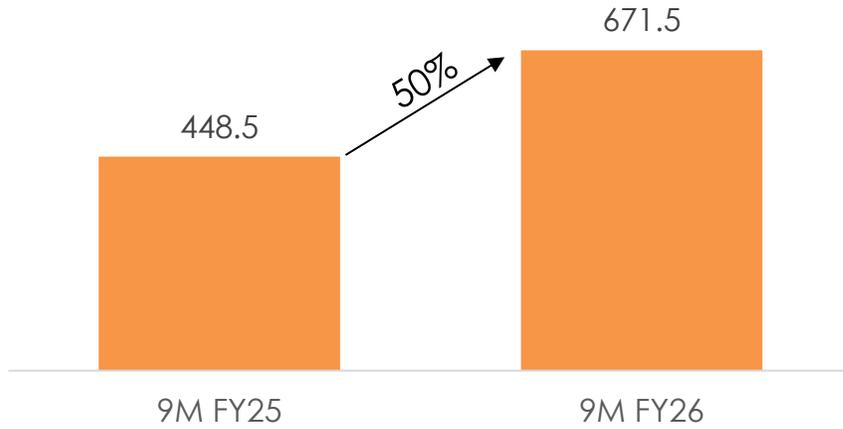


PBT

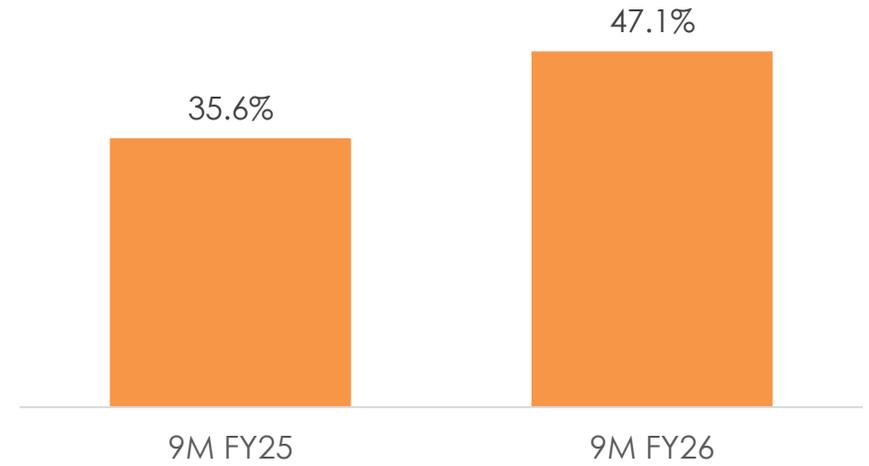


*Excludes Lower Ground Floor area as the same is a warehousing/non retail space.

