PURAVANKARA

Date: **02.11.2026**

To,

The General Manager, Listing Operations Department of Corporate Services **BSE Limited** P. J. Towers, Dalal Street, Fort, Mumbai- 400 001 **Stock Code: 532891**	**The Manager,** Listing Department, **National Stock Exchange of India Limited,** Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai- 400 051 **Stock Code: PURVA**

Dear Sir / Madam,

Sub: Analysts/Institutional Investors Meeting – Presentation

Ref: Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

We write to inform you that we are enclosing herewith the presentation on the Un-Audited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2026, to be made to the Analysts/Institutional Investors and the same is also being made available on the Company's website at https://www.puravankara.com/investors.

This is for your information and records.

Thanking you,

Yours sincerely,
For Puravankara Limited

SUDIP CHATTERJEE

Digitally signed by SUDIP CHATTERJEE
Date: 2026.11.02 20:13:45 +05'30'

(Sudip Chatterjee)
Company Secretary & Compliance Officer
Membership No.: F11373

PURAVANKARA

Investor Corporate Presentation

Q2 FY27

ALWAYS ABOUT **YOU**



An Artist's impression of Purva Heritage, Bangalore

PURAVANKARA

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BUILDING SPACES.
ENRICHING LIVES.



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01

Company Overview

For over five decades, Puravankara has shaped India's urban landscape through thoughtfully designed residential and commercial developments, built on trust, quality and execution excellence.

51
Years of Legacy

98
Completed Projects

10
Cities · Pan-India



Artist's impression of Purva Bluebelle, Bangalore

STRATEGIC LOCATIONS
Across India's high-growth urban corridors.

PROVEN EXECUTION
Strong track record across Residential real estate.

CUSTOMER FOCUS
Quality, trust and enduring relationships.

ENDURING VALUE
Scale, discipline and thoughtful design.

OUR JOURNEY

51 years of Legacy

From a strong foundation in 1975 to a Pan-India footprint today,
our journey has been one of trust, innovation and enduring value creation.



PURAVANKARA

50 YEARS

SINCE 1975

1975
Established in 1975

1986
Incorporated **Puravankara Constructions Pvt Ltd.**

1989
Expanded to UAE

1994
Launched **Purva Park** - India's first theme-based, large-scale residential project

2005
JV with 1 Keppel Land

2007
Listed on **NSE & BSE**

2009
Launched **Provident Housing** Ltd. focusing on affordable housing

2010
Backward integration through **Starworth Infrastructure**

2018
Completed 3 msft precast construction

2020
Bookmyhomenow.com - the first to offer a touch-free end-to-end home buying experience

2021
Launched **Purva Land**

2024
Reported record high sales revenue of **INR 5,914 Cr** in FY24

2025
Expansion in Redevelopment portfolio

2026
Reported record highest ever sales of **INR 7,407 Cr** in FY26

2027
Expansion in Delhi NCR Region in FY27



1975 – 1990
FOUNDATION
Establishing trust and building a strong base

1991 – 2005
EXPANSION
Entering new markets and creating landmark projects

2006 – 2014
DIVERSIFICATION
Broadening our portfolio and strengthening capabilities

2015 – 2024
SCALE
Driving operational excellence and industry leadership

2025 – 2027
THE NEXT CHAPTER
Accelerating growth through redevelopment and new markets

PURAVANKARA LIMITED

Pan India Presence

A strong footprint across key markets in India, delivering quality spaces and enriching lives.

DELHI NCR
Expanding presence in a high-growth market

HYDERABAD
Emerging business and IT hub

PUNE
Fast-growing real estate market

CHENNAI
Strong demand and end-user market

MUMBAI
Gateway to India's financial capital

COIMBATORE
Industrial growth driving real estate

BENGALURU
HEADQUARTERS
Largest operational presence

MANGALORE
Coastrial growth opportunities

GOA
Premium leisure destination

KOCHI
Stable market with strong fundamentals



98
Completed Projects

60 Million Sft
Delivered Area Across 98 projects

21,000+
Homes Under Development
33.61 msft ongoing

46 Million Sft
Land Bank
40.82 msft Group's economic interest

02 Revenue & PAT

Handover momentum contributed to profitability.

₹ 82 Cr

PAT - Q2 FY27

₹ 1,051 Cr

Total Revenue - Q2 FY27

59% up Y-o-Y

₹ 1,301 Cr

Customer Collections - Q2 FY27

24% up Y-o-Y



Artist's impression of Purva Atmosphere, Bangalore

DIVERSE MARKETS
Expanding presence across key growth corridors

STRONG DEMAND
Sustained traction across product segments

EXECUTION EXCELLENCE
Timely delivery and improving realisations

LONG-TERM GROWTH
Well-positioned pipeline to capture future demand

Key Business Highlights – H1FY27

PURAVANKARA

₹ 3,575 Cr

SALES VALUE

H1FY26 sales of ₹ 2,455 Cr
46% increase Y-o-Y

3.19 msft

SALES VOLUME*

H1FY26 sales volume of 2.75 msft
16% increase Y-o-Y

₹ 2,500 Cr

CUSTOMER COLLECTIONS

H1FY26 collection of ₹ 1,904 Cr
31% increase Y-o-Y

₹ 11,199

AVERAGE REALISATION ₹ PER SFT

26% YoY increase

₹ 1,928 Cr

TOTAL REVENUE

H1FY26 Revenue of ₹ 1,201 Cr
60% increase Y-o-Y

₹ 107 Cr Profit

PAT

H1FY27 recorded profit, compared to a loss of ₹ 111 Cr in H1 FY26

26%

EBITDA MARGIN^

EBITDA margin for H1FY26 was 17%



*Saleable Area ^EBITDA/Total Income

Key Business Highlights – Q2FY27

PURAVANKARA

₹ 2,136 Cr

SALES VALUE

Q2FY26 sales of ₹ 1,322 Cr
62% increase Y-o-Y

1.83 msft

SALES VOLUME*

Q2FY26 sales volume of 1.50 msft
22% increase Y-o-Y

₹ 1,301 Cr

CUSTOMER COLLECTIONS

Q2FY26 collection of ₹ 1,047 Cr
24% increase Y-o-Y

₹ 11,651

AVERAGE REALISATION ₹ PER SFT

32% YoY increase

₹ 1,051 Cr

TOTAL REVENUE

Q2FY26 Revenue of ₹ 663 Cr
59% increase Y-o-Y

₹ 82 Cr Profit

PAT

Q2FY27 recorded profit, compared to a loss of ₹ 42 Cr in Q2 FY26

27%

EBITDA MARGIN^

EBITDA margin for Q2FY26 was 18%



*Saleable Area ^EBITDA/Total Income

03 Sales & Collection

Sales performance during the period across diversified geographies and development segments.

₹ 2,136 Cr
Sales Value Q2 FY27
62% up Y-o-Y

1.83 msft
Area Sold Q2 FY27
22% up Y-o-Y

1,403
Units Sold Q2 FY27
12% up Y-o-Y



Artist's impression of Purva Clermont, Mumbai

DIVERSE MARKETS
Expanding presence across key growth corridors

STRONG DEMAND
Sustained traction across product segments

EXECUTION EXCELLENCE
Timely delivery and improving realisations

LONG-TERM GROWTH
Well-positioned pipeline to capture future demand

Sales Performance

H1 FY27 vs H1 FY26

MOMENTUM ACROSS MARKETS AND SEGMENTS

PURAVANKARA

Quarter Ended

Based On Bookings	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-26	Sep-25	%	Sep-26	Sep-25	%	Sep-26	Sep-25	%	Sep-26	Sep-25	%
	Msft	msft		Nos.	Nos.		₹ in crs	₹ in crs		₹ psft	₹ psft	
Purva South	**2.55**	**2.05**	**25%**	**2016**	**1593**	**27%**	**2608**	**1809**	**44%**	**10,223**	**8,826**	**16%**
Completed Projects	*0.27*	*0.34*	*-20%*	*199*	*279*	*-29%*	*268*	*328*	*-18%*	*9,962*	*9,637*	*3%*
Ongoing Projects	*2.28*	*1.71*	*34%*	*1817*	*1314*	*38%*	*2340*	*1482*	*58%*	*10,254*	*8,665*	*18%*
West & Commercial	**0.64**	**0.70**	**-9%**	**404**	**653**	**-38%**	**967**	**636**	**52%**	**15,083**	**9,082**	**66%**
Completed Projects	*0.13*	*0.01*	*882%*	*61*	*12*	*408%*	*162*	*12*	*1300%*	*11,980*	*11,550*	*4%*
Ongoing Projects	*0.51*	*0.69*	*-26%*	*343*	*641*	*-46%*	*805*	*624*	*29%*	*15,911*	*9,046*	*76%*
Total	**3.19**	**2.75**	**16%**	**2420**	**2246**	**8%**	**3575**	**2445**	**46%**	**11,199**	**8,891**	**26%**
Purva Zentech -Exit	*0.55*	-	-	-	-	-	*626*	-	-	*11,460*	-	-
Grand Total	**3.74**	**2.75**	**36%**	**2420**	**2246**	**8%**	**4201**	**2445**	**72%**	**11,237**	**8,891**	**26%**

EXECUTIVE INSIGHTS

+44%

South Pre-Sales Value increased by 44%
Driven by launch of **Purva Northern Lights** in Mar-26 and sustenance sales

+52%

West & Commercial Sales grew 52%
Acceleration led by **Purva Estrella** launch in Mar-26 and sustenance sales

+26%

Average Realization improved 26% YoY
Reflecting better product mix, premiumization and pricing strength across markets .

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.30 msft during H1FY27 and 0.05 msft during H1FY26.
- *Sales pertains to the bookings of that respective period which is reported*.

Sales Performance

Q2 FY27 vs Q2 FY26

MOMENTUM ACROSS MARKETS AND SEGMENTS

PURAVANKARA

Based On Bookings	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-26	Sep-25	%	Sep-26	Sep-25	%	Sep-26	Sep-25	%	Sep-26	Sep-25	%
	Msft	msft		Nos.	Nos.		₹ in crs	₹ in crs		₹ psft	₹ psft	
Purva South	**1.47**	**1.10**	**34%**	**1183**	**870**	**36%**	**1562**	**958**	**63%**	**10,660**	**8,733**	**22%**
Completed Projects	*0.15*	*0.18*	*-20%*	*107*	*150*	*-29%*	*156*	*180*	*-13%*	*10,659*	*9,877*	*8%*
Ongoing Projects	*1.32*	*0.91*	*44%*	*1076*	*720*	*49%*	*1406*	*778*	*81%*	*10,661*	*8,505*	*25%*
West & Commercial	**0.37**	**0.40**	**-9%**	**220**	**381**	**-42%**	**574**	**363**	**58%**	**15,599**	**9,035**	**73%**
Completed Projects	*0.12*	-	-	*48*	-	-	*141*	-	-	*11,971*	-	-
Ongoing Projects	*0.25*	*0.40*	*-38%*	*172*	*381*	*-55%*	*432*	*363*	*19%*	*17,317*	*9,035*	*92%*
Total	**1.83**	**1.50**	**22%**	**1403**	**1251**	**12%**	**2136**	**1322**	**62%**	**11,651**	**8,814**	**32%**
Purva Zentech-Exit	*0.55*	-	-	-	-	-	*626*	-	-	*11,460*	-	-
Grand Total	**2.38**	**1.50**	**59%**	**1403**	**1251**	**12%**	**2762**	**1322**	**109%**	**11,607**	**8,814**	**32%**

EXECUTIVE INSIGHTS

+63%

South Pre-Sales Value increased by 63%
Driven by launch of **Purva Northern Lights** in Mar-26 and sustenance sales

+58%

West & Commercial Pre-Sales Value increased by 58%
Acceleration led by **Miami** launch in Sep-26 and sustenance sales

+32%

Average Realization improved 32% YoY
Reflecting better product mix, premiumization and pricing strength across markets .

