



February 6, 2025

To

<b>The General Manager</b> <b>Dept. of Corporate Services</b> <b>National Stock Exchange of India Limited</b> <b>Bandra Kurla Complex</b> <b>Bandra (E)</b> <b>Mumbai-400051</b> <b>Scrip Code: PRESTIGE</b>	<b>The Manager</b> <b>Dept of Corporate Services</b> <b>BSE Limited</b> <b>Regd. Office: Floor 25, P J Towers</b> <b>Dalal Street</b> <b>Mumbai - 400 001</b> <b>Scrip Code: 533274</b>
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Dear Sir/Madam

**Sub: Integrated Filing (Financials) for the quarter and nine months ended December 31, 2024**

In compliance with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated 31st December 2024, please find enclosed herewith the Integrated Filing (Financial) for the Quarter and nine months ended December 31, 2024.

This above information is also available on Company's website at [www.prestigeconstructions.com](http://www.prestigeconstructions.com)

We request you to please take the above on record.

Thanking You,

Yours sincerely  
For **Prestige Estates Projects Limited**

**Manoj Krishna J V**  
**Company Secretary & Compliance Officer**

Encl: a/a.

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
Prestige Estates Projects Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Prestige Estates Projects Limited (the "Company") which includes 29 partnership entities for the quarter and nine months ended December 31, 2024 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and based on the consideration of the review reports of other auditors of the partnership entities referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. **Emphasis of Matter**

We draw attention to Note 4 to the Statement, regarding certain pending claims (including gross receivables of Rs. 923 million) of the Company from a land owner, against whom winding up petitions have been ordered by the Hon'ble High Court of Karnataka. Pending the ultimate outcome of the aforesaid legal proceedings, no further adjustments have been made to the financial results in this regard. Our conclusion is not modified in respect of this matter.



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

## **6. Other Matter**

The accompanying Statement includes Company's share of net profit after tax of Rs. 222 million and Rs. 1,121 million for the quarter ended December 31, 2024 and nine months ended December 31, 2024 respectively as considered in the Statement, in respect of 29 partnership entities, whose interim financial results and other financial information which have been reviewed by their respective auditors. The reports of such other auditors on interim financial results and other financial information of these partnership entities have been furnished to us, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the reports of such other auditors. Our conclusion on the Statement is not modified in respect of the above matter.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain  
Partner  
Membership No.: 213157



UDIN: 25213157BMNZDG5415

Place: Bengaluru, India

Date: January 30, 2025



**Statement of unaudited Standalone Financial Results for the quarter and nine months ended 31 December 2024**

(Rs. In Million)