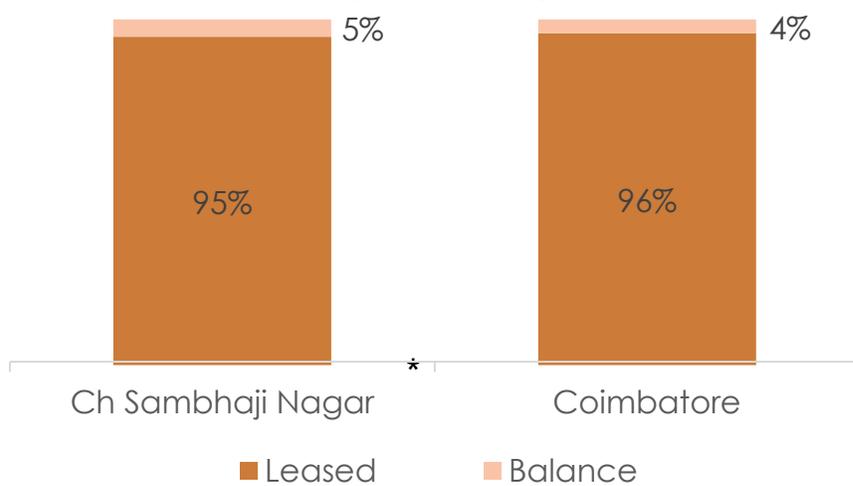
EBITDA



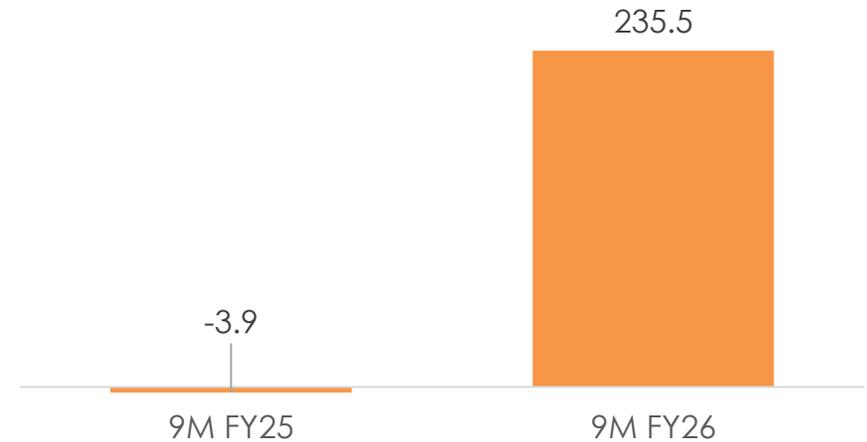
EBITDA Margin



Leasing Status By Mall



PBT



*Excludes Lower Ground Floor area as the same is a warehousing/non retail space.



01 Operations income stood at Rs 582.3 mn for Q3 FY26, up 30% YoY.

- Rs 238.9 mn revenue was observed from real estate projects for Q3 FY26, **up 66% YoY**.
- Rs 343.4 mn lease rental was reported from Q3 FY26, up **13% YoY**.



02 EBITDA stood at Rs 254.8 mn for Q3 FY 26

- EBITDA for Q3 FY26 stood at Rs 254.8 mn reflecting a **28% increase** from Rs 198.7 mn recorded in Q3 FY25.



03 PBT for Q3 FY26 stood at Rs 108.4 mn.

- The PBT for Q3 FY26 stood at Rs 108.4 mn reflecting a **152% increase** from Rs 43.1 mn recorded in Q3 FY25.



04 Strong Operating Parameters

- Leasing of 96% at Coimbatore Mall & 95%* at Ch Sambhaji Nagar Mall.
- Retailer traction continue for Prozone malls. Around 11,000 sq ft signed or under fit out in Ch Sambhaji Nagar & Coimbatore mall.

FINANCIAL RESULTS: CONSOLIDATED INCOME STATEMENT



Rs. Mn.	Q3 FY26	Q2 FY26	Q3 FY25	YOY Growth (%)	9M FY26	9M FY25	YOY Growth (%)	FY25
Revenue from Real Estate Projects [^]	238.9	155.4	144.2	66%	468.4	355.0	32%	583.4
Lease Rental & Related Income	343.4	306.5	304.3	13%	958.1	904.0	6%	1,203.8
Total Income from operations	582.3	461.9	448.5	30%	1,426.5	1,259.0	13%	1,787.3
Other Income	27.2	29.4	24.5	11%	85.7	57.9	48%	124.9
Total Income including other income	609.5	491.2	473.0	29%	1,512.2	1,316.9	15%	1,912.2
EBITDA w/o Other Income	227.6	174.8	174.2	31%	585.9	390.6	50%	451.3
EBITDA	254.8	204.1	198.7	28%	671.5	448.5	50%	576.2
EBITDA w/o Other income Margin	39.1%	37.8%	38.8%		41.1%	31.0%		25.2%
EBITDA Margin	43.8%	44.2%	44.3%		47.1%	35.6%		32.2%
Depreciation	58.8	59.1	61.0	-4%	175.6	171.2		229.9
Interest	89.7	88.3	96.4	-7%	266.8	286.2		376.8
Profit before tax	108.4	58.9	43.1	152%	235.5	-3.9		-22.5
Profit after tax	67.82	34.2	38.8	75%	139.8	-14.1		-543.6*
PAT after minority interest	17.86	15.2	8.0	123%	40.3	-51.1		-379.3

[^] Revenue from Real Estate Projects include revenue recognized from Coimbatore Residential, Nagpur Residential & Indore plotted development.

