Ref: SEC/VDL/2026/022

November 07, 2026

BSE Limited
20th Floor, P.J. Towers
Dalal Street
Mumbai – 400001
Scrip Code: 544923

National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex, Bandra (E)
Mumbai – 400051
Scrip Symbol: VEEGALAND

Dear Sir/Madam,

Sub: Submission of Investor Presentation pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 read with Para A of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit Investor Presentation on Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2026.

The above disclosure is also being made available on the website of the Company at https://www.veegaland.com/investor-relations/

Kindly take the same on record.

Thank You,

For Veegaland Developers Limited

AKSHAY ANAND T S
Digitally signed by AKSHAY ANAND T S
Date: 2026.11.07 21:29:26 +05'30'

Akshay Anand T S
Company Secretary & Compliance Officer
Membership No: A70026

Veegaland Developers Limited
(*Formerly known as Veegaland Developers Private Limited*)
Registered Office:
XXXV/564, 4th Floor, K C F Tower, BMC Road,
Kakkanadu, Thrikkakara, Ernakulam – 682 021
Email ID: cs@veegaland.in
Phone: 0484 - 2584004
CIN: L45201KL2007PLC021107
www.veegaland.com

INVESTOR PRESENTATION

Q2 & H1 FY27 Results

Quarter ended 30th September 2026

Veegaland Developers Ltd

Formerly known as Veegaland Developers Private Limited



Corporate Profile

Part of broader V-Guard Group
Business legacy since 1977.

25 projects
10 completed · 12 ongoing · 3 upcoming

4 cities
Presence across Kerala

Great Place to Work
Certified as a great place to work

692	994	212
units delivered	units under construction	units upcoming



Geographical Presence



Diversified Presence

4

Major Cities

Name of City	Micro Markets	Features
Kozhikode	Chevayoor	NRI Driven Market, Expatriate Investments
Thrissur	Ayyanthole, Kuriachira	Residential Market, End User demand
Kochi	Kakkanad, Kaloor, Thripunithura, Edappally, Maradu	Tier I Investment Hub, Infra, IT, Commercial growth
Thiruvananthapuram	Adkkulam	IT & Govt Hub, Technopark, govt institutions

Veegaland HOMES

BIOPHILIC URBAN HOMES

Nature designed into city living

Veegaland’s signature concept blends nature with sustainable design across its projects.

Green spaces

Landscaped gardens, balcony and vertical greenery

Light and air

Natural light and maximum ventilation in every home

Resource saving

Porotherm bricks, rainwater harvesting, solar-powered common areas

Waste handling

Complete waste management with bio-bins and incinerators





Q2 FY27 AT A GLANCE

Strong growth across every key metric



PRE-SALES

₹174.34 Cr

▲ 37.56% YoY

PRE-SALES AREA

₹1.89 lakh sq ft

▲ 19.62% YoY

GROSS COLLECTIONS

₹125.22 Cr

▲ 88.22% YoY

REVENUE FROM OPS

₹106.34 Cr

▲ 28.66% YoY

EBITDA*

₹22.78 Cr

▲ 77.76% YoY

PAT

₹15.99 Cr

▲ 92.34% YoY

₹1086.79 Cr total order value

₹501.35 Cr unrecognised revenue

0.15x debt-equity (from 0.32x)

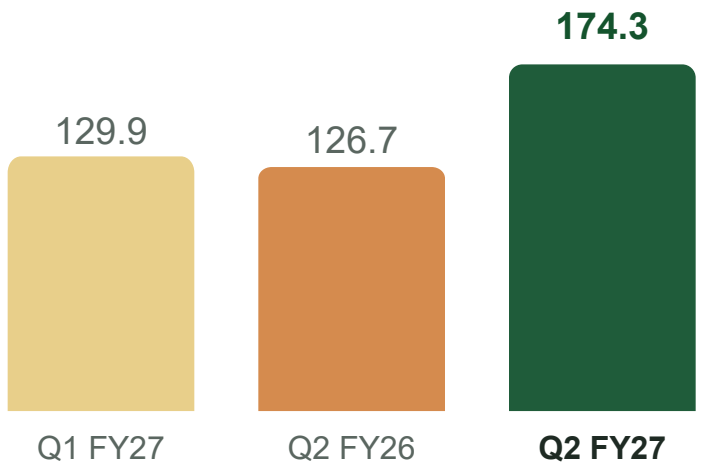
*EBITDA is calculated including Other Income