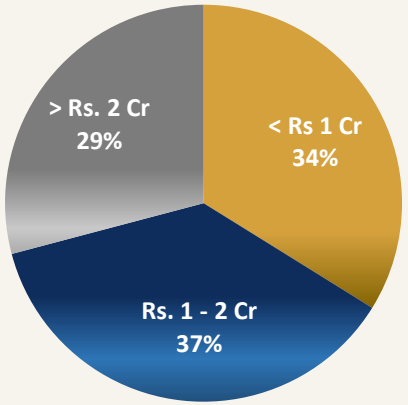
- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.15 msft during Q2FY27 and 0.03 msft during Q2FY26.
- *Sales pertains to the bookings of that respective period which is reported*.

Sales area classification – Unit value & Regional contribution

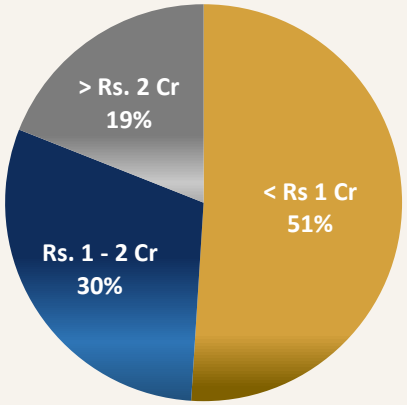
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UNIT VALUE WISE CONTRIBUTION TO SALES VALUE

H1 FY27

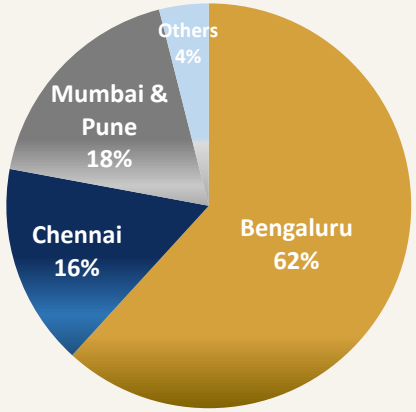


H1 FY26

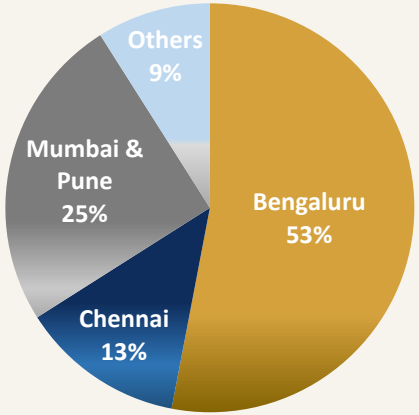


REGIONAL CONTRIBUTION TO SALES VALUE

H1 FY27



H1 FY26

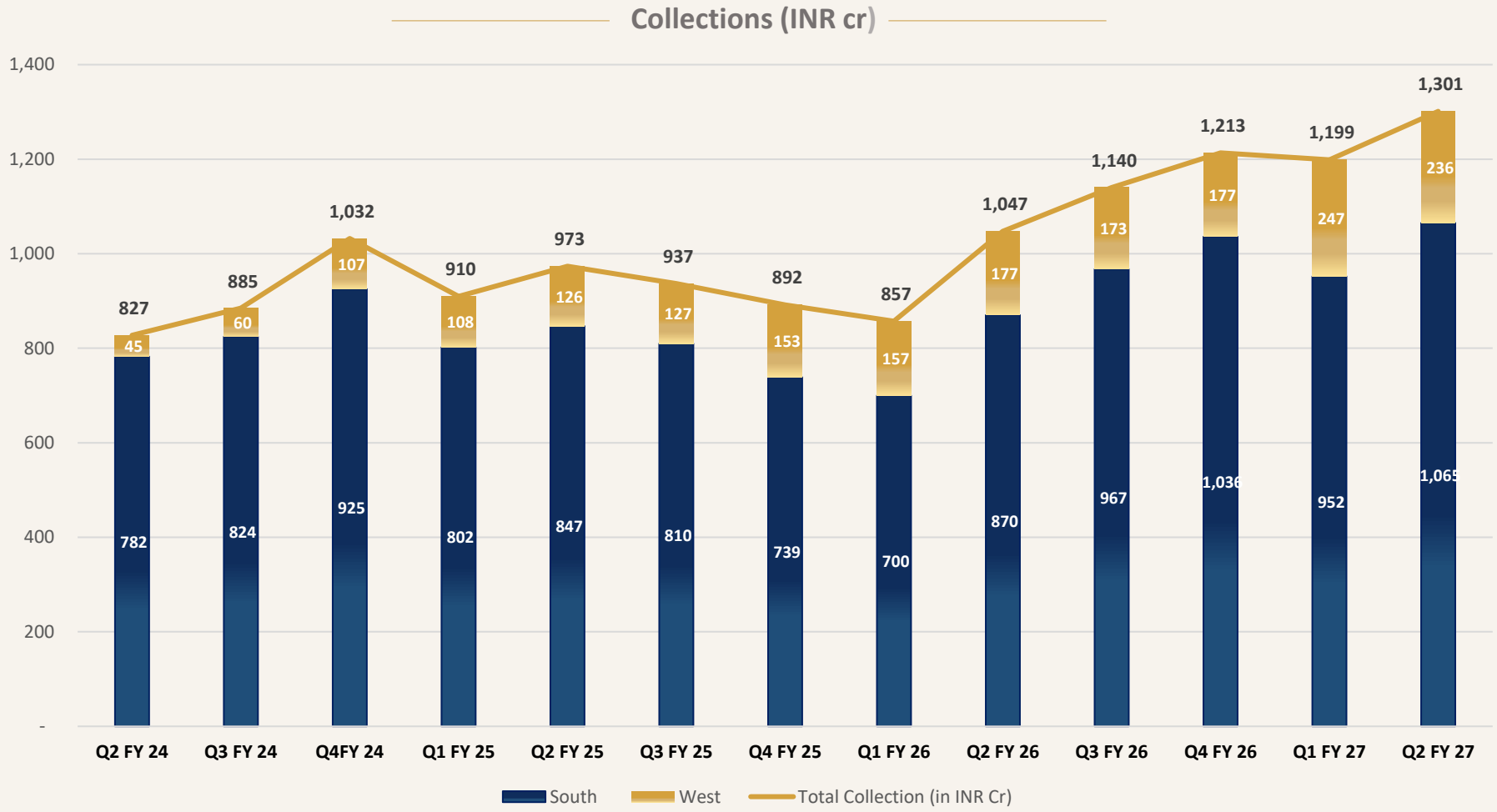


- Unit Value wise **71%** of the Group's sales are accounted by units, for which average sales price per unit is less than ₹ 2 Cr in H1 FY27
- Unit Value wise **34%** of the Group's sales are accounted by units which costs less than ₹ 1 Cr in H1 FY27
- **~38%** of the sales volume were from outside Bengaluru Real estate market in H1 FY27 vs 47% in H1 FY26.
- Increase in sales for Chennai from 13% in H1 FY26 to **16%** in H1 FY27 is indicative of growing presence in Chennai region.

Collections Trend

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GROWTH IN COLLECTIONS ACROSS MARKETS



Q2 FY27 COLLECTIONS

₹ 1,301 Cr

HIGHEST SECOND QUARTER collections achieved in the last three years

+24%

YoY Growth VS Q2 FY26

Collections increased by 57% over the last three years, rising from **₹ 827 Cr** in Q2 FY24 to **₹ 1,301 Cr** in Q2 FY27.

04

Pan-India Presence

Present across India's most dynamic real estate markets, creating long-term value and sustainable growth.

10
Cities
Active Markets

33.61
msft
Ongoing Area

14.50
msft
Planned and Launch Pipeline



Artist's impression of Purva Highlands, Bangalore

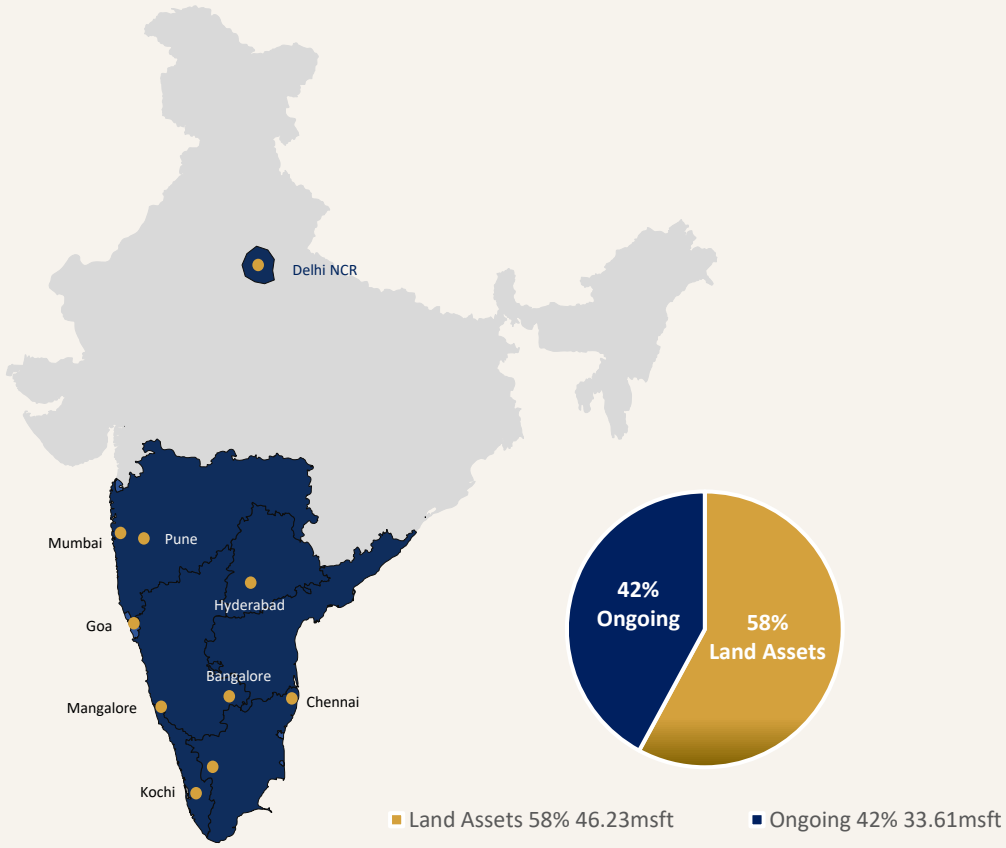
DIVERSE MARKETS
Expanding presence across key growth corridors

STRONG DEMAND
Sustained traction across product segments

EXECUTION EXCELLENCE
Timely delivery and improving realisations

LONG-TERM GROWTH
Well-positioned pipeline to capture future demand

Diversified across markets, brands and stages of development



■ Land Assets 58% 46.23msft ■ Ongoing 42% 33.61msft

DEVELOPABLE AREA AS AT 30 SEPTEMBER 2026 IN MILLION SQ. FT.