* The enacted Finance Act, 2024 has revised the tax rate on Long-Term Capital Gain (LTCG) to 12.5% without indexation benefit in relation to transfer of a long-term capital asset. The Group has remeasured its deferred taxes and the impact of the same has been accounted for in the Statement of Profit & Loss during the Quarter and Year ending Mar25.

Note-

- Lease Rental & Related income and CAM Income are received from Ch Sambhaji Nagar Mall and Coimbatore Mall.; Revenue from Real Estate Projects represent Revenues recognized from the Build & Sell model.
- Other Income represents Interest & Dividend Income on Investments etc

Ch Sambhaji Nagar Mall



Coimbatore Mall



Prozone Mall, Ch Sambhaji Nagar

- Ch Sambhaji Nagar Mall occupancy reached 95%* in Q3 FY26.
- Nine new stores spanning 39,749 sq.ft. GLA launched, viz. Palmonas, Levis, Indian Terrain, Neman's, Calcetto, Yousta, Sky Jumper, Reebok & Accessorize.
- 8,144 sq ft GLA is signed/under fit-out with six brands, including Agaro, Bewakoof & Wrogn amongst others.

Prozone Mall Coimbatore

- Coimbatore mall occupancy reached 96% in Q3 FY26.
- Five new stores spread over 13,684 sq ft GLA commenced operations, namely, Yousta, Snitch, Agaro, Zouk & Palmonas.
- GLA of ~2,695 sq ft is signed/ under fit out with three brands, including HappenStance, Nykaa and Crossword.

Consumption of Rs 2.30 bn was recorded in Q3 FY26.

Up 8% YoY

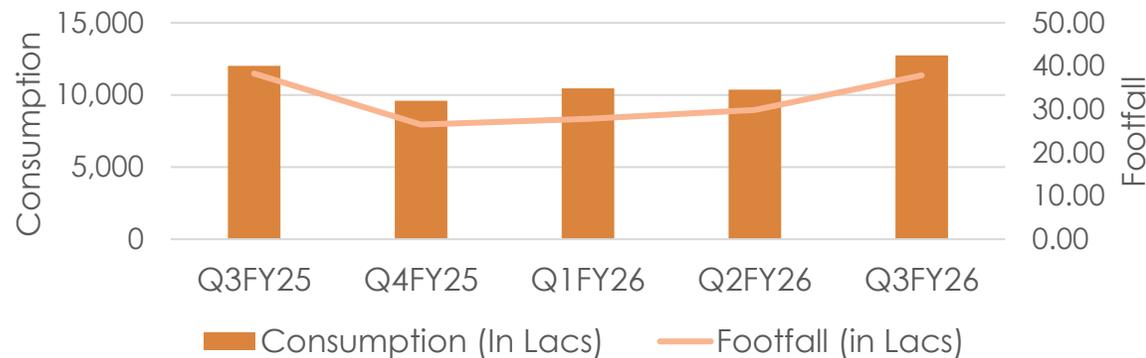
Combined for both the malls



Key Operating Parameters Q3 FY26

Total Operational Area (lakh sq.ft.)	5.54
Total Leased Area (lakh sq.ft.)	5.62
Current Leasing Status	81%
Number of Stores Leased	119
New Stores Opened in quarter	9
Number of Stores Under fit out	2

Consumption & Footfall Trend (in lakhs)



Occupancy (in lakhs)