OPERATIONAL HIGHLIGHTS

Pre-sales momentum accelerates

Pre-sales value (₹ Cr)

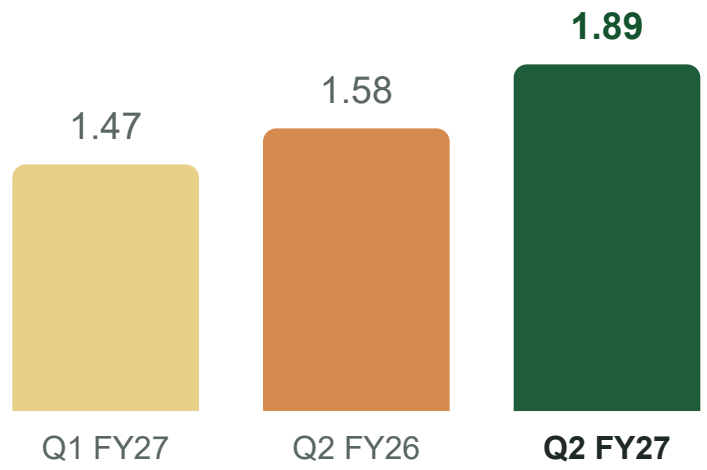
▲ 34.3% QoQ ▲ 37.6% YoY



Bookings value up 37.6% year on year

Pre-sales area (sq ft)

▲28.6% QoQ ▲ 19.6% YoY



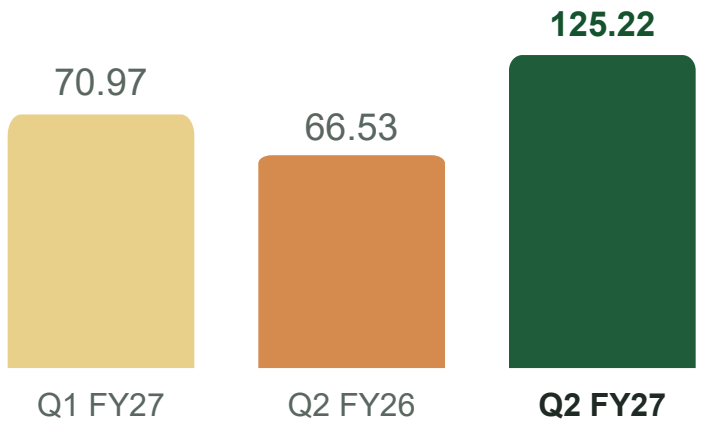
1.89 lakh sq ft booked in the quarter

OPERATIONAL HIGHLIGHTS

Collections and realisation

Gross collections (₹ Cr)