SI No	Particulars	Quarter ended			Nine months ended		Year ended
		31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	<b>Income</b>						
	Revenue from operations	7,100	11,783	5,787	22,854	20,734	26,512
	Other income	1,141	790	308	2,647	1,646	2,547
	<b>Total income</b>	<b>8,241</b>	<b>12,573</b>	<b>6,095</b>	<b>25,501</b>	<b>22,380</b>	<b>29,059</b>
2	<b>Expenses</b>						
	(Increase)/ decrease in inventory	(3,902)	1,999	(1,303)	(7,989)	(635)	(5,059)
	Contractor cost	1,726	2,566	2,700	6,329	6,201	8,754
	Purchase of completed units	430	175	-	605	-	72
	Purchase of materials	669	421	548	1,511	1,593	2,208
	Land cost	4,127	1,841	159	9,272	1,664	3,741
	Employee benefits expense	882	964	876	2,886	2,382	3,489
	Finance costs	1,390	1,457	1,007	4,201	2,946	4,513
	Depreciation and amortisation expense	1,075	1,075	994	3,193	2,878	4,001
	Other expenses	1,457	1,997	1,006	4,922	3,445	5,108
	<b>Total expenses</b>	<b>7,854</b>	<b>12,495</b>	<b>5,987</b>	<b>24,930</b>	<b>20,474</b>	<b>26,827</b>
3	<b>Profit before exceptional items (1-2)</b>	<b>387</b>	<b>78</b>	<b>108</b>	<b>571</b>	<b>1,906</b>	<b>2,232</b>
4	Exceptional items (Refer Note 7)	1,104	-	-	1,104	-	-
5	<b>Profit before tax (3+4)</b>	<b>1,491</b>	<b>78</b>	<b>108</b>	<b>1,675</b>	<b>1,906</b>	<b>2,232</b>
6	<b>Tax expense</b>						
	Current tax	415	101	-	516	-	(1)
	Deferred tax	(241)	(207)	(3)	(534)	115	(225)
	<b>Total tax expenses</b>	<b>174</b>	<b>(106)</b>	<b>(3)</b>	<b>(18)</b>	<b>115</b>	<b>(226)</b>
7	<b>Net profit for the period/ year (5-6)</b>	<b>1,317</b>	<b>184</b>	<b>111</b>	<b>1,693</b>	<b>1,791</b>	<b>2,458</b>
8	<b>Other comprehensive income</b>						
	Items that will not be recycled to profit or loss						
	Remeasurements of the defined benefit liabilities	-	-	(5)	-	(10)	(4)
	Tax impact	-	-	2	-	3	1
9	<b>Total comprehensive income for the period/ year [Comprising Net profit for the period / year and Other comprehensive income (after tax)] (7+8)</b>	<b>1,317</b>	<b>184</b>	<b>108</b>	<b>1,693</b>	<b>1,784</b>	<b>2,455</b>
10	Paid-up equity share capital (Face Value of Rs.10/- per share)	4,307	4,307	4,009	4,307	4,009	4,009
11	<b>Earnings Per Share*(Face Value of Rs.10/- per share)</b>						
	a) Basic	3.06	0.45	0.28	4.09	4.47	6.13
	b) Diluted	3.06	0.45	0.28	4.09	4.47	6.13
12	<b>Ratios and Other Disclosure* (Refer Note 5)</b>						
	a) Debt	32,508	32,793	32,104	32,508	32,104	37,543
	b) Net worth	1,18,408	1,17,104	67,675	1,18,408	67,675	68,347
	c) Reserves excluding revaluation reserve	1,14,101	1,12,797	63,666	1,14,101	63,666	64,338
	d) Debenture redemption reserve	-	934	687	-	687	769
	e) Debt equity ratio	0.27	0.28	0.47	0.27	0.47	0.55
	f) Debt service coverage ratio	0.17	0.29	0.57	0.26	0.67	0.68
	g) Interest service coverage ratio	1.28	1.05	1.11	1.14	1.65	1.49
	h) Capital redemption reserve	-	-	-	-	-	-
	i) Current ratio	1.36	1.43	1.09	1.36	1.09	1.03
	j) Long term debt to working capital	0.07	0.19	1.18	0.07	1.18	2.69
	k) Bad debts to accounts receivable ratio	-	-	0.00	0.00	0.00	0.00
	l) Current liability ratio	0.85	0.85	0.85	0.85	0.85	0.84
	m) Total debt to total assets	0.13	0.13	0.18	0.13	0.18	0.19
	n) Debtors turnover	1.74	3.15	1.86	5.90	5.70	7.33
	o) Inventory turnover	0.11	0.19	0.11	0.37	0.39	0.47
	p) Operating margin %	24.10%	15.45%	31.12%	23.27%	29.34%	30.93%
	q) Net profit margin %	18.55%	1.56%	1.92%	7.41%	8.64%	9.27%
	<b>See accompanying notes to financial results</b>						

\* Not annualised for the quarter and period.

**Notes to financial results**

1 The above unaudited financial results of Prestige Estates Projects Limited (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30 January 2025. The statutory auditors have carried out limited review of the above results.

2 These unaudited financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.





Statement of unaudited Standalone Financial Results for the quarter and nine months ended 31 December 2024

3 Segment information

The Chief Operating Decision Maker reviews the operations of the Company as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in these financial results. The Company is domiciled in India. The Company's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Company are located in India.