	Completed	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
South India				
Bengaluru	41.93	17.02	30.22	47.25
Chennai	7.91	4.76	0.00	4.76
Hyderabad	2.78	0.00	0.00	0.00
Kochi	2.74	2.52	3.18	5.70
Others	2.40	0.43	0.00	0.43
West India				
Mumbai	1.07	4.97	4.26	9.23
Pune	1.14	3.91	0.00	3.91
North India				
Noida	0.00	0.00	4.57	4.57
Overseas				
Colombo	0.00	0.00	4.00	4.00
Total Developable Area	**59.96**	**33.61**	**46.23**	**79.84**
South	*55.84*	*22.53*	*37.40*	*59.93*
West	*2.90*	*8.87*	*4.26*	*13.14*
North	*0.00*	*0.00*	*4.57*	*4.57*
Commercial	*1.22*	*2.20*	*0.00*	*2.20*
Group's economic interest	**52.33**	**29.59**	**40.82**	**70.42**
South	*49.19*	*19.77*	*33.96*	*53.73*
West	*2.38*	*7.62*	*2.30*	*9.92*
North	*0.00*	*0.00*	*4.57*	*4.57*
Commercial	*0.76*	*2.20*	*0.00*	*2.20*
Land Bank under settlement/clearances/ MOU			*15.50*	*15.50*
Total Developable Area	**59.96**	**33.61**	**61.73**	**95.34**

Note:

1. Includes JVs and other subsidiaries
2. Group's economic interest is estimated developer's share after deducting economic interest of JD|JV partners

Launches & Completions H1FY 27

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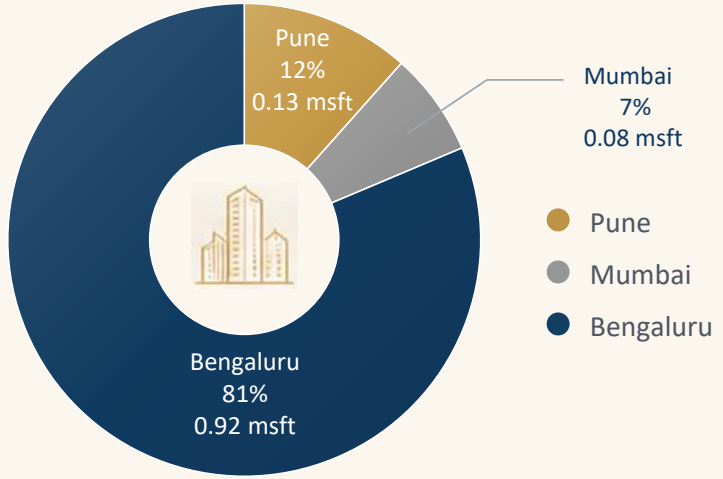
LAUNCHES IN H1 FY27

Sr. No.	Quarter	Project Name	New Project/Phase	City	Zone	Developable Area opened at the time of launch (msft)
1	Q1 FY27	Emerald Bay (Tower B12)	New Phase	Pune	PL-West	0.13
Q1 Total						**0.13**
2	Q2 FY27	Heritage	New Project	Bengaluru	PL-South	0.26
3	Q2 FY27	Miami	New Project	Mumbai	PL-West	0.08
4	Q2 FY27	Equinox 6	New Phase	Bengaluru	PL-South	0.66
Q2 Total						**1.00**
H1 FY 27 Total						**1.13**

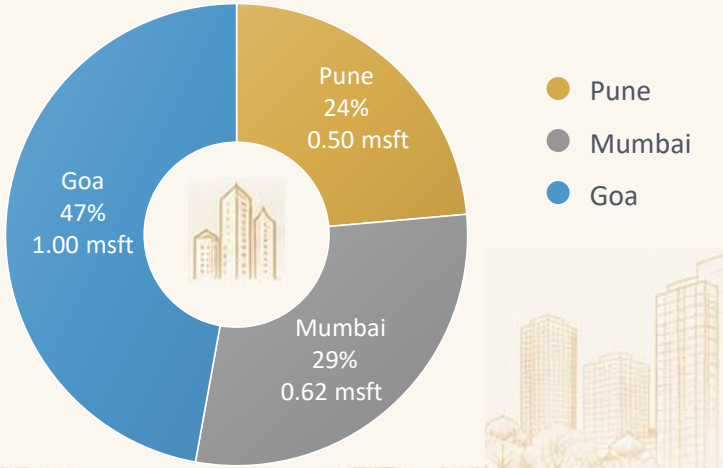
COMPLETIONS IN H1 FY27

Sr. No.	Quarter	Project Name	Phase/Tower/Wing	City	Zone	Developable Area opened at the time of launch (msft)
1	Q1 FY27	Emerald Bay B-2	Tower	Pune	PL-West	0.11
2	Q1 FY27	Emerald Bay B-3	Tower	Pune	PL-West	0.11
3	Q1 FY27	Purva Clermont Wing A	Wing	Mumbai	PL-West	0.09
4	Q1 FY27	Purva Clermont Wing D	Wing	Mumbai	PL-West	0.10
5	Q1 FY27	Purva Clermont Wing E	Wing	Mumbai	PL-West	0.03
6	Q1 FY27	Purva Aspire	Phase	Pune	PL-West	0.29
7	Q1 FY27	Provident Adora De Goa-VIII	Phase	Goa	PL-South	0.16
8	Q1 FY27	Provident Adora De Goa-IX	Phase	Goa	PL-South	0.12
9	Q1 FY27	Provident Adora De Goa-X	Phase	Goa	PL-South	0.27
10	Q1 FY27	Provident Adora De Goa-XI	Phase	Goa	PL-South	0.46
Q1 Total						**1.72**
11	Q2 FY27	ONE PARK AVENUE - AVENUE 1 (Panorama)	Tower	Mumbai	PL-West	0.26
12	Q2 FY27	ONE PARK AVENUE - AVENUE 6 (Panorama)	Tower	Mumbai	PL-West	0.15
Q2 Total						**0.41**
H1 FY 27 Total						**2.13**

LAUNCHES BY GEOGRAPHY (msft)



COMPLETIONS BY GEOGRAPHY (msft)

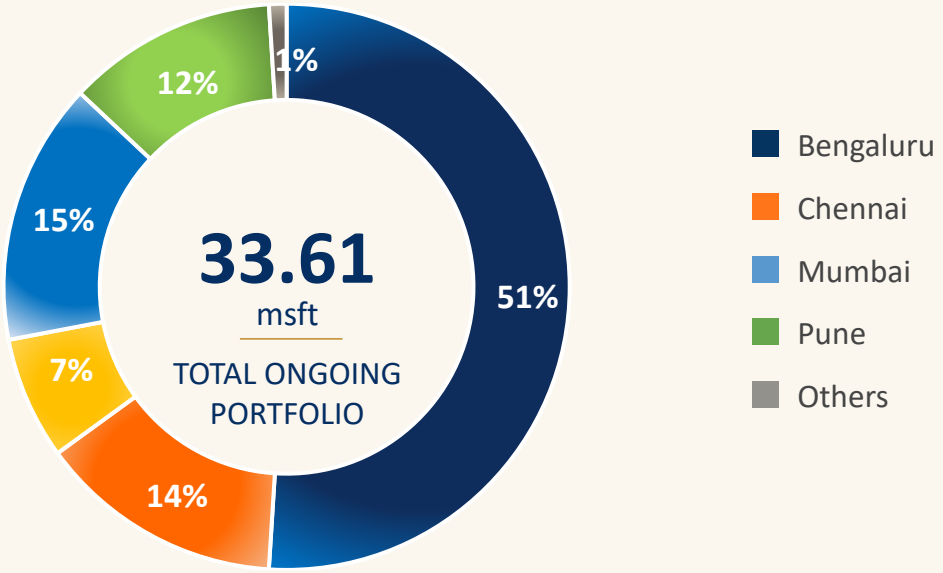


Ongoing and New Launches

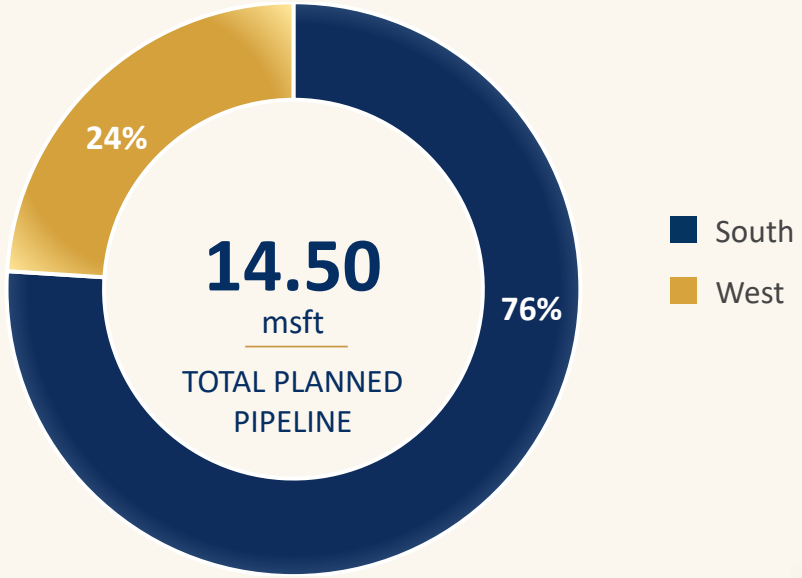
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Non-Bengaluru projects now account for 49% of the share of ongoing and 47% of Planned projects. Mumbai & Pune together constitute 25% of the Planned projects.

ONGOING PORTFOLIO



PLANNED & LAUNCH PIPELINE



ONGOING PORTFOLIO BY GEOGRAPHY (msft)



Bengaluru	Chennai	Kochi	Mumbai	Pune	Others
17.02	4.76	2.52	4.97	3.91	0.43
51%	14%	7%	15%	12%	1%

PLANNED PIPELINE BY GEOGRAPHY (msft)



South	West
10.99	3.51
76%	24%

Note: 1. Based on Developable Area in msft | 2. Ongoing projects includes approx. 8.58 million sqft of area not open for sale.

Planned Projects

UPCOMING LAUNCHES ACROSS SOUTH AND WEST MARKETS

16 Total New Launches

16.41 msft Total Developable Area
Including 1.91 msft from existing projects)

13.96 msft Total Developable Area
Including 1.91 msft from existing projects)

Upto Q1FY28 Planned Launch Timeline

Puravankara South

BENGALURU & KOCHI MARKETS



12 New Launches

10.99 msft Developable Area

9.97 msft Saleable Area

#	Project Name	City	Developable Area (msft)	PL Share (msft)	Expected Launch Quarter
1	Bellandur	Bengaluru	0.44	0.44	Q4FY27
2	Winworth - 3	Kochi	1.26	0.63	Q1FY28
3	Grand Hills	Bengaluru	0.84	0.84	Q4FY27
4	Hennur Road	Bengaluru	0.44	0.44	Q3FY27
5	Purva Skye	Bengaluru	0.85	0.56	Q4FY27
6	Mandur	Bengaluru	2.55	2.16	Q4FY27
7	Moonreach	Kochi	0.24	0.24	Q3FY27
8	Kanakapura	Bengaluru	0.52	0.52	Q3FY27
9	Cityspire - Winworth (2)	Kochi	1.67	0.42	Q3FY27
10	Mallasandra	Bengaluru	1.18	0.59	Q4FY27
11	Nellakunte (plotted)	Bengaluru	0.16	0.16	Q4FY27
12	Balegere (Panathur)	Bengaluru	0.83	0.50	Q3FY27
	Total - South		**10.99**	**9.97**	-
	New phase Launches		**1.32**	**1.32**	
	Grand Total		**12.31**	**11.29**	-

Puravankara West

MUMBAI MARKET



4 New Launches

3.51 msft Developable Area

2.08 msft Saleable Area

#	Project Name	City	Developable Area (msft)	PL Share (msft)	Expected Launch Quarter
13	Deccan	Mumbai	0.69	0.36	Q3FY27
14	Apna ghar redevelopment (Unit 3)	Mumbai	0.31	0.19	Q4FY27
15	Deonar Baug	Mumbai	1.28	0.98	Q4FY27
16	Cuffe Parade	Mumbai	1.24	0.54	Q4FY27
	Total - West		**3.51**	**2.08**	-
	New phase Launches		**0.59**	**0.59**	-
	Grand Total		**4.10**	**2.67**	

Key Highlights

16.41 msft of planned launches across South and West India with approximate GDV of ₹ 22,600 Cr

Majority of the pipeline concentrated in Bengaluru and Mumbai

Estimated future cashflow potential from total new launches (excluding new phases) is approximately **₹8,725 Cr**

1.91 msft from new phase launches for West and South

Note:

1. Developable and Saleable Areas are tentative and subject to approval from authorities.
2. Launch dates are subject to change and will be monitored on a quarterly basis.