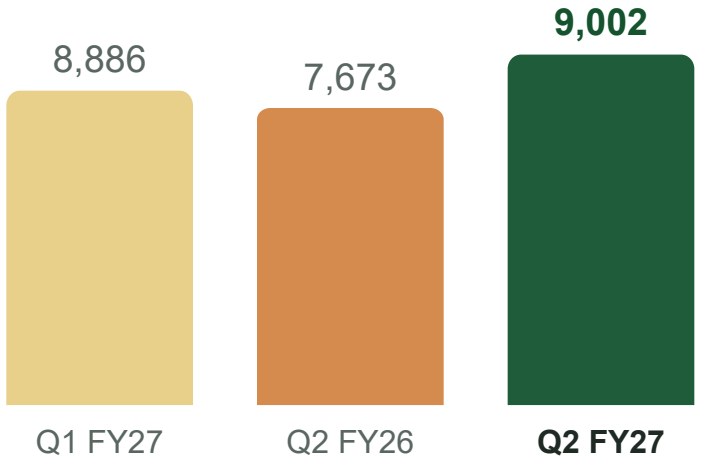
▲ 76.4% QoQ ▲ 88.2% YoY



Collections up 88.2% year on year

Average realisation (₹ per sq ft)*

▲ 1.3% QoQ ▲ 17.3% YoY



Realisation up 17.3% year on year

**Calculated based on agreements executed with Customers during the period.*

OPERATIONAL HIGHLIGHTS

Order book provides strong revenue visibility

₹1086.79 Cr

Total order value

Agreements executed with customers

₹501.35 Cr

Unrecognised revenue

Yet to be recognised in P&L

18.58 lakh

sq ft under development

Across 12 ongoing projects

Order book composition (₹ Cr)

Recognised to date ~₹585.44 Cr (54%) | **Unrecognised ₹501.35 Cr (46%)**

Unrecognised revenue will flow to the P&L over time as construction progresses (percentage-of-completion method).



Amora Performance

Launched in June 2026 · 68% pre-sold in four months



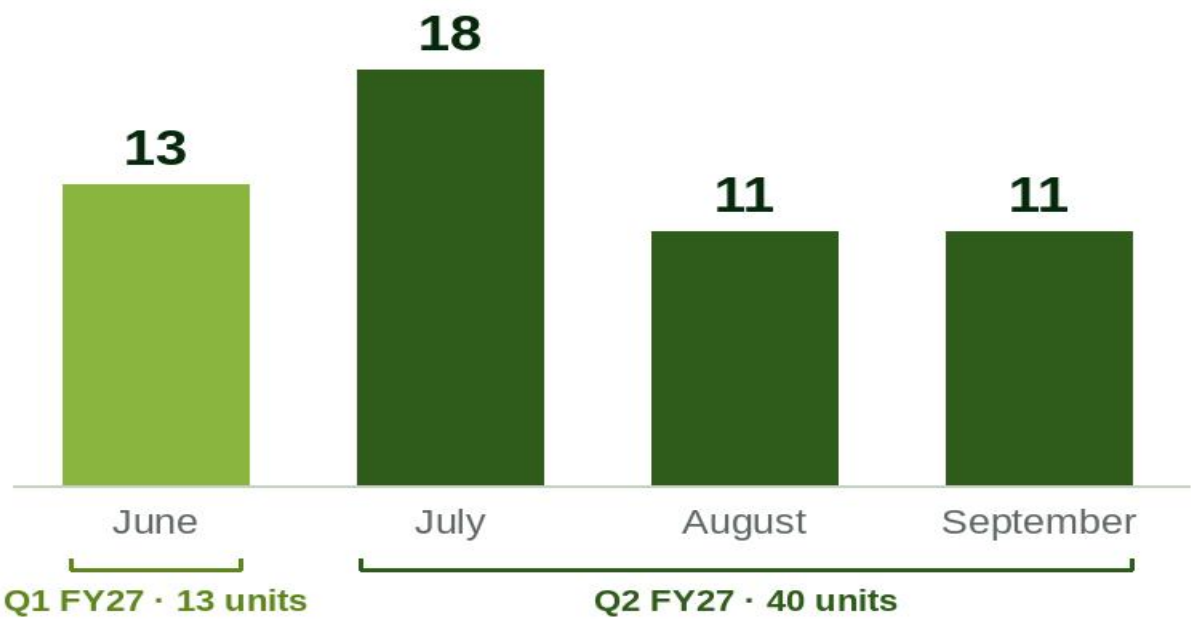


53 of 78 units

Project snapshot

Location	**Kochi**
Launched	**June 2026**
Total units	**78**
Saleable area	**1,61,053 sq ft**

Pre-sales per month (units)



Pre-sales: units booked by customers on payment of a booking advance, irrespective of execution of the sale agreement.