4 The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferrable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

5 Formulas used for computation of ratios and other disclosures:


- Debt represents borrowings (current and non current) outstanding as at reporting date.
- Networth or Equity represents paid up equity share capital plus other equity.
- Debt Equity ratio: Debt/ Equity.
- Debt service coverage ratio: Net profit before interest and tax (EBIT) / [Interest + Principal repayments during the year/ period]. Interest represents interest charged.
- Interest service coverage ratio: EBIT/ Interest charged.
- Current ratio: Current assets/ Current liabilities.
- Long term debt to working capital: Non current borrowings / (Current assets less current liabilities).
- Bad debts to accounts receivable ratio: Bad debts/ Average trade receivables.
- Current liability ratio: Total current liabilities/ Total liabilities.
- Total debts to total assets: Total debt / Total assets (Non current assets and current assets).
- Debtors turnover: Revenue from operations / Average trade receivables.
- Inventory turnover: Revenue from operations / Average inventories.
- Operating margin: (Net profit before interest, tax, depreciation and amortisation (EBITDA) - Other Income) / Revenue from operations.
- Net profit margin: Net profit after tax (including exceptional items) / Revenue from operations.
- During the year ended 31 March 2022, the Company had issued listed non-convertible debentures (NCDs) (a) 2,400 Series A Debentures and (b) 2,600 Series B Debentures, of Rs. 1 Million each aggregating Rs. 5,000 Million. These NCDs were redeemed during the quarter ended 31 December 2024.

6 During the quarter ended 31 December 2024, the Company has acquired additional stake in subsidiaries (i.e. K2K Infrastructure (India) Private Limited, Prestige Garden Estates Private Limited, Apex Realty Management Private Limited and Prestige Acres Private Limited), thereby these subsidiaries have become wholly owned subsidiaries. Further the Company has increased its stake in Prestige Projects Private Limited (subsidiary) to 76%.

7 During the quarter ended 31 December 2024, the Company has entered into a Business Transfer Agreement ("BTA") with Prestige Hospitality Ventures Limited, a wholly owned subsidiary for transferring certain business undertaking for a consideration of Rs. 3,130 Million, the gain arising on the transfer of such business undertaking amounting to Rs. 1,104 Million has been disclosed as an exceptional item.

8 During the period, the Company has issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares have been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 31 December 2024, Rs.40,505 Million (including interest earned amounting to Rs. 353 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 9,848 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 9,808 million.

For and on behalf of Board of Directors of  
Prestige Estates Projects Limited

  
Irfan Razack  
Chairman and Managing Director



Place: Bengaluru  
Date: 30 January 2025

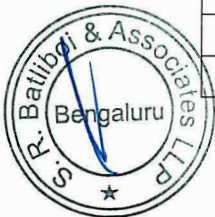
**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
Prestige Estates Projects Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Prestige Estates Projects Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its associates and joint ventures for the quarter and nine months ended December 31, 2024 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

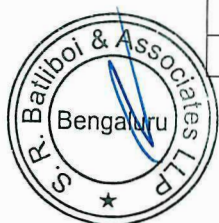
Sl. No.	Name of the entities
<b>A</b>	<b>Parent Company</b>
1	Prestige Estates Projects Limited
<b>B</b>	<b>Subsidiaries</b>
1	Ace Realty Ventures
2	Albert Properties
3	Apex Realty Management Private Limited
4	Apex Realty Ventures LLP



# S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Sl. No.	Name of the entities
5	Prestige Mulund Realty Private Limited
6	Avyakth Cold Storages Private Limited
7	Dollars Hotel & Resorts Private Limited
8	Eden Investments & Estates
9	ICBI (India) Private Limited
10	K2K Infrastructure (India) Private Limited
11	Kochi Cyber Greens Private Limited
12	Morph
13	Northland Holding Company Private Limited
14	Prestige AAA Investments
15	Prestige Acres Private Limited
16	Prestige Alta Vista Holdings
17	Prestige Bidadi Holdings Private Limited
18	Prestige Builders and Developers Private Limited
19	Prestige Century Megacity
20	Prestige Century Landmark
21	Prestige Construction Ventures Private Limited
22	Prestige Devenahalli Developers LLP
23	Prestige Exora Business Parks Limited
24	Prestige Falcon Business Parks
25	Prestige Falcon Malls Private Limited
26	Prestige Falcon Mumbai Realty Private Limited
27	Prestige Falcon Realty Ventures Private Limited
28	Prestige Garden Estates Private Limited
29	Prestige Garden Resorts Private Limited
30	Prestige Habitat Ventures
31	Prestige Warehousing And Cold Storage Services Private Limited
32	Prestige Hospitality Ventures Limited
33	Prestige Kammanahalli Investments
34	Prestige Leisure Resorts Private Limited
35	Prestige Mall Management Private Limited
36	Prestige Nottinghill Investments
37	Prestige Office Ventures
38	Prestige OMR Ventures LLP
39	Prestige Ozone Properties
40	Prestige Pallavaram Ventures
41	Prestige Projects Private Limited
42	Prestige Property Management & Services
43	Prestige Retail Ventures Limited
44	Prestige Southcity Holdings
45	Prestige Sterling Infraprojects Private Limited
46	Prestige Sunrise Investments