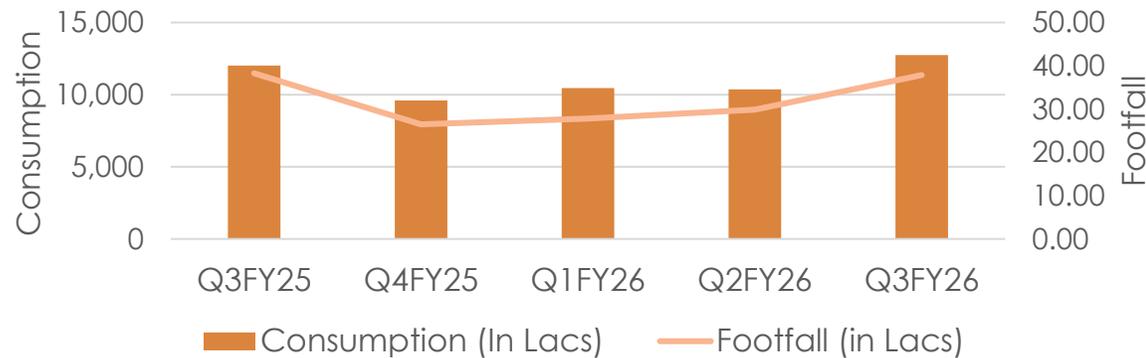
RETAIL – Ch Sambhaji Nagar MALL UPDATE (excluding Lower Ground Floor)



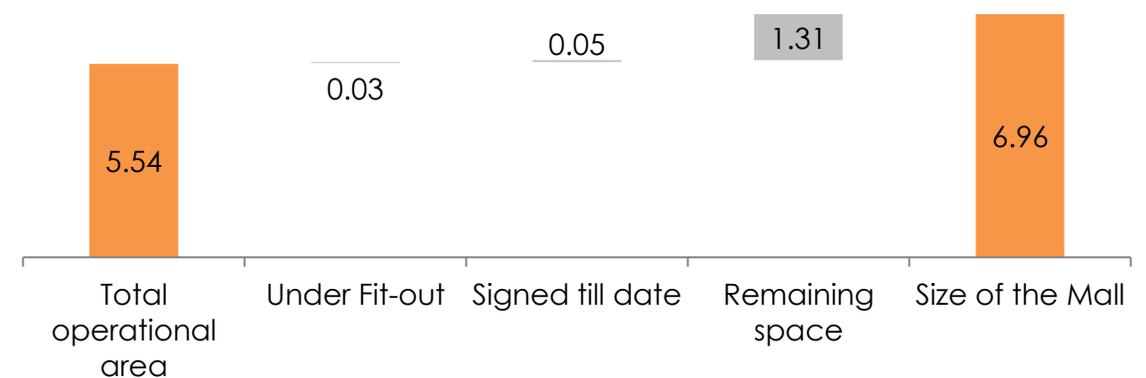
Key Operating Parameters Q3 FY26

Total Operational Area (lakh sq.ft.)	5.54
Total Leased Area (lakh sq.ft.)	5.62
Current Leasing Status	95%
Number of Stores Leased	119
New Stores Opened in quarter	9
Number of Stores Under fit out	2

Consumption & Footfall Trend (in lakhs)



Occupancy (in lakhs)