05

Update on Financials

Operational performance driving consistent profitability and value creation.

₹ 1,051 Cr

Total Income For Q2 FY27

59% up Y-o-Y

₹ 289 Cr

Q2 FY27 EBITDA

₹ 82 Cr

Q2FY27 Profit After Tax



Artist's impression of Provident Winworth, Kochi

DIVERSE MARKETS
Expanding presence across key growth corridors

STRONG DEMAND
Sustained traction across product segments

EXECUTION EXCELLENCE
Timely delivery and improving realisations

LONG-TERM GROWTH
Well-positioned pipeline to capture future demand

Consolidated Statement of Profit & Loss

FOR THE SIX MONTHS ENDED SEPTEMBER 30, 2026

PURAVANKARA

₹ 1,928 Cr
TOTAL INCOME
H1 FY27

+ 60%
REVENUE GROWTH
YoY

1,722
UNITS HANDED OVER
H1 FY27

(All numbers in ₹ Cr)

Particulars	H1 FY27	H1 FY26
I. INCOME		
Revenue from operations	1,881	1,169
Other income	47	33
TOTAL INCOME	**1,928**	**1,201**
II. EXPENSES		
Sub-contractor cost	1,019	922
Cost of raw materials and components consumed	256	160
Land purchase cost	784	68
Purchase of stock of flats	-	-
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-1,091	-552
Employee benefit expense	186	160
Finance expense	359	329
Depreciation and amortization expense	27	21
Other expenses	417	240
TOTAL EXPENSES	**1,957**	**1,348**
III. Profit from operations before tax expense share of profit/(loss) of associates and joint ventures	**-29**	**-147**
Share of profit/(loss) of associates and joint ventures, net	-	-
Exceptional Item	149	-
PROFIT BEFORE TAX	**120**	**-147**
Tax expense/(credit)	11	-35
Minority interest	-	0
NET PROFIT FOR THE PERIOD	**109**	**-112**
Other comprehensive Income/(loss) (net of tax expense/credit)	-2	0
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD	**107**	**-111**

OPERATIONAL HIGHLIGHTS

Total income for H1 FY27
increased by 60% y-o-y
due to increased handover of units from 1,330 in H1 FY26 to 1,722 in H1 FY27.

Land purchase cost
increased by 1,057% in H1 FY27
YoY, reflecting increased investment in acquisitions.

Profitability
H1 FY27 recorded profit of ₹ 107 Cr

Consolidated Statement of Profit & Loss

FOR THE QUARTER ENDED SEPTEMBER 30, 2026

PURAVANKARA

₹ 1,051 Cr
TOTAL INCOME
Q2 FY27

+ 59%
REVENUE GROWTH
YoY

977
UNITS HANDED OVER
Q2 FY27

(All numbers in ₹ Cr)

Particulars	Q2 FY27	Q1 FY27	Q2 FY26
I. INCOME			
Revenue from operations	1,033	849	644
Other income	19	28	19
TOTAL INCOME	**1,051**	**877**	**663**
II. EXPENSES			
Sub-contractor cost	650	369	517
Cost of raw materials and components consumed	159	96	83
Land purchase cost	68	716	10
Purchase of stock of flats	-		
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-294	-796	-269
Employee benefit expense	97	89	81
Finance expense	180	179	169
Depreciation and amortization expense	14	12	11
Other expenses	231	186	118
TOTAL EXPENSES	**1,106**	**851**	**719**
III. Profit from operations before tax expense share of profit/(loss) of associates and joint ventures	**-55**	**26**	**-57**
Share of profit/(loss) of associates and joint ventures, net	-	0	0
Exceptional Item	149	-	-
PROFIT BEFORE TAX	**94**	**26**	**-57**
Tax expense/(credit)	10	1	-14
Minority interest	-		-
NET PROFIT FOR THE PERIOD	**84**	**25**	**-43**
Other comprehensive Income/(loss) (net of tax expense/credit)	-2	0	-1
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD	**82**	**25**	**-42**

OPERATIONAL HIGHLIGHTS

Total income for Q2 FY27 increased by 59% y-o-y to increase in handover of units from 663 units in Q2 FY26 to 977 units in Q2 FY27.

Land Purchase cost has increased by 576% in Q2FY27 YoY which reflects increased investment in acquisitions.

Profitability
Q2 FY27 recorded profit of ₹ 82 Cr

Balance Sheet

CONSOLIDATED BALANCE SHEET AS AT SEPTEMBER 30, 2026



EQUITY AND LIABILITIES	30-Sep-26 Unaudited	31-Mar-26 Audited
Shareholders' Funds		
(a) Equity share capital	119	119
(b) Other equity attributable to:		
(i) Owners of the parent company	1,778	1,669
(ii) Non-controlling interest	(13)	(12)
Sub-total – Equity	**1,884**	**1,776**
Liabilities		
Non-Current Liabilities		
(a) Financial liabilities		
(i) Borrowings	445	302
(ii) Lease liabilities	13	12
(iii) Other financial liabilities	3	5
(b) Provisions	14	14
(c) Other current liabilities	-	
(d) Deferred tax liabilities (net)	10	11
Sub-total – Non Current Liabilities	**485**	**345**
Current Liabilities		
(a) Financial liabilities		
(i) Borrowings	4,919	5,270
(ii) Lease liabilities	12	11
(iii) Trade payables		-
a) total outstanding dues of micro enterprises and small enterprises	61	59
b) total outstanding dues of creditors other than micro enterprises and small enterprises	1,063	930
(iii) Other financial liabilities	40	41
(b) Other current liabilities	9,785	8,776
(c) Provisions	9	9
(d) Current tax liabilities (net)	65	41
Sub-total – Current Liabilities	**15,955**	**15,137**
TOTAL EQUITY AND LIABILITIES	**18,324**	**17,258**

ASSETS	30-Sep-26 Unaudited	31-Mar-26 Audited
Non-Current Assets		
(a) Property, plant and equipment	296	235
(b) Investment property under development	2	1
(c) Investment property	10	10
(d) Investment property under development	780	854
(e) Other Intangible assets	2	2
(f) Financial assets		
(i) Investments	31	32
(ii) Other investments		-
(ii) Loans		
(iii) Other financial assets	622	521
(g) Deferred tax assets (net)	373	333
(h) Assets for current tax (net)	86	110
(i) Other non-current assets	210	180
Sub-total – Non Current Assets	**2,411**	**2,279**
Current Assets		
(a) Inventories	12,290	11,490
(b) Financial assets		-
(i) Trade receivables	810	787
(ii) Cash and cash equivalents	917	1,283
(iii) Bank balances other than (ii) above	276	202
(iv) Loans	58	-
(v) Other financial assets	406	235
(c) Other current assets	1,157	981
Sub-total – Current Assets	**15,914**	**14,978**
Non-current assets held for sale	-	-
TOTAL ASSETS	**18,324**	**17,258**

06 Cash Flows

Cashflow generation from portfolio projects

₹ 8,149 Cr
Estimated Surplus From Ongoing Projects

₹ 1,692 Cr
Estimated Surplus From Commercial Projects

₹ 8,725 Cr
Estimated Surplus from Pipeline Projects



Artist's impression of Purva Orient Grand, Bangalore

DIVERSE MARKETS
Expanding presence across key growth corridors

STRONG DEMAND
Sustained traction across product segments

EXECUTION EXCELLENCE
Timely delivery and improving realisations

LONG-TERM GROWTH
Well-positioned pipeline to capture future demand

Direct Cashflows

₹ IN CRORES



S.No.	Cash Flow Statement	Q2 FY27	Q1 FY27	Q2 FY26	H1 FY27	H1 FY26	Half Year YoY
A Operating Inflows	Collection from operations	1,813	1,423	1,182	3,236	2,144	51%
	Collection from other than operations	-	-	-	-	-	
	Total Operating Inflows	**1,813**	**1,423**	**1,182**	**3,236**	**2,144**	**51%**
B Operating Outflows	**Total Operating Outflows**	**(1,217)**	**(1,078)**	**(767)**	**(2,295)**	**(1,492)**	**54%**
C Operating Surplus (A – B)	**Operating Surplus**	**596**	**345**	**415**	**941**	**651**	**45%**
	Interest Cost (Net)	(120)	(136)	(177)	(256)	(299)	
	Tax Paid	(63)	(99)	(50)	(161)	(115)	
D Operating Surplus after tax and interest	**Operating Surplus after tax and interest**	**413**	**111**	**188**	**524**	**237**	**122%**
E Investment Activity	Land Payments including advances & deposits	(127)	(574)	(33)	(701)	(176)	
	Purchase of Fixed Assets	(86)	(50)	(105)	(136)	(181)	
	Other Assets & Investments	50	(0)	(0)	50	(14)	
	Total from Investing Activity	**(163)**	**(624)**	**(138)**	**(787)**	**(371)**	**112%**
F Financing Activity	Loan Drawal/(Repayments)	66	(74)	56	(8)	(82)	
	Exit/Investment equity in nature	(25)	(1)	(100)	(26)	222	
	Total from Financing Activity	**41**	**(75)**	**(44)**	**(34)**	**140**	**-123%**
G Net Operating Surplus (G = D + E + F)	**Net Operating Surplus**	**290**	**(588)**	**6**	**(297)**	**6**	
	Opening Cash and Bank Balances	1,106	1,695	867	1,695	867	96%
	Closing Cash and Bank Balances	**1,397**	**1,106**	**872**	**1,397**	**872**	**60%**

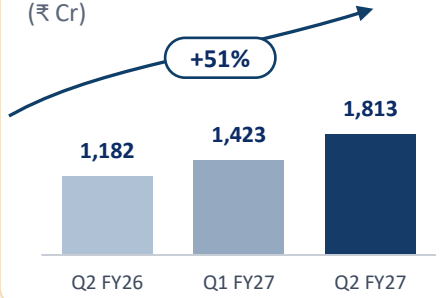
Note:

Numbers have been regrouped & reclassified and does not strictly confirm to the presentation under audited INDAS 7 Cash Flow format

Cash and bank includes 'Cash and cash equivalents ' , 'Bank balances other than Cash and cash equivalents ' and '"Non-Current Fixed deposits".

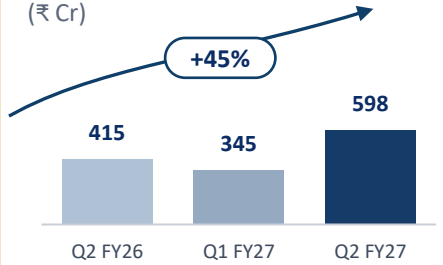
Operating Inflows

(₹ Cr)



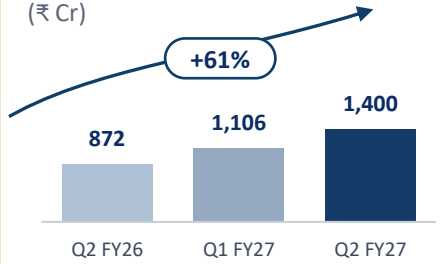
Operating Surplus

(₹ Cr)



Closing Cash & Bank Balances

(₹ Cr)



Cash Flow Potential

STRONG CASHFLOW VISIBILITY AND SIGNIFICANT FUTURE SURPLUS

PURAVANKARA

₹ 18,566 Cr
TOTAL ESTIMATED SURPLUS
(Next 3–5 Years)

₹ 6,585 Cr
BALANCE COLLECTION FROM SOLD UNITS
~67% of Balance Cost to Complete

₹ 8,725 Cr
PIPELINE PROJECTS SURPLUS POTENTIAL

(All numbers in INR Cr)

CASH FLOW STATEMENT		South	West	Total
Balance collections from sold units	(A)	4,676	1,909	6,585
Value of Inventory open for sale [1]	(B)	5,966	3,095	9,060
Balance cost to go [2& 3]	(C)	6,268	3,570	9,838
Surplus (A) + (B) – (C)	**(D)**	**4,374**	**1,434**	**5,808**
Surplus from Inventory not open for sale (F)-(G+H)	(E)	**653**	**1,689**	**2,342**
Value of Inventory not open for sale	*(F)*	*1,424*	*4,537*	*5,961*
Balance cost to complete	*(G)*	*621*	*2,698*	3,319
Contingencies [4]	*(H)*	*150*	*150*	300
Total Estimated Surplus (D +E)		**5,027**	**3,122**	**8,149**

COMMERCIAL PROJECTS			
Capital Value	(A)		2,540
Balance cost to go	(B)		848
Surplus (A) + (B)	**(D)**		**1,692**

CASHFLOW VISIBILITY

- ₹ 8,149 Cr estimated surplus expected to be realized across approved open-for-sale and not-open for sale inventory.
- ₹ 6,585 Cr balance receivables from sold units, covering ~67% of the balance cost to complete.
- Commercial projects expected to generate surplus of ₹ 1,692 Cr.
- Pipeline Projects with estimated surplus potential of ₹ 8,725 Cr.