# S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

Sl. No.	Name of the entities
47	Prestige Valley View Estates LLP
48	Prestige Whitefield Developers
49	Prestige Whitefield Investment and Developers LLP
50	PSN Property Management and Services
51	Sai Chakra Hotels Private Limited
52	Shipco Infrastructure Private Limited
53	Silver Oak Projects
54	Southeast Realty Ventures
55	The QS Company
56	Village-De-Nandi Private Limited
57	Villaland Developers LLP
58	West Palm Developments LLP
59	Prestige Estates Projects Corp (until August 2, 2024)
60	Prestige (BKC) Realtors Private Limited
61	Turf Estate Joint Venture LLP
62	Evergreen Industrial Estate
63	Prestige Lonavala Estates Private Limited
64	Prestige Realty Ventures
65	Maheshwaram Land Holdings (w.e.f. August 7, 2024)
<b>C</b>	<b>Joint ventures</b>
1	Bamboo Hotels and Global Centre (Delhi) Private Limited
2	Worli Urban Development Project LLP
3	Pandora Projects Private Limited
4	Prestige MRG Eco Ventures
5	Thomsun Realtors Private Limited
6	Dashanya Tech Parkz Private Limited
7	Prestige Beta Projects Private Limited
8	Prestige Vaishnaoi Realty Ventures
9	Prestige Vaishnaoi Projects
10	Techzone Technologies Private Limited
<b>D</b>	<b>Associates</b>
1	WSI Falcon Infra Projects Private Limited (w.e.f. December 30, 2024)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.





## **6. Emphasis of Matter**

We draw attention to Note 4 to the Statement, regarding certain pending claims (including gross receivables of Rs. 923 million) of the Holding Company from a land owner, against whom winding up petitions have been ordered by the Hon'ble High Court of Karnataka. Pending the ultimate outcome of the aforesaid legal proceedings, no further adjustments have been made to the accompanying financial results in this regard. Our conclusion is not modified in respect of this matter.

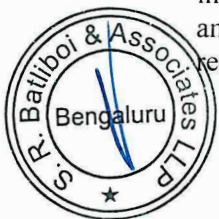
## **7. Other Matters**

- a) The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
- 59 subsidiaries, whose unaudited interim financial results include total revenues of Rs 10,026 million and Rs 34,999 million, total net profit/(loss) after tax of Rs. (329) million and Rs. 3,071 million, total comprehensive income of Rs. (329) million and Rs. 3,071 million for the quarter ended December 31, 2024 and the nine months ended on that date respectively, as considered in the Statement which have been reviewed by their respective independent auditors.
  - 8 joint ventures, whose unaudited interim financial results include Group's share of net profit/(loss) of Rs. (74) million and Rs. (277) million and Group's share of total comprehensive income of Rs. (74) million and Rs. (277) million for the quarter ended December 31, 2024 and for the nine months ended on that date respectively, as considered in the Statement whose interim financial results and other financial information have been reviewed by their respective independent auditors.

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

- b) The accompanying Statement includes unaudited interim financial results /statements and other unaudited financial information in respect of:
- 1 subsidiary, whose interim financial results and other financial information reflect total revenues of Rs Nil and Rs Nil, total net profit/(loss) after tax of Rs. Nil and Rs. Nil, total comprehensive income of Rs. Nil and Rs. Nil for the quarter ended December 31, 2024 and the nine months ended on that date respectively.
  - 1 associate, whose interim financial results includes the Group's share of net profit/(loss) of Rs. Nil and Rs Nil and Group's share of total comprehensive income of Rs. Nil and Rs. Nil for the quarter ended December 31, 2024 and for the nine months ended on that date respectively.