'Amora's strong start, about a third of H1 FY27 pre-sales, shows how new launches sustain our momentum'

GROWTH PIPELINE

Upcoming projects and land reserves

Upcoming projects · Kochi and Kozhikode

Project	Units	Saleable area (sq ft)
Sarovar	88	1,79,545
Fortune	72	1,79,288
East Fort	52	1,03,177
Total	212	4,62,010

DEVELOPABLE AREA (SQ FT)

4,62,010

ESTIMATED GDV (₹ CR)

₹450

Note: *Upcoming projects are projects for which land has been acquired and approvals are in progress.*

LAND RESERVES

6.46 acres

Q1 ACQUISITION

97 cents

Veegaland HOMES

FINANCIAL HIGHLIGHTS

Summary of financial performance

Q2 FY27

+28.66%
Revenue growth YoY

+77.76%
EBITDA* growth YoY

+550 bps
EBITDA margin expansion YoY

+92.34%
PAT growth YoY

H1 FY27

+45.51%
Revenue growth YoY

+96.10%
EBITDA* growth YoY

+500 bps
EBITDA margin expansion YoY

+123.08%
PAT growth YoY

₹ Crore	Q2 FY27	Q2 FY26	YoY	H1 FY27	H1 FY26	YoY
Revenue from operations	106.34	82.66	28.66%	180.66	124.16	45.51%
Gross profit	32.88	21.88	50.26%	53.87	34.05	58.23%
Gross margin	30.9%	26.4%	445 Bps	29.8%	27.4%	240 Bps
EBITDA*	22.78	12.82	77.76%	37.09	18.92	96.10%
EBITDA margin	20.9%	15.4%	550 Bps	20.1%	15.1%	500 Bps
Profit before tax	21.47	11.38	88.60%	34.45	15.67	119.82%
Profit after tax	15.99	8.31	92.34%	25.71	11.53	123.08%
PAT margin	14.7%	10.0%	470	14.2%	9.3%	490
EPS	4.46	2.88	54.86%	7.38	4.28	72.43%

*EBITDA is calculated including Other Income

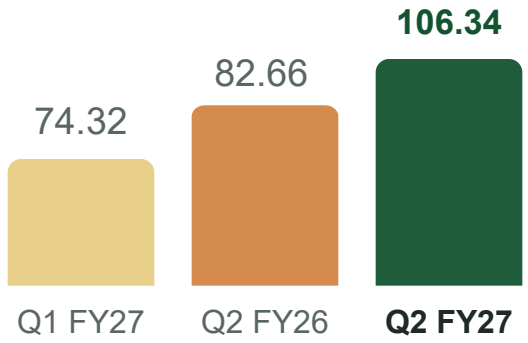
Veegaland HOMES

FINANCIAL HIGHLIGHTS

Revenue, profitability and balance sheet

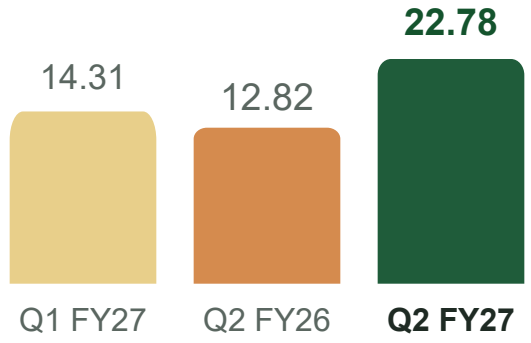
Revenue (₹ Cr)

▲ 43.08% QoQ ▲ 28.66% YoY



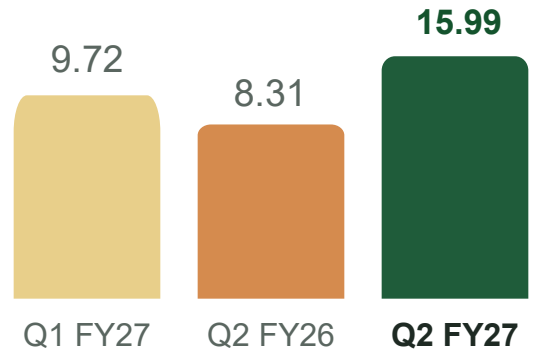
EBITDA* (₹ Cr) & margin

▲ 59.18% QoQ ▲ 77.76% YoY



PAT (₹ Cr)