SURPLUS COMPOSITION (INR Cr)



₹ 18,566 Cr Total Surplus Potential

Note:

1. Value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost, corporate overheads, income tax and future repayment of debt.
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties

Cash Flow and Debt Management

ESTIMATED SURPLUS VISIBILITY

PURAVANKARA

₹ 18,566 Cr	₹ 8,149 Cr	₹ 8,725 Cr	₹ 2,366 Cr
TOTAL SURPLUS POTENTIAL (A+B+C)	SURPLUS FROM ONGOING PROJECTS	SURPLUS FROM PIPELINE PROJECTS	NET DEBT

Particulars		Amount (in ₹ crore)
GROUP A - ONGOING (INCLUDING NOT LAUNCHED FOR SALE) PROJECTS		
Balance customer collection	A	21,606
Balance cost to go	B	13,457
Surplus from ongoing (including not launched for sale) projects	**C= A-B**	**8,149**
GROUP B - PROJECTS WHICH ARE IN LAUNCH PIPELINE		
Unsold Inventory value	D	21,455
Cost to complete	E	12,730
Surplus from projects which are in launch pipeline	**F=D-E**	**8,725**
GROUP C – ESTIMATED SURPLUS FROM COMMERCIAL PROJECTS	**G**	**1,692**
TOTAL ESTIMATED SURPLUS	**H=C+F+G**	**18,566**
Gross debt*	I	3,763
Cash and cash equivalent	J	1,397
Net Debt	**K = I-J**	**2,366**

* Considering Gross Debt and "Payable When Able" debt of ₹ 1,385 Cr (NCD issued to HCARE Fund of ₹ 996 Cr, 360 One of ₹ 275 Cr and Purva Excellence Fund of ₹ 114 Cr) as well, the total estimated surplus is sufficient to cover all obligations.

Note:

1. Includes debtors and unbilled amount and value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost, corporate overheads, income tax and future repayment of debt.

CAPITAL STRENGTH

INR 18,566 Cr projected surplus

Sufficiently covers the total debt obligations including Payable when able debts.

Estimated Surplus Visibility

- ₹ 8,149 Cr from ongoing projects
- ₹ 8,725 Cr from launch pipeline
- ₹ 1,692 Cr from Commercial

Leverage Profile

Net debt remains at ₹ 2,366 Cr despite ongoing expansion and capex activity.

Strong future monetization Visibility

Driven by launch pipeline and unsold inventory value.

07

Capital Management

Capital structure and liquidity position aligned with ongoing development and business activities.

₹ 2,366 Cr
Net Debt

1.26 x
Net Debt-Equity Ratio



Artist's impression of Purva Aspire, Pune

DIVERSE MARKETS
Expanding presence across key growth corridors

STRONG DEMAND
Sustained traction across product segments

EXECUTION EXCELLENCE
Timely delivery and improving realisations

LONG-TERM GROWTH
Well-positioned pipeline to capture future demand

Debt Movement

QUARTER ON QUARTER DEBT MANAGEMENT

› DEBT MOVEMENT PATTERN

(₹ in Crores)

Particulars	Sep-26	Jun-26	Mar-26	Dec-25
Opening Balance	**3,942**	**4,016**	**3,564**	**3,599**
Net Addition (Repayment)	-180	-74	452	-35
Debt Outstanding**	**3,763**	**3,942**	**4,016**	**3,564**
Less: Cash and Cash Equivalents***	1,397	1,106	1,695	1,082
Net debt	**2,366**	**2,836**	**2,321**	**2,482**
Cost of Debt*	10.94%	11.12%	11.05%	11.08%
Net Worth	1,884	1,801	1,776	1,692
Net Debt / Equity Ratio	**1.26**	**1.57**	**1.31**	**1.47**

KEY HIGHLIGHTS

Cost of debt **reduced to 10.94% in Q2 FY27.**

Net debt reduced by **₹ 470 crores** during Q2 FY27.

* Cost of debt is weighted average of closing balance of debt and interest rates as at 30th September 2026.

** Debt does not include NCD issued to HCARE Fund of ₹ 996 Cr, 360 One of ₹ 275 Cr and Purva Excellence Fund of ₹ 114 Cr as these investments are payable when able in nature. It also does not include unamortised processing fee, accrued interest and others to the extent of ₹ 217 crores.

*** Cash and bank includes 'Cash and cash equivalents', 'Bank balances other than Cash and cash equivalents' and 'Non-Current Fixed deposits'.

Debt Composition and Repayment Schedule

PURAVANKARA

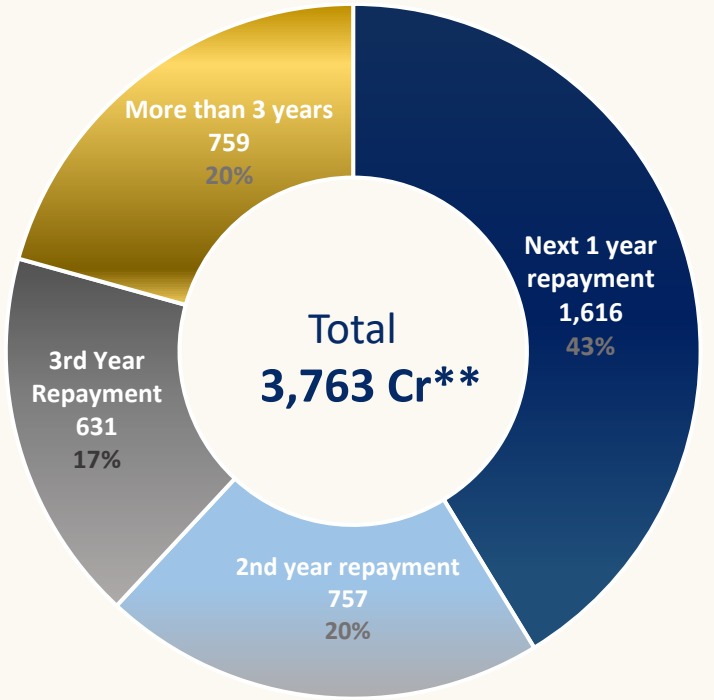
DEBT PROFILE WITH REPAYMENT SCHEDULE

DEBT COMPOSITION (₹ Cr)

	As at 30 September 2026	As at 30 June 2026	Increase/(decrease)
Residential	2,753	2,686	67
Land	458	472	-14
Capex towards Commercial development	551	784	-233
Total Gross Debt	**3,763**	**3,942**	**-180**
Less Cash and equivalent	1,397	1,106	291
Net Debt*	**2,366**	**2,836**	**-470**

REPAYMENT SCHEDULE

AS AT 30 SEPTEMBER 2026 (₹ Cr)



1 KEY TAKEAWAYS

- Residential debt increased by ₹ 67 crores, to support ongoing project construction.
- Gross debt reduced by ₹ 180 crore in Q2 FY27, while cash and cash equivalents increased by ₹ 291 crore.
- Commercial-related debt decreased by ₹ 233 crores mainly on account of sale of Purva Ruby (Zentech Project).
- The company continues to maintain a balanced debt profile.

***Debt does not include NCD issued to HCARE Fund of ₹ 996 cr, 360 One of ₹ 275 cr, and Purva Excellence Fund of ₹ 114 cr as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of ₹ 217 crores.*

08

Project Status

BUILDING TODAY
FOR A BRIGHTER TOMORROW



Artist's impression of Purva Emerald bay, Pune

Expanding Redevelopment Portfolio in Mumbai

Strengthening our presence across high-value micro-markets through strategic redevelopment opportunities.

6.04 msft
DEVELOPABLE AREA

3.56 msft
SALEABLE AREA

7
PROJECTS ACROSS MUMBAI



Miami, Breach Candy

Acres	0.65
Saleable Area	0.08 msft
Location	Miami, Breach Candy, Mumbai
Status	RERA Received



Deccan, Pali Hill

Acres	2.65
Saleable Area	0.36 msft
Location	Deccan, Pali Hills, Mumbai
Status	Society Vacation Completed. CC Permission Underway.



Apna Ghar 3, Lokhandwala

Acres	0.97
Saleable Area	0.19 msft
Location	Lokhandwala, Mumbai
Status	MOU is signed. DA is underway



Malabar Hill - Project

Acres	1.23
Saleable Area	0.35 msft
Location	Malabar Hills, Mumbai
Status	Development Agreement signed



Chembur New Redevelopment Project

Acres	2.97
Saleable Area	0.98 msft
Location	Deonar Baug, Chembur, Mumbai
Status	DA signed



Cuffe Parade - Project

Acres	2.5
Saleable Area	0.54 msft
Location	Cuffe Parade, Mumbai
Status	DA signed.



Goregaon - Project

Acres	4.68
Saleable Area	1.06 msft
Location	Bangur Nagar, Goregaon West
Status	MOU Signed. DA is underway

We are actively pursuing multiple opportunities and are shortlisted with advance discussions ongoing with few societies.

Currently, we have total redevelopment in Mumbai of approx. 6.04 msft of developable area and approx. 3.56 msft of saleable area (our Share)

Recent Land Acquisitions

WITH **INR 14,100 Cr** GDV-H1 FY27

PURAVANKARA

INR 14,100 Cr
H1 FY27 GDV

7
STRATEGIC ACQUISITIONS

3
CITIES
BENGALURU, MUMBAI, GREATER NOIDA

10+ msft
APPROXIMATE DEVELOPMENT POTENTIAL

Mandur,
Bengaluru
2,300 Cr GDV

Secures 14.57-acre land parcel in Mandur, Bengaluru, with GDV of Rs 2,300 crores, offering 1.8 million square feet.

Doddagubbi,
North Bengaluru
1,100 Cr GDV

Entered a joint development for a 11.23-acre land parcel in Doddagubbi, North Bengaluru with potential GDV of over Rs 1,100 crores, offering 0.74 million square feet.

Sanna Ammanikere,
North Bengaluru
800 Cr GDV

Acquired a 9.73-acre land parcel in Sanna Ammanikere, North Bengaluru's fast-developing airport corridor with a GDV potential of ~Rs 800 crores, offering 0.89 million square feet.

Sarjapura,
Bengaluru
1,000 Cr GDV

Entered into a joint development for a 6.4-acre land parcel in Sarjapur with potential GDV of over Rs 1,000 crores, offering 0.8 million square feet.

South-East,
Bengaluru
1,100 Cr GDV

Entered into a joint development for a 7.83-acre land parcel in South-East Bengaluru with potential GDV of over Rs 1,100 crores, offering 0.89 million square feet.