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



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

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

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

per Sudhir Kumar Jain

Partner

Membership No.: 213157



UDIN: 25213157BMNZDH5993

Place: Bengaluru, India

Date: January 30, 2025

Statement of Consolidated unaudited Financial Results for the quarter and nine months ended 31 December 2024

(Rs. In Million)

Sl No	Particulars	Quarter ended			Nine months ended		Year ended
		31 Dec 2024	30 Sep 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023	31 Mar 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	<b>Income</b>						
	Revenue from operations	16,545	23,044	17,958	58,210	57,131	78,771
	Other income	434	1,194	1,747	3,252	14,797	15,482
	<b>Total income</b>	<b>16,979</b>	<b>24,238</b>	<b>19,705</b>	<b>61,462</b>	<b>71,928</b>	<b>94,253</b>
2	<b>Expenses</b>						
	(Increase)/ decrease in inventory	(15,518)	(7,072)	(17,304)	(36,307)	(34,654)	(57,360)
	Contractor cost	10,421	8,861	9,825	27,079	22,023	32,283
	Purchase of materials	2,054	1,706	1,831	4,994	5,029	7,015
	Purchase of completed units	883	175	-	1,058	-	72
	Land cost	4,505	5,123	10,860	17,332	28,915	44,985
	Employee benefits expense	1,863	2,042	1,916	5,995	5,330	7,467
	Finance costs	3,451	3,565	2,932	10,477	7,953	12,191
	Depreciation and amortisation expense	2,047	2,004	1,797	5,956	5,193	7,165
	Other expenses	6,436	5,896	5,315	17,882	13,781	19,325
	<b>Total expenses</b>	<b>16,142</b>	<b>22,300</b>	<b>17,172</b>	<b>54,466</b>	<b>53,570</b>	<b>73,143</b>
3	<b>Profit before exceptional items (1-2)</b>	<b>837</b>	<b>1,938</b>	<b>2,533</b>	<b>6,996</b>	<b>18,358</b>	<b>21,110</b>
4	Exceptional items	-	-	-	-	-	-
5	<b>Profit before Share of profit from joint ventures and associate (3+4)</b>	<b>837</b>	<b>1,938</b>	<b>2,533</b>	<b>6,996</b>	<b>18,358</b>	<b>21,110</b>
6	Share of profit / (loss) from joint ventures and associate (net of tax)	(70)	(111)	(163)	(309)	(280)	113
7	<b>Profit before tax (5+6)</b>	<b>767</b>	<b>1,827</b>	<b>2,370</b>	<b>6,687</b>	<b>18,078</b>	<b>21,223</b>
8	<b>Tax expense</b>						
	Current tax	856	543	613	2,518	2,201	3,108
	Deferred tax (Refer Note 8)	(411)	(1,062)	110	(1,569)	1,949	1,828
	<b>Total tax expense</b>	<b>445</b>	<b>(519)</b>	<b>723</b>	<b>949</b>	<b>4,150</b>	<b>4,936</b>
9	<b>Net profit for the period/ year (7-8)</b>	<b>322</b>	<b>2,346</b>	<b>1,647</b>	<b>5,738</b>	<b>13,928</b>	<b>16,287</b>
10	<b>Other comprehensive income</b>						
	Items that will not be reclassified to profit or loss						
	Remeasurement of the defined benefit liabilities	-	-	(5)	-	(10)	(7)
	Tax impact	-	-	2	-	3	2
11	<b>Total comprehensive income for the period/ year [Comprising Net profit for the period / year and Other comprehensive income (after tax)] (9+10)</b>	<b>322</b>	<b>2,346</b>	<b>1,644</b>	<b>5,738</b>	<b>13,921</b>	<b>16,282</b>
12	<b>Profit for the period/year attributable to:</b>						
	Shareholders of the Company	177	1,922	1,163	4,425	12,341	13,741
	Non controlling interests	145	424	484	1,313	1,587	2,546
13	<b>Other comprehensive income for the period/ year attributable to:</b>						
	Shareholders of the Company	-	-	(3)	-	(7)	(5)
	Non controlling interests	-	-	-	-	-	-
14	<b>Total comprehensive income for the period/ year attributable to:</b>						
	Shareholders of the Company	177	1,922	1,160	4,425	12,334	13,736
	Non controlling interests	145	424	484	1,313	1,587	2,546
15	<b>Paid-up equity share capital (Face Value of Rs.10/- per Share)</b>	<b>4,307</b>	<b>4,307</b>	<b>4,009</b>	<b>4,307</b>	<b>4,009</b>	<b>4,009</b>
16	<b>Earnings Per Share* (Face Value of Rs.10/- per Share)</b>						
	a) Basic	0.41	4.70	2.90	10.70	30.78	34.28
	b) Diluted	0.41	4.70	2.90	10.70	30.78	34.28
17	<b>Ratios and Other Disclosure* (Refer Note 6)</b>						
	a) Debt	1,03,010	1,01,693	99,213	1,03,010	99,213	1,14,623
	b) Net worth	1,56,655	1,65,520	1,11,486	1,56,655	1,11,486	1,12,888
	c) Reserves excluding revaluation reserve	1,52,348	1,61,213	1,07,477	1,52,348	1,07,477	1,08,879
	d) Debenture redemption reserve (DRR)	94	1,198	687	94	687	1,115
	e) Debt equity ratio	0.66	0.61	0.89	0.66	0.89	1.02
	f) Debt service coverage ratio	0.22	0.24	0.76	0.32	1.36	0.78
	g) Interest service coverage ratio	1.21	1.48	1.75	1.61	3.10	2.58
	h) Capital redemption reserve (CRR)	-	-	-	-	-	-
	i) Current ratio	1.27	1.33	1.14	1.27	1.14	1.19
	j) Long term debt to working capital	0.48	0.50	1.22	0.48	1.22	0.89
	k) Bad debts to accounts receivable ratio	0.00	0.00	0.00	0.00	0.00	0.00
	l) Current liability ratio	0.81	0.80	0.81	0.81	0.81	0.80
	m) Total debt to total assets	0.19	0.19	0.22	0.19	0.22	0.24
	n) Debtors turnover	1.38	2.03	1.53	4.64	4.25	6.15
	o) Inventory turnover	0.06	0.09	0.09	0.22	0.32	0.41
	p) Operating margin %	35.67%	27.40%	30.71%	34.66%	29.24%	31.72%
	q) Net profit margin %	1.95%	10.18%	9.17%	9.86%	24.38%	20.68%