▲ 64.43% QoQ ▲ 92.34% YoY



Debt-equity **0.15x**

Lower leverage · FY26: 0.32x

ROE (H1 FY27) **6.85%**

Not annualised

ROCE (H1 FY27) **6.66%**

Not annualised

*EBITDA is calculated including Other Income

ANNEXURE · PROJECT PORTFOLIO

25 projects: completed, ongoing and upcoming

Completed · 10 projects

Project	Units	Sq. ft.
Green Clouds	11	96,745
Petunia & Begonia	114	1,76,955
Kings Town	75	1,01,100
Bluebell	14	22,128
Kings Fort	108	1,61,928
Zinnia	32	56,885
Exotica	75	1,40,381
Thejus	86	1,42,406
Bliss	78	78,312
Springbell	99	1,28,169
Total	692	11,05,009

Ongoing · 12 projects

Project	Units	Sq. ft.
Lluvia Garden	163	3,23,700
Green Heights	141	2,77,907
Casabella	84	1,70,852
Green Capitol	88	1,51,778
Elanza	100	1,51,354
Maybell	84	1,48,860
Symphony	56	1,21,800
Serene	58	1,05,206
Flora	44	94,039
Queens Park	44	89,639
Green Fort	54	61,272
Amora	78	1,61,053
Total	994	18,57,460

Upcoming · 3 projects

Project	Units	Sq. ft.
Sarovar	88	1,79,545
Fortune	72	1,79,288
East Fort	52	1,03,177
Total	212	4,62,010

Contracted order book at 30 September 2026

₹1086.79 Cr

Upcoming: land acquired, approvals in progress

LEADERSHIP

Directors and KMPs



Kochouseph Thomas Chittilappilly

FOUNDER, VICE CHAIRMAN & WTD

Founder of V-Guard Industries and Wonderla Holidays; 48+ years of entrepreneurial leadership



George Joseph

CHAIRMAN & INDEPENDENT DIRECTOR

40+ years in banking; former Managing Chairman & Director, Syndicate Bank



Kurian Thomas

WHOLE TIME DIRECTOR

19+ years in sales, marketing and business development; leads brand and growth



Bijoy Ambattu Bahuleyan

WHOLE TIME DIRECTOR

30+ years in civil engineering; oversees project delivery and cost optimisation

LEADERSHIP

Directors and KMPs



Dr. Varriam Kandi Vijayakumar

INDEPENDENT DIRECTOR

Economist; 15+ years in financial services and investment strategy



Jayaraj Balakrishnan

NON-EXECUTIVE DIRECTOR

39+ years of experience, including 14+ years in real estate



Sarala Devi Mecheriparambil

INDEPENDENT DIRECTOR

37+ years in banking; formerly with Canara Bank



Varun S. Kumar

CHIEF FINANCIAL OFFICER

Chartered Accountant; 9+ years in accountancy and finance



Akshay Anand

COMPANY SECRETARY & COMPLIANCE OFFICER

3+ years in secretarial compliance

Profit & Loss Statement

Particulars (INR Cr)	Q2 FY27	Q2 FY26	YoY	H1 FY27	H1 FY26	YoY
Revenue from Operations	106.34	82.66	28.66%	180.66	124.16	45.51%
Total Income	108.77	83.13	30.84%	184.39	125.14	47.35%
Operating Expenses	85.99	70.32	22.28%	147.30	106.22	38.67%
EBITDA*	22.78	12.82	77.76%	37.09	18.92	96.10%
EBITDA (%)	20.9%	15.4%	550 Bps	20.1%	15.1%	500 Bps
PAT	15.99	8.31	92.34%	25.71	11.53	123.08%
PAT (%)	14.7%	10.0%	470 Bps	14.2%	9.3%	490 Bps