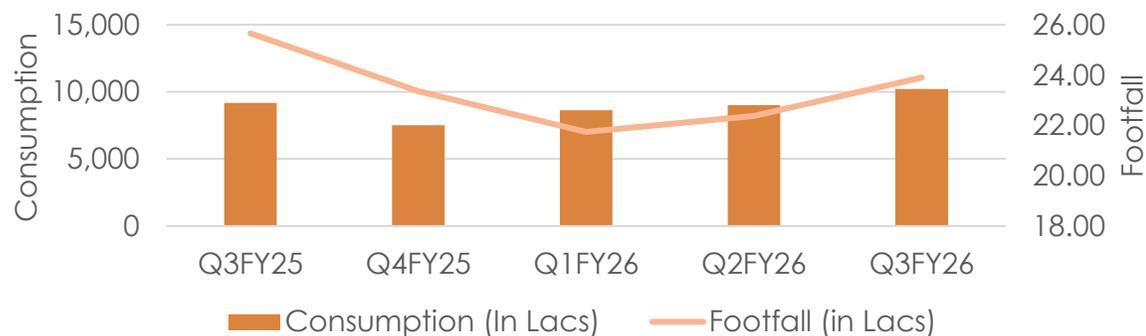
Note: Above excludes details of Lower Ground Floor area as the same is largely a warehousing/non retail space.



Key Operating Parameters Q3 FY26

Total Operational Area (lakh sq.ft.)	4.82
Total Leased Area (lakh sq.ft.)	4.86
Current Leasing Status	96%
Number of Stores Leased	111
New Stores Opened in quarter	5
Number of Stores Under fit out	2

Consumption & Footfall Trend (in lakhs)



Occupancy (in lakhs)



15 new stores with GLA of over 53,000 sq ft opened in Q3 FY26

9 new stores signed/under fitout for over 11,000 sq ft.

NEW STORES AT Ch Sambhaji Nagar MALL

Palmonas



Levis



Indian Terrain



Neeman's



Calcetto



Yousta



Skyjumper



Reebok



Accessorize London



BRAND PARTNERS AT Ch Sambhaji Nagar MALL



NEW STORES AT COIMBATORE MALL

Yousta



Snitch



Agaro



Zouk



Palmonas



Freshpod



Bellavita



Licksters



BRAND PARTNERS AT COIMBATORE MALL



Footfall of over 6.2mn recorded in Q3 FY26.