See accompanying notes to financial results

\* Not annualised for the quarter and period.





**Statement of Consolidated unaudited Financial Results for the quarter and nine months ended 31 December 2024**

**Notes to financial results**

- The above unaudited financial results of Prestige Estates Projects Limited (the "Company" or the "Holding Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its joint ventures and an associate has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30 January 2025. The statutory auditors have carried out limited review of the above results.
- These unaudited financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations.

**3 Segment information**

The Chief Operating Decision Maker reviews the operations of the Group as a real estate development and related activity, which is considered to be the only reportable segment by the Management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to the single reportable segment, other than those already provided in these financial results. The Group is domiciled in India. The Group's revenue from operations from external customers relate to real estate development in India and the non-current assets of the Group are located in India.

- The Company had entered into a registered Joint Development Agreement (JDA) with a certain land owner (the "Land Owner Company") to develop a real estate project ("the Project"). Under the said JDA, the Company acquired development rights over a certain parcel of land of the Land Owner Company and in exchange was required to provide the Land Owner Company a share in the Project (the "Land Owner Company's share"). The Company had incurred Transferrable Development Rights (TDR's) which are recoverable from the Land Owner Company. The Company has certain pending claims (including gross receivables of Rs. 923 Million including towards TDRs) from the Land Owner Company.

Considering the rights of the Company under the JDA, the status of development achieved so far in the Project; the Escrow arrangement with the Company, Land Owner Company and the Lender of the Land Owner Company (to whom the Land Owner Company's share of developed units have been mortgaged), which provides for manner of recovery of TDR dues; the fact that the handing over formalities of the underlying units are yet to be completed, the Company expects to recover the above gross dues towards TDR's.

The Land Owner Company has been ordered to be wound up by the Hon'ble High Court of Karnataka during the year ended 31 March 2017, which is pending adjudication. Pending ultimate outcome of the aforesaid legal proceedings, the management is of the view that no further adjustments are required in the financial results.

- The figures of standalone financial results are as follow:

Particulars	(Rs. In Million)					
	Quarter ended			Nine months ended		Year ended
	31 Dec 2024 (Unaudited)	30 Sept 2024 (Unaudited)	31 Dec 2023 (Unaudited)	31 Dec 2024 (Unaudited)	31 Dec 2023 (Unaudited)	31 Mar 2024 (Audited)
Revenue from operations	7,100	11,783	5,787	22,854	20,734	26,512
Profit before tax	1,491	78	108	1,675	1,906	2,232
Profit after tax	1,317	184	111	1,693	1,791	2,458

The unaudited standalone financial results for the quarter and nine months ended 31 December 2024 can be viewed on the Company's website [www.prestigeconstructions.com](http://www.prestigeconstructions.com) and can also be viewed on the website of NSE and BSE.