***EBITDA is calculated including Other Income**

Veegaland HOMES

Balance Sheet

Rs Crores Total Equity & Liabilities	30 Sept-26	31 Mar-26
Shareholders Funds	484.3	266.9
Share Capital	48.8	33.8
Other Equity	435.5	233.2
Non Current Liabilities	38.5	32.4
Long Term Borrowing	34.2	27.2
other financial liabilities	1.0	1.5
Deferred Tax Liabitities(net)	-	0.4
Other Non current Liabilities	0.1	0.1
LT Provisions	3.1	3.3
Current Liabilities	186.4	184.5
Short term Borrowings	36.3	58.4
Trade Payables	17.7	7.2
Other Financial Liabilities	7.8	9.2
Other Current Liabilities	123.9	109.0
Short term Provisions	0.1	0.1
Current Tax Liability (Net)	0.7	0.6
Total Equity & Liabilities	709.2	483.8

Rs Crores Assets Rs Crores	30 Sept-26	31 Mar-26
Non Current Assets	128.8	70.9
Property, plant & Equipment	22.7	22.6
Intangible Assets	0.1	0.1
Intangible assets under development	0.4	0.3
other non current financial assets	97.6	44.6
Long term Loans & Advances	-	-
Deffered Tax Assets (Net)	4.7	-
Other Non Currrent Assets	3.3	3.4
Current Assets	580.5	413.0
Current Investment		
Inventories	273.8	288.0
Trade Receivables	42.6	45.1
Cash & Cash Equivalents	92.3	20.5
Bank Balance other than Cash	92.3	12.7
Short term Loans & Advances	-	-
Other Current Financial Assets	59.6	31.0
Other Current Assets	19.8	15.6
Total Assets	709.2	483.8

Veegaland HOMES

Cashflow Statement

Particulars (Rs. Crs)	30 Sep-26	30 Sep-25
Net Profit Before Tax	34.5	15.7
Adjustments for: Non Cash Items / Other Investment or Financial Items	0.0	2.7
Operating profit before working capital changes	34.4	18.4
Changes in working capital	28.9	-27.8
Cash generated from/(used in) operations	63.3	-9.4
Direct taxes paid (net of refund)	-7.6	-8.9
Net Cash from Operating Activities	55.8	-18.2
Net Cash from Investing Activities	-152.3	-20.2
Net Cash from Financing Activities	168.4	44.2
Net Increase/Decrease in Cash and Cash equivalents	71.8	5.7
Add: Cash & Cash equivalents at the beginning of the period	20.5	36.7
Cash & Cash equivalents at the end of the period	92.4	42.4

NOTES

Definitions and disclaimer

Pre-sales	Units booked by customers by remitting a booking advance while the project is ongoing, irrespective of the status of execution of sale agreements.
Order value	Aggregate value of units for which agreements have been executed with customers.
Unrecognised revenue	Order value to the extent revenue is yet to be recognised in the Statement of Profit and Loss as per the accounting policy.
Revenue recognition	Revenue from sale of residential units under construction is recognised over time from execution of the agreement, using the percentage-of-completion method (actual project cost incurred, including land and finance costs, to total estimated project cost).

Disclaimer: This presentation may contain forward-looking statements based on current expectations, which are subject to risks and uncertainties. Actual results may differ materially. Figures are unaudited unless stated otherwise. [Insert company-approved safe-harbour statement.]

Veegaland HOMES

Thank you

INVESTOR RELATIONS

investorrelations@veegaland.in

Veegaland Developers Ltd

(Formerly known as Veegaland Developers Private Limited)

INVESTOR RELATIONS

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91521 43922

DISCLAIMER This presentation has been prepared by Veegaland Developers Limited ("Company") solely for providing information about the Company. It contains certain forward looking statements concerning the Company's future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The Company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the Company.