Up 18% QoQ

Combined for both the malls

15TH Mall Anniversary



Magical Diwali Jalsa



World Diabetes Day



Children's Day



Retail Employee's Day



Christmas Carnival



8th Anniversary Celebrations



The Jungle Book



News 18 Food Festival



Honda New Bike Launch



Idly Kadai Trailer Launch



Urban Bazaar



Coimbatore Residential



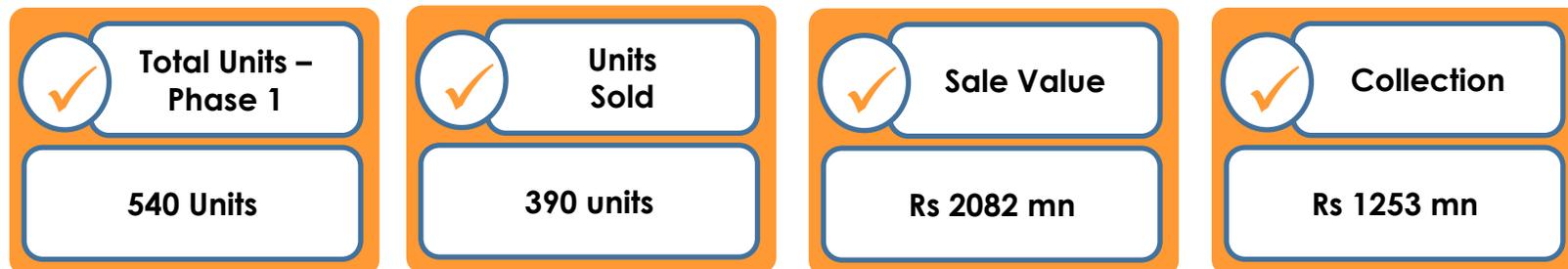
Nagpur Residential





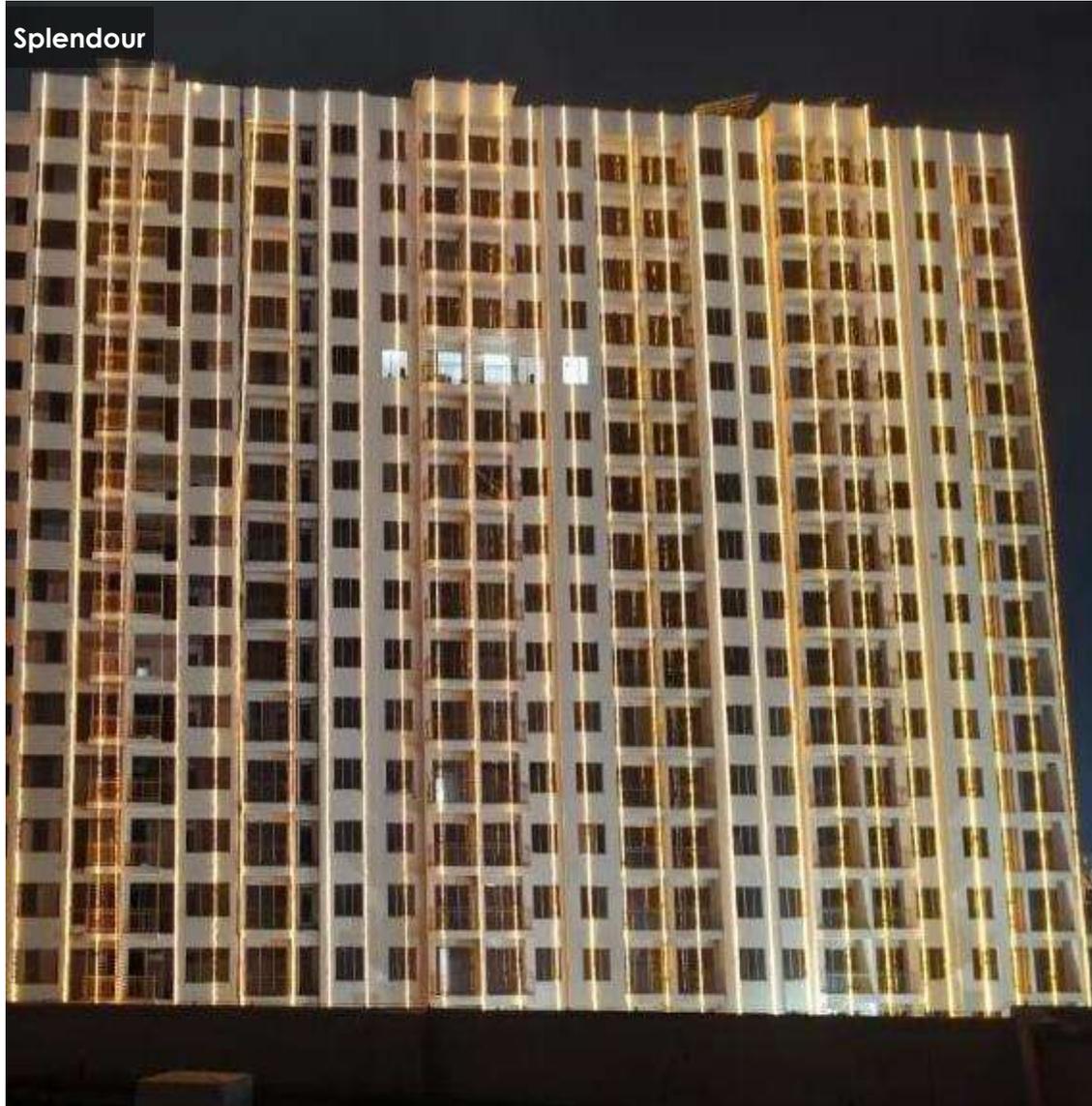
- ~1.9 m sqft of residential
- 7 towers of 18 floors comprising 1,152 apartments
- 3 towers of 18 floors comprising 540 apartments planned in phase 1.
- **34 new bookings of 183 mn** were received in Q3FY26.
- Rs 168 mn were collected in Q3 FY26.
- **57 possessions given, 23 buyers have already shifted in Splendour Tower.**
- **Amenities:**
Club house, swimming pool tennis court, amphitheatre, squash court, gymnasium