Goregaon West,
Mumbai
2,600 Cr GDV

Secured redevelopment rights for three residential societies in Bangur Nagar, Goregaon West, Mumbai. The 4.68-acre project offers approximately 1.05 million sq. ft. of developable area and an estimated GDV of ₹2,600 crore.

GROWTH CONTRIBUTION (GDV)

STRATEGIC FOCUS

- Strengthening presence in high growth residential corridors across Bengaluru, Mumbai and Greater Noida
- Targeting strategic land parcels with strong development potential.
- H1 FY27 acquisitions contribute to an estimated GDV of INR 14,100 Cr.

5,200 Cr GDV
Greater Noida, U.P

Puravankara Enters Delhi-NCR, Secures 13.44-acre Land Parcel in Greater Noida with Rs 5,200 Crore GDV Potential

TOTAL BD H1 FY_27 | **INR 14,100 Cr**

Update on Possession for Completed Projects

EXECUTION TRANSLATING INTO FUTURE REVENUE VISIBILITY



977 Units
Total possession in Units in Q2 FY27

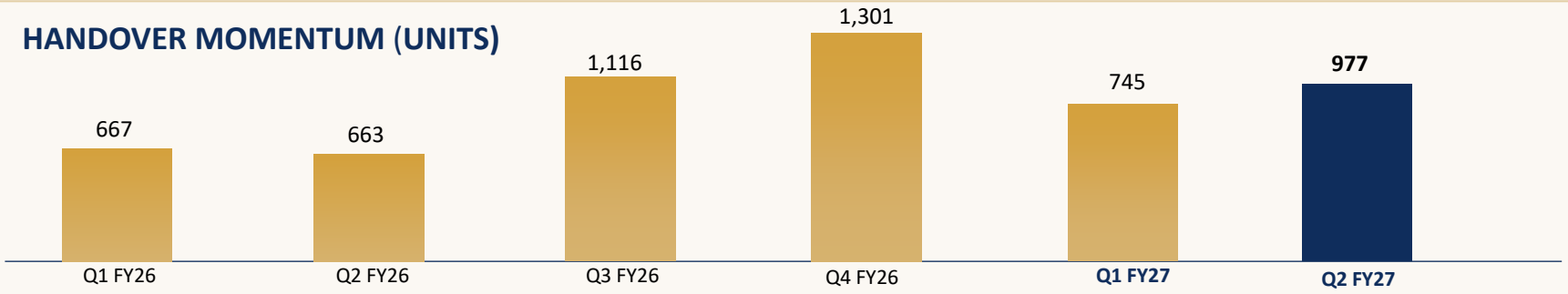
0.97 msft
Total possession Area in Q2 FY27

4.28 msft
Completed inventory pending recognition

3,644 Units
Completed inventory pending recognition

Particulars	Q2 FY 27	Q1 FY 27	Q4 FY 26	Q3 FY 26	Q2 FY 26	Q1 FY 26
Total possession in units	**977**	**745**	1,301	1,116	663	667
Total possession in area (msft)	**0.97**	**0.94**	1.67	1.23	0.67	0.68
Pending to be recognised in units	**3,644**	**2,777**	1,821	2,443	2,352	3,015
Pending to be recognised in area (msft)	**4.28**	**3.20**	2.53	2.40	2.97	3.65

HANDOVER MOMENTUM (UNITS)



EXECUTION MOMENTUM

Handover momentum is accelerating from Q2 FY26 to Q2 FY27 is 663 -> **977 units.**

As of September 30, 2026 , completed **4.28 msft** inventory **(3,644 units)** pending recognition- A built in tailwind for FY27.

Inventory are under process to be handed over.

Consistent quarterly handovers support future collections and profitability.

Project Status – Completed Projects

WITH INVENTORY AS ON SEPTEMBER 30, 2026

12.61 msft
Completed Inventory

11,203 Units
Total Units

87%
Sold (Area)
Of launched

1.49 msft
Residual inventory

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
PL-South														
1	Adora De Goa	Zuari Nagar, Goa	1.57	1,800	100%	1.57	1,800	1.57	1,507	1.22	78%	293	0.35	22%
2	Capella	Soukya Rd, Bengaluru	0.65	770	100%	0.65	770	0.65	758	0.64	98%	12	0.01	2%
3	Kenworth	Rajendra Nagar, Hyderabad	2.30	2,310	73%	1.68	1,687	1.68	1,657	1.66	98%	30	0.02	1%
4	Park Square	Judicial Layout, Bengaluru	1.94	2,061	87%	1.94	2,061	1.94	2,047	1.92	99%	14	0.02	1%
5	Skyworth I	Derebail, Mangalore	0.24	186	35%	0.08	68	0.08	60	0.07	88%	8	0.01	12%
6	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	153	0.31	85%	28	0.06	15%
7	Soukhyam	Guduvancheri, Chennai	1.37	961	100%	1.37	961	1.37	660	0.82	60%	301	0.55	40%
8	Sound of Water	Kammanahalli, Bengaluru	0.43	114	57%	0.26	67	0.26	45	0.17	68%	22	0.08	32%
9	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	850	1.36	98%	13	0.03	2%
10	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	343	0.46	96%	13	0.02	4%
West														
11	Aspire	Bavdhan, Pune	0.30	220	90%	0.29	207	0.29	128	0.19	66%	79	0.10	34%
12	Clermont	Chembur, Mumbai	0.21	230	100%	0.21	230	0.21	213	0.20	92%	17	0.02	8%
13	Emerald Bay	Keshavnagar, Pune	0.22	168	100%	0.22	168	0.22	165	0.21	98%	3	0.00	2%
14	Silversand - I	Keshavnagar, Pune	0.73	665	100%	0.73	665	0.73	649	0.71	98%	16	0.02	2%
15	One Park Avenue (Panorama)	Ghodbunder Road, Thane	0.41	318	100%	0.41	318	0.41	148	0.19	47%	170	0.22	53%
Total Completed - (A)			**12.61**	**11,203**	**100%**	**11.64**	**10,402**	**11.64**	**9,383**	**10.14**	**87%**	**1,019**	**1.49**	**13%**

* Does not include the projects which has less than 10 units of inventory which is not material.

EXECUTION HIGHLIGHTS

Sell-through Efficiency

87%

of launched area sold across completed projects.

Residual Inventory

1.49 msft

of inventory remains across completed sites.

Project Status – Under Construction

AS ON SEPTEMBER 30, 2026



25.02 msft
Under Construction
(Developable Area)

19,067
Total Development
Units

63%
Sold Area
of Launched Projects

7.93 msft
Unsold Inventory
(Area)

Puravankara South

17 Projects | 20.12 msft | 15,091 units

#	Project	Location	Total Developable Area (msft)	Puravankara's Share (msft)	Total Units	Sold %
1	Bayscape	Kelambakkam, Chennai	0.83	0.83	676	48%
2	Blubelle	Magadi Road, Bengaluru	0.57	0.37	379	98%
3	Botanico	Soukya Rd, Bengaluru	1.52	1.52	1,275	96%
4	Bougainville	Whitefield, Bengaluru	0.09	0.09	22	0%
5	Deansgate	IVC Rd, Bengaluru	0.60	0.60	288	82%
6	Ecopolitan	Gummanahalli, Bengaluru	1.41	1.30	1,537	99%
7	Equinox	Mysore Road, Bengaluru	2.61	2.61	2,363	64%
8	Heritage (Westend 3)	Hosur Road, Bengaluru	0.27	0.27	148	38%
9	Marina One	Kochi	1.98	0.99	736	67%
10	Meraki	HSR Layout, Bengaluru	0.12	0.12	44	84%
11	Northern Light	KIADB, Bagalur Bengaluru	3.74	2.51	2,973	56%
12	Orient Grand	Lal Bagh Main Rd, Bengaluru	0.26	0.14	97	37%
13	Park Hill	Mallasandra, Bengaluru	0.87	0.87	492	99%
14	Silversky	Hebbagodi Bengaluru	0.77	0.77	356	49%
15	Soukhyam	Guduvancheri, Chennai	1.77	1.77	1,280	12%
16	Windermere - IV	Medavakkam, Chennai	2.16	2.16	1,910	58%
17	Winworth	Edappally, Ernakulam	0.54	0.54	515	97%
	Total – South		**20.12**	**17.47**	**15,091**	

Puravankara West

9 Projects | 3.58 msft | 1,609 units

#	Project	Location	Total Developable Area (msft)	Puravankara's Share (msft)	Total Units	Sold %
1	Aspire	Bavdhan, Pune	0.07	0.07	48	63%
2	Atmosphere - Pune	Keshavnagar, Pune	0.94	0.94	711	44%
3	Clermont	Chembur, Mumbai	0.14	0.14	86	75%
4	Emerald Bay	Keshavnagar, Pune	0.26	0.26	224	63%
5	Estrella	Andheri West Mumbai	0.94	0.58	628	62%
6	Kenvista	Kondhwa, Pune	0.39	0.28	431	46%
7	MIAMI	Breach Candy, Mumbai	0.18	0.08	45	17%
8	PalmVista	Daighar Gaon, Thane	1.08	0.69	1,251	77%
9	Panorama	Ghodbunder Rd, Thane	0.90	0.90	552	53%
	Total – West		**4.90**	**3.94**	**3,976**	

Overall Portfolio
(Under Construction)



- South **20.12 msft (80%)**
- West **4.90 msft (20%)**

Sales Progress
(of Launched Area)



10.94 msft
Sold Cumulatively

21.41 msft
Total Launched Area

Inventory (Area)



- South **6.22 msft (78%)**
- West **1.71 msft (22%)**

Note: Does not include projects with less than 10 units of inventory which is not material.



Project Status – Not yet open for Sale

AS ON SEPTEMBER 30, 2026

8.58 msft
Upcoming Pipeline (Developable Area)

2,897 Units
Total Units in pipeline

2,618 units
Unsold inventory (Group's Share)

11
Phases / Projects Future Launches

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Unsold Inventory		
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
PL-South														
1	Amaiti II	Trichy Road, Coimbatore	1.07	288	100%	1.07	288	-	-	-	0%	288	-	0%
2	Kensho Hills	S.Medihalli, Bengaluru	0.79	509	89%	0.70	452		-	-	0%	452	-	100%
3	Northern Light	KIADB, Bagalur Bengaluru	0.10	0	67%	0.06	0	-	-	-	0%	0	-	0%
4	Skyworth II	Derebail, Mangalore	0.23	180	100%	0.23	180	-	-	-	0%	180	-	0%
5	Sunworth III,IV	Mysore Road, Bengaluru	0.03	133	100%	0.03	133	-	-	-	0%	133	-	0%
West														
6	Atmosphere - Pune	Keshavnagar, Pune	0.92	691	100%	0.92	691				0%	691	-	0%
7	Emerald Bay	Keshavnagar, Pune	0.38	331	100%	0.38	331	-	-	-	0%	331	-	0%
8	Kenvista	Kondhwa, Pune	0.95	765	71%	0.67	543				0%	543	-	0%
9	Panorama	Ghodbunder Road, Thane	1.73	0	100%	1.73	0				0%	0	-	0%
Commercial														
10	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
11	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.20	0	100%	2.20	0				0%	0	-	0%
Total – Phases to be launched (C)			**8.58**	**2,897**		**8.19**	**2,618**		**-**		**0%**	**2,618**		**0%**
Total Ongoing - (B) + (C)			**33.61**	**21,964**		**29.59**	**19,524**	**21.41**	**10,944**	**13.48**	**63%**	**8,580**	**7.93**	**37%**

LAUNCH READINESS

Upcoming Pipeline
8.58 msft
of developable area across 11 projects planned for future launch

Diversified Expansion
Diversified across key markets including Bengaluru, Pune, Coimbatore, Goa, and Mangalore

Embedded Monetization Visibility
2,618 units
of unsold inventory available for future launch and sales activation.

Regional Mix
Pipeline includes residential and commercial projects supporting long-term growth.

Future Launch Pipeline
(Developable Area)

25.02 msft Under construction
8.58 msft Upcoming launches

Total Pipeline : 33.61 msft

Ongoing (Open for Sale) Residential Projects – City Wise

AS ON SEPTEMBER 30, 2026

26
Total Projects

25.02 msft
Total Area

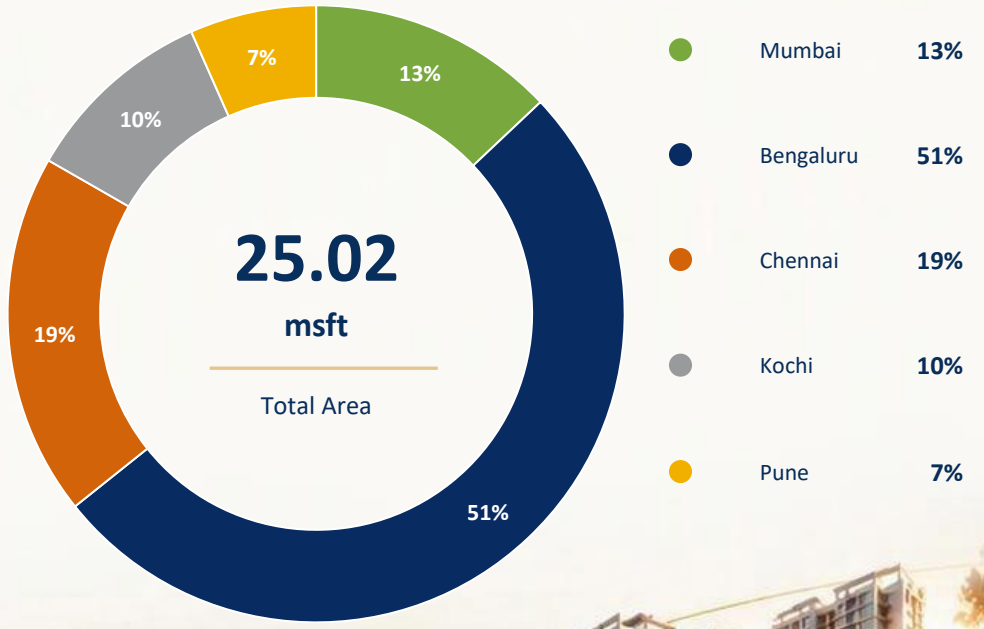
21.41 msft
Puravankara's Share of Area

13.48 msft
Sold Area

7.93 msft
Inventory

City	Total Projects (No's)	Area (Msft)	Puravankara's share (Msft)	Sold Area (Msft)	Inventory (Msft)
Mumbai	5	3.24	2.39	1.49	0.90
Bengaluru	12	12.84	11.18	8.20	2.98
Chennai	3	4.76	4.76	1.86	2.89
Kochi	2	2.52	1.53	1.19	0.34
Pune	4	1.66	1.55	0.74	0.80
Total	**26**	**25.02**	**21.41**	**13.48**	**7.93**

AREA (MSFT) BREAK-UP BY CITY



09

Environment Social & Governance

ENVIRONMENTAL STEWARDSHIP
AND SUSTAINABLE OPERATIONS



Artist's impression of Purva Seasons, Bangalore

ESG – Progress and Priorities

ENVIRONMENTAL STEWARDSHIP AND SUSTAINABLE OPERATIONS

PURAVANKARA

1 ENVIRONMENTAL ACTIONS AND EMISSIONS

DRIVING RENEWABLE ENERGY, EMISSIONS MANAGEMENT AND RESPONSIBLE OPERATIONS

RENEWABLE ENERGY TRANSITION

Transitioning to renewable-energy power for marketing offices

~300 kW

rooftop & captive capacity being accelerated

Scope 3 – SAP spend-based

Ongoing

Exploring Scope 3 emission reporting through an automated process for procurement linked carbon tracking.

ESDD & ESAP ROADMAP

Ongoing

- Environmental & Social Due Diligence (ESDD) and Action Plan (ESAP) being run for project sites.
- Environmental and Social Management System under review.

MoEF FILINGS & PCB

MoEF & PCB half-yearly compliance reports being done diligently.



2 SUSTAINABLE PROJECTS AND COMPLIANCE

IMPLEMENTING ENVIRONMENTAL CONTROLS, GREEN BUILDINGS AND SITE IMPROVEMENTS

OCEMS INSTALLATION & DG RETROFIT

Implemented through IOT devices for quality of waste water, air quality emissions and DG retrofits on project sites.



GREEN BUILDINGS & CERTIFICATIONS

- **IFC EDGE** Pre Assessment Completed
- **IGBC – Pre** Certification Ongoing
- **LEED** Certification Ongoing
- **ISO-14001 & ISO-45001 certification ongoing** Stage 1 completed Stage 2 audit and certification by Dec 2026

PHYSICAL SITE IMPROVEMENT

Ongoing

Improvement works enhancing site aesthetics and public-realm quality.

- Subbaiah Circle
- KR Circle



10

Good Governance Practices

ETHICAL LEADERSHIP.TRANSPARENT ACTIONS
.SUSTAINABLE VALUE CREATION.





Artist's impression of Purva KVN Northern Lights, Bangalore

Board of Directors

Experienced leadership driving strategic growth and governance excellence.



MR. RAVI PURAVANKARA

CHAIRMAN

Ravi Puravankara, a visionary and dynamic leader, is the Founder & Chairman of Puravankara Limited – one of India's most admired and trusted real estate brands. Under his guidance and decisive leadership, the company has built an impressive portfolio of completed residential and commercial properties across nine cities.



MR. ASHISH R PURAVANKARA

MANAGING DIRECTOR

Mr. Ashish R. Puravankara is the Managing Director and Director on the board of Puravankara Limited. He oversees the entire business, primarily identifying growth opportunities for Puravankara Limited. He has played a vital role in ensuring superior construction quality by leveraging innovative technologies.



MS. AMANDA JOY PURAVANKARA

WHOLE_TIME DIRECTOR

As the Director of Puravankara Limited, Ms. Amanda oversees critical functions such as technology, customer-centric initiatives, new business development, and organizational culture. She has been an integral part of the product development process right from land acquisition, concept & design to market strategies.



MR. ANUP SHAH SANMUKH

INDEPENDENT DIRECTOR

Mr. Anup Shah is a distinguished legal expert with a wealth of experience spanning over 35 years. As the Founder Partner of Anup S Shah Law Firm in Bengaluru, Mr. Shah is renowned for his profound understanding of property-related issues and his strategic approach to dispute resolution, making him a pivotal figure in the real estate legal domain.



MR. K.G KRISHNAMURTHY

INDEPENDENT DIRECTOR

Mr. K.G.Krishnamurthy is a distinguished alumnus of IIT Kharagpur and the Jamnalal Bajaj Institute of Management, Mumbai with a rich legacy of over thirty years in the real estate sector. His expertise spans international and domestic real estate investments, with a notable track record advising funds with a combined corpus of INR 71 Billion.



MS. SHAILAJA JHA

INDEPENDENT DIRECTOR

Prof. Shailaja Jha is the distinguished Area Head for Information Management at SP Jain Institute of Management & Research (SPJIMR), one of india's premier business schools. She has held significant positions with leading firms, including Wipro, Infosys, Cognizant and L&T Infotech.

Leadership Team

Experienced leadership driving strategic growth and governance excellence.



MR. RAVI PURAVANKARA

CHAIRMAN

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MANAGING DIRECTOR

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MS. AMANDA JOY PURAVANKARA

WHOLE_TIME DIRECTOR

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MR. MALLANNA SASALU

CEO - SOUTH

A leader with a multicultural background and global business experience, Mr. Mallanna guides diverse teams to deliver success for investors, employees and customers. His commitment to sustainability stands as a hallmark of his leadership , actively championing environmentally conscious measures in new projects and our corporate office.



MR. RAJAT RASTOGI

CEO- WEST & COMMERCIAL ASSETS

Mr. Rajat Rastogi has been instrumental in driving growth and scaling the company's presence across the western region for residential projects and for creating commercial platforms at the pan-India level. His expertise extends to various domains, including business leadership, finance, brand and distribution, team management and customer centricity, making him a well-rounded professional.



MR. NIRAJ GAUTAM

CHIEF FINANCIAL OFFICER

Mr. Niraj Gautam has over 24 years of experience in financial strategy, capital management and corporate governance and has been with Puravankara Limited for over 14 years. While at Puravankara, he has played a key role in shaping the company's financial strategy, optimizing capital allocation and fostering strong relationships with stakeholders within and outside the organisation.

11 CORPORATE INFORMATION

Corporate Information

Key Updates, accolades and milestones that reinforce our leadership and credibility.



Artist's impression of Purva Silversky, Bangalore

CORPORATE NAME

Puravankara Limited

CIN

L45200KA1986PLC051571

DATE OF INCORPORATION

3rd June, 1986

REGISTERED OFFICE

130/1, Ulsoor Road,
Bengaluru-560042,
Karnataka, India

ISIN

INE323I01011

AUDITORS

S.R.Batliboi & Co; LLP

BSE CODE

532891

NSE SYMBOL

Purva

Our Growth Story in the News

WIDELY COVERED ACROSS LEADING PLATFORMS

mint

Puravankara enters Delhi-NCR market



Ashish Puravankara, managing director, Puravankara.

Bengaluru-based Puravankara Ltd has entered the Delhi-NCR real estate market with its first project in Greater Noida, with a developable potential of 13.44 acres and an estimated gross development value of ₹5,200 crore.

THE ECONOMIC TIMES

Puravankara Bags Rights to Redevelop 3 Societies in Mumbai



Mumbai: Puravankara, one of India's most trusted real estate developers, has secured redevelopment rights for three residential societies in Goregaon West, Mumbai, with a total GDV of ₹2,600 crore.

The project offers a developable potential of approximately 1.05 million sq ft, marking Puravankara's eighth redevelopment project in Mumbai.

PTI

Business Standard

Puravankara signs JDA for Bengaluru project with ₹1,100 crore GDV

The 7.83-acre project near Electronic City will have about 0.89 million sq ft of saleable area and is Puravankara's fifth Bengaluru land transaction in FY27



Bengaluru-based real estate developer Puravankara has entered into a joint development agreement (JDA) for a 7.83-acre land parcel in South-East Bengaluru, with an estimated gross development value (GDV) of ₹1,100 crore.

200+ stories in leading print and digital media

Awards and Accolades

Recognised for excellence, innovation and our commitment
To creating a positive impact.