RESIDENTIAL UPDATE



COIMBATORE RESIDENTIAL – Splendour Tower Handover Commenced

Splendour



Splendour



Project Status as on Sep25



Project Status as on Dec 25



Florenza



Florenza



Swimming Pool



Club House



Tennis & Basketball Court



Kids Play Area



- **0.5m** sqft of retail space under advanced stage of approvals
 - **0.39m** additional development potential
-
- **4.5m** catchment population
-
- **15.7 acres** of residential under development
-
- **4** towers of 14 floors comprising 336 apartments completed and Part OC has been obtained for 242 units upto 11 floors.
 - Till date 207 units have been handed over, balance units handover in process.



Nagpur mall design (CGI)

RESIDENTIAL UPDATE

<p>Units Launched</p> <p>336 Units</p>	<p>Units Sold</p> <p>254 units</p>	<p>Sale Value</p> <p>Rs. 1780 mn</p>	<p>Collection</p> <p>Rs. 1595 mn</p>
---	---	---	---

Actual



Actual



Actual



Actual



- **1.9m** city population
- Prominent business and industrial centre in Madhya Pradesh
- **43.5acres** comprising residential township with 5 acres for commercial to be developed in phases
- **Phase 1A,1B & 1C** is for plotted development of about 200 units for better monetization.
- **Completion cert. received for Phase 1A of 74 plots.**
- **Approvals obtained & sales started for Phase1B having 75 plots.**
- EOI received for 54 plots in Ph1B.

- **Amenities:**
Club house, swimming pool
tennis court, amphi theatre, cricket court, meditation centre, gymnasium





Generic Disclaimer

The following is a general overview of Prozone Realty Limited (the “Company”) and is qualified in its entirety by reference to the applicable offering memorandum, memorandum and articles of association or other constitutional documents and subscription agreement (together the “Investment Documents”) relating to the purchase of interests in the Company, all of which will be available upon request from the Company’s administrator and should be reviewed carefully prior to making an investment decision. This overview is being furnished on a confidential basis for discussion purposes only to a limited number of persons who may be interested in this type of investment. Neither the information nor any opinion expressed herein constitutes a solicitation or recommendation by anyone of the purchase or sale of any securities or other financial instruments. Any reproduction or distribution of this overview, in whole or in part, or the disclosure of its contents, without prior written consent is prohibited.

Nothing in this document constitutes accounting, legal, regulatory, tax or other advice. Any decision to subscribe for interests in any company must be made solely on the basis of information contained in, and pursuant to the conditions of, the Investment Documents, which information may be different from the information contained in this document. Recipients should form their own assessment and take independent professional advice on the merits of investment and the legal, regulatory, tax and investment consequences and risks of doing so. Neither the Company nor the Investment Managers accepts any responsibility to any person for the consequences of any person placing reliance on the content of this information for any purpose.

The information contained in this document, including any data, projections and underlying assumptions, are based upon certain assumptions, management forecasts and analysis of information available as at the date hereof and reflects prevailing conditions and the Investment Manager’s views as of the date of the document, all of which are accordingly subject to change at any time without notice, and neither the Company nor the Investment Manager is under any obligation to notify you of any of these changes. In preparing this document, we have relied upon and assumed, without independent verification, the accuracy and completeness of all information available from public sources or which has been otherwise obtained and reviewed by the Investment Manager in preparing this overview. While the information provided herein is believed to be reliable, neither the Company nor the Investment Manager makes any representation or warranty whether express or implied, and accept no responsibility for, its completeness or accuracy or reliability. Prospective investors should carefully consider these risks before investing.