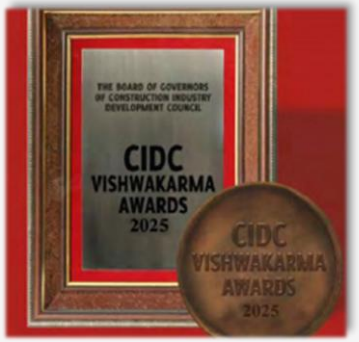
Pride of India Award 2025

Mr. Ashish Puravankara, MD
Puravankara Limited by Construction Week



Orient Grand- Luxury Real Estate Project of the Year

The Times Real Estate Conclave & Awards



CIDC Vishwakarma Awards 2025: Achievement Award

For social Development & Impact



Developer of the Year- 2026 :

VK Real Estate Awards

1 National Award

4 Industry Recognitions

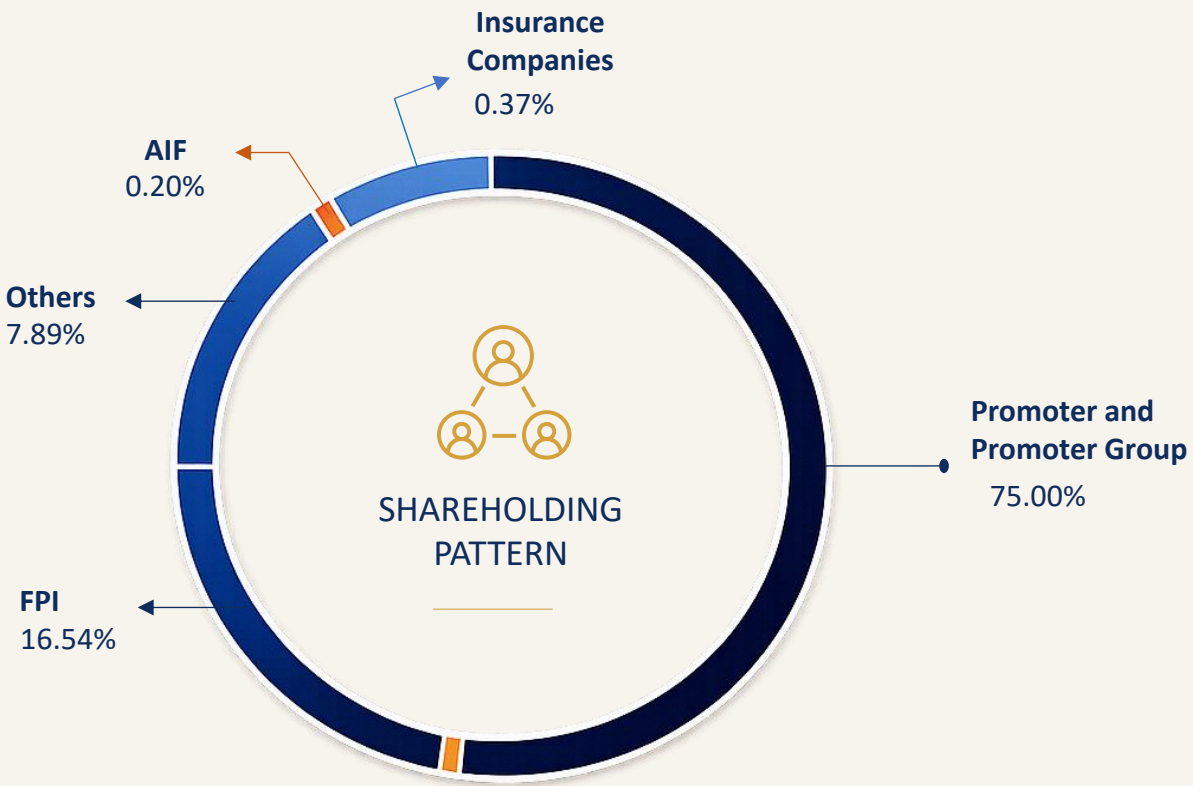
2 Design & Development

2 Social Development

Shareholding Pattern

AS AT SEPTEMBER 30, 2026

Diverse and credible investor base reflecting strong institutional trust.



Notes

Promoter Shares are unencumbered

KEY SHAREHOLDERS

FPIs holding more than 2%

- Atyant Capital
- Gothic Corporation
- Duke Endowment
- Vanguard
- BNP Paribas
- Morgan Stanley Asia
- Societe Generale-Odi

Insurance & Body Corporate

- Life Insurance Corporation

Alternate Investment Funds

- Nuvama
- Samarth Emerging Fund
- SVAN Velocity Fund

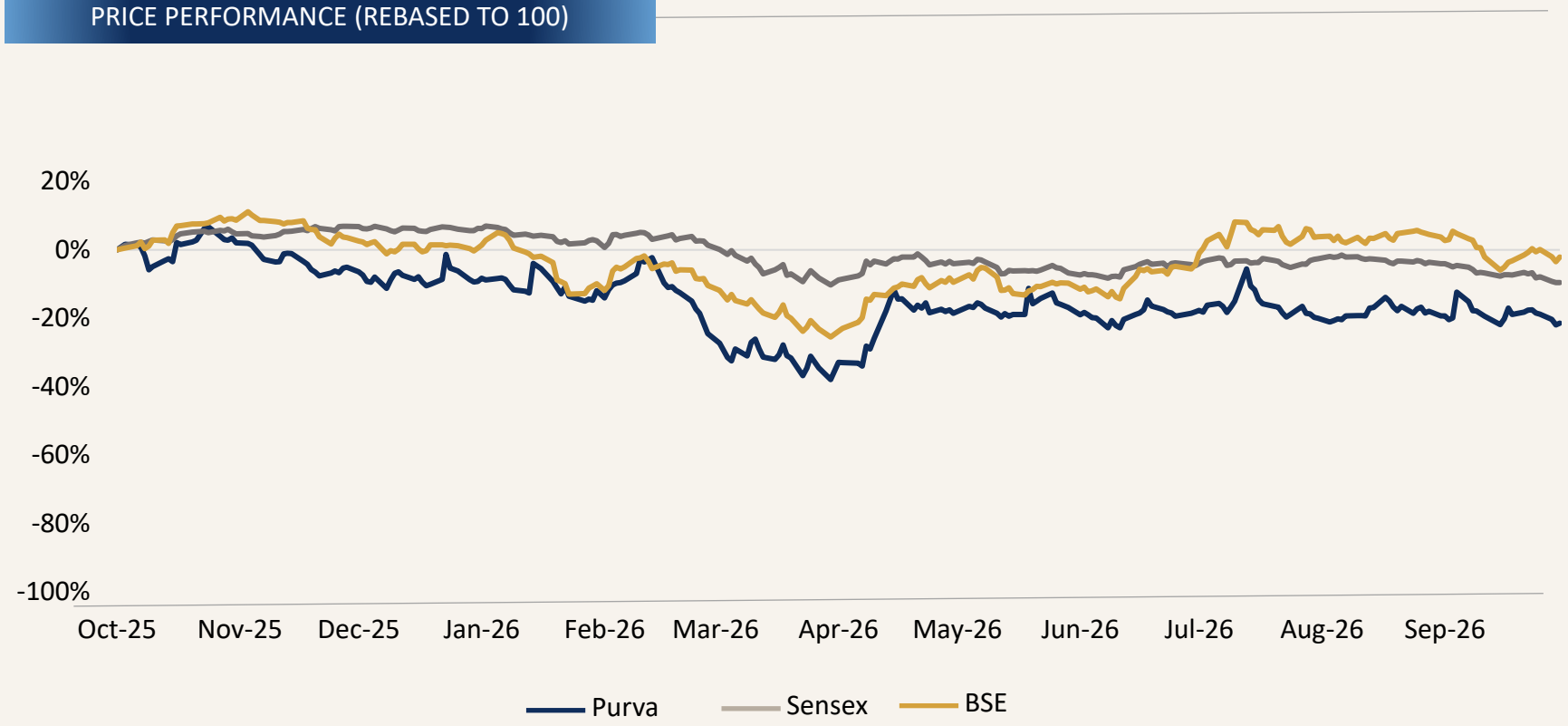
Mutual Funds

- Motilal Oswal
- Groww

Share Price Movement

RELATIVE PERFORMANCE OVER THE LAST 12 MONTHS

PRICE PERFORMANCE (REBASED TO 100)



	01-Oct-25	30-Sep-26
PURVA	263.25	206.85
SENSEX	80,173.24	72,529.07
BSE REALTY	6,771.64	6,629.46

Recently Completed Projects

Delivering quality spaces. Strengthening Communities



PROVIDENT WINWORTH

KOCHI

Saleable Area (Group Share)
0.54 msft



PURVA CLERMONT (Tower A)

MUMBAI

Saleable Area (Group Share)
0.14 msft

Ongoing Projects

Delivering quality spaces. Strengthening Communities



PROVIDENT DEANSGATE

BENGALURU

Saleable Area (Group Share)
0.60 msft



PURVA BLUBELLE

BENGALURU

Saleable Area (Group Share)
0.57 msft

Ongoing Projects

Delivering quality spaces. Strengthening Communities

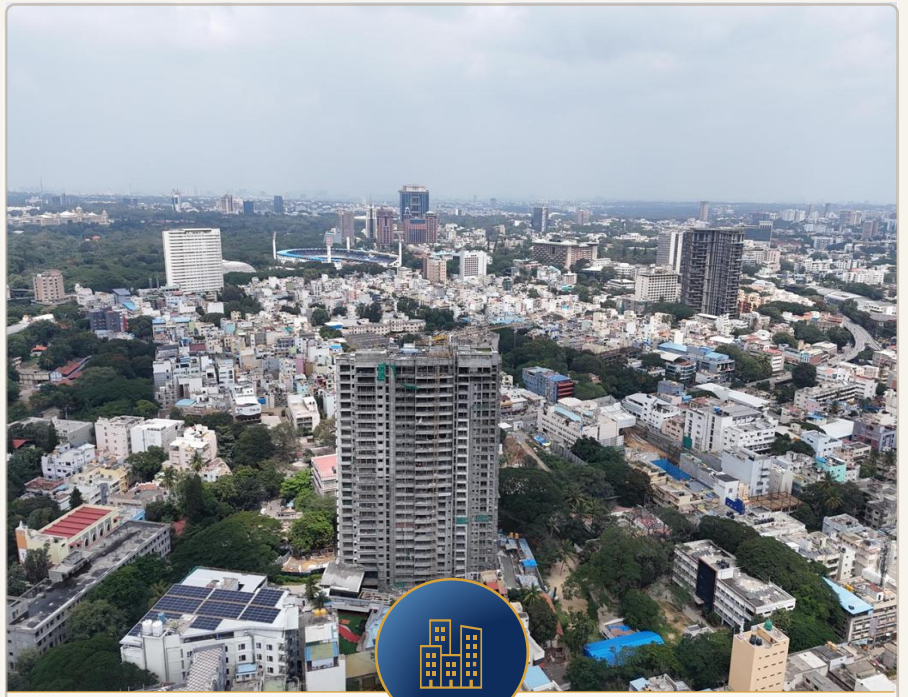
PURAVANKARA



PROVIDENT EQUINOX

BENGALURU

Saleable Area (Group Share)
1.95 msft



PURVA ORIENT GRAND

BENGALURU

Saleable Area (Group Share)
0.26 msft

Ongoing Projects

Delivering quality spaces. Strengthening Communities



PROVIDENT BOTANICO

BENGALURU

Saleable Area (Group Share)
1.52 msft



PURVA WINDERMERE

CHENNAI

Saleable Area (Group Share)
2.16 msft

Ongoing Projects

Delivering quality spaces. Strengthening Communities



PURVA MERAKI

BENGALURU

Saleable Area (Group Share)
0.12l msft



PROVIDENT ECOPOLITAN

BENGALURU

Saleable Area (Group Share)
1.30 msft

Ongoing Commercial Projects

Delivering quality spaces. Strengthening Communities

PURAVANKARA



PURVA AEROCITY

BENGALURU

Saleable Area (Group Share)
1.33 msft

Block B



Block D



Disclaimer

PURAVANKARA

This presentation has been prepared by Puravankara Limited ("Company") solely for providing information about the Company and its subsidiaries and joint ventures. The forward-looking statements appear in a number of places throughout this presentation and include statements regarding the intentions, beliefs or current expectations of our Company concerning, amongst other things, the expected results of operations, financial condition, liquidity, prospects, growth, strategies and dividend policy of our Company and the industry in which we operate. In addition, even if the result of operations, financial conditions, liquidity and dividend policy of our Company, and the development of the industry in which we operate, are consistent with the forward-looking statements contained in this presentation, those results or developments may not be indicative of results or developments in subsequent periods.

Forward-looking statements include statements as to our Company's business strategy, planned projects, (including, without limitation, any operating projections or forecasts), new business and other matters discussed in this presentation that are not historical facts. These forward-looking statements contained in this presentation (whether made by our Company or any third party), are predictions and involve known and unknown risks, uncertainties, assumptions and other factors that may cause the actual results, performance or achievements of our Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements or other projections.

THANK YOU

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investors@puravankara.com