Past performance information contained in this material is not an indication of future performance. Similarly where projections, forecasts, targeted or illustrative returns or related statements or expressions of opinion are given (“Forward Looking Information”) they should not be regarded by any recipient of this material as a guarantee, prediction or definitive statement of fact or probability. Actual events and circumstances are difficult or impossible to predict and will differ from assumptions. A number of factors, in addition to any risk factors stated in this material, could cause actual results to differ materially from those in any Forward Looking Information. There can be no assurance that the Company’s investment strategy or objective will be achieved or that investors will receive a return of the amount invested.

THANK YOU



Email: info@prozonerealty.com

Website: <https://prozoneintu.com/>



BUSINESS OVERVIEW

- Prozone Realty Ltd (Prozone) is set up to create, develop and manage world-class regional shopping centres and associated mixed-use developments Pan-India.
- Prozone strategy is to participate and dominate in the retail space in Tier 2 and 3 cities in which robust urbanization is expected, which will result in growth of consuming middle class from 300 to 500 million in next 5 years
- Key Business Strategy - Develop Large scale Land Parcels for Mixed Use development with 75% of the Land to be developed as Residential & Commercial – Build & Sell model whereas 25% of the Land to be developed as Retail – Build & Lease Model

STRONG PEDIGREE

- The Promoters holds 53.56%, FPI holds 3.01% and balance is held by public¹
- At Company level, Prozone has secured investment from Intu Properties , one of UK's Largest Retail Real Estate Company.
- At SPV level company has secured investment from Old Mutual, South Africa and Lewis Trust Group (LTG), UK.

FULLY PAID UP LAND BANK & ROBUST BALANCE SHEET

- The Company has 15.54 mn sq. ft. of fully paid-up land bank in prime locations with 2.10 mn developed till date and more than 13.44 mn sq. ft. balance to be monetized which is being developed in different phases .
- Robust Balance sheet with Low Leverage.

1: As on 31th Dec 2025

Business Strategy

- Develop Large scale Land Parcels for Mixed Use development.
- 75% of the Land to be developed as Residential & Commercial – Build & Sell model
- 25% of the Land to be developed as Retail – Build & Lease Model
- The Company follows this model so that the Cash Flows from Build & Sell portfolio facilitate the Build & lease model, Thus resulting into Debt Free Annuity Assets and free cash flows for future developments.

Residential Projects - Strategy

- The Company invests and develops the entire Clubhouse and Site Infrastructure for the project upfront before the Launch of the Project.
- It provides credibility to the business and accelerates the sale of the project, resulting into better cash flows.
- Due to this, the Company emerges as the strongest and the most credible player in the region. E.g., In Nagpur, Company has received an overwhelming response as compared to the other established players in the region.

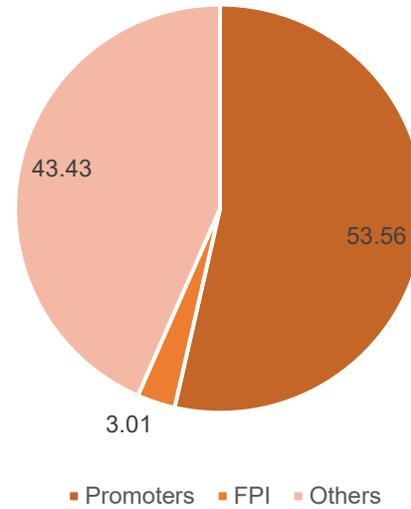
Mall Development - Strategy

- Dominant regional shopping and leisure destination
- Design-G + 1 Mall horizontal model with racetrack circulation
- Infrastructure-Large parking spaces planned to cater for future growth
- Tenant Mix- Well planned tenant mix with category focus to aggregate consumption



- Locations selected in high growth corridors within city limits
- Execute high quality retail assets at the right price and the right time
- Develop and sell mixed-use assets to facilitate retail investments

Shareholding in % – Dec 25



Key Investors	Holding (%)
ACACIA Group	3.01%
Radhakishan Damani & Family	0.91%
Sandeep Raheja & Family	1.40%

Source: BSE