**6 Formulas used for computation of ratios and other disclosures:**

- Debt represents borrowings (current and non current) outstanding as at reporting date.
- Networth represents equity attributable to owners of the Company.
- Debt Equity ratio: Debt/ Equity.
- Debt service coverage ratio: Net profit before interest and tax (EBIT) / [Interest + Principal repayments during the year/ period]. Interest represents interest charged.
- Interest service coverage ratio: EBIT/ Interest charged.
- Current ratio: Current assets/ Current liabilities.
- Long term debt to working capital: Non current borrowings / (Current assets less current liabilities).
- Bad debts to accounts receivable ratio: Bad debts/ Average trade receivables.
- Current liability ratio: Total current liabilities/ Total liabilities.
- Total debts to total assets: Total debt / Total assets (Non current assets and current assets).
- Debtors turnover: Revenue from operations / Average trade receivables.
- Inventory turnover: Revenue from operations / Average inventories.
- Operating margin: (Net profit before interest, tax, depreciation and amortisation (EBITDA) - Other Income) / Revenue from operations.
- Net profit margin: Net profit after tax (including exceptional items) / Revenue from operations.
- During the year ended 31 March 2022, the Company had issued listed non-convertible debentures (NCDs) (a) 2,400 Series A Debentures and (b) 2,600 Series B Debentures, of Rs. 1 Million each aggregating Rs. 5,000 Million. These NCDs were redeemed during the quarter ended 31 December 2024.

**7 During the quarter ended 31 December 2024,**

- The Company has acquired additional stake in subsidiaries (i.e. K2K Infrastructure (India) Private Limited, Prestige Garden Estates Private Limited, Apex Realty Management Private Limited and Prestige Acres Private Limited), thereby these subsidiaries have become wholly owned subsidiaries. Further the Company has increased its stake in Prestige Projects Private Limited (subsidiary) to 76%. Consequently, the Company has recognised Rs. 9,029 million as reduction to consolidated other equity representing the difference between the amount by which the non-controlling interests are adjusted and the consideration paid.
- The Group has subscribed for 49% equity stake in WSI Falcon Infra Projects Private Limited (an associate).

- The Finance (No. 2) Act, 2024 (the "Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% (unlisted securities with indexation) / 10% (listed securities without indexation) to 12.5% (without indexation). Pursuant to such amendment, the Group has remeasured the carrying value of deferred tax relating to capital gains and accounted for reduction in deferred tax liability amounting to Rs.991 million through statement of profit and loss for the quarter ended 30 September 2024 and nine months ended 31 December 2024.





PRESTIGE ESTATES PROJECTS LIMITED  
REGD OFFICE: PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BENGALURU 560025  
CIN: L07010KA1997PLC022322

Statement of Consolidated unaudited Financial Results for the quarter and nine months ended 31 December 2024

9 During the period, the Company has issued 29,868,578 Equity Shares of face value of Rs. 10 each in a Qualified Institutional Placement (QIP) pursuant to Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, at an issue price of Rs. 1,674 per equity share (including securities premium of Rs. 1,664 per equity share) aggregating to Rs. 50,000 Million. The said equity shares have been listed on BSE Limited and National Stock Exchange of India Limited on 6 September 2024. In accordance with Ind AS 32, the transaction costs amounting to Rs. 856 million in relation to QIP has been accounted for as deduction from equity under securities premium. As at 31 December 2024, Rs.40,505 Million (including interest earned amounting to Rs. 353 million on temporary investment of unutilised proceeds) has been utilised for the purpose for which they were raised and the balance unutilised amount of Rs. 9,848 Million, have been kept in bank accounts under cash and cash equivalents, including temporary investment in bank deposits amounting to Rs. 9,808 million.

For and on behalf of Board of Directors of  
Prestige Estates Projects Limited

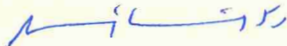
Irfan Razack  
Chairman and Managing Director

Place: Bengaluru  
Date: 30 January 2025





**B. STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC.**

Name of listed entity	Prestige Estates Projects Limited					
Mode of Fund Raising	Qualified Institutions Placement					
Date of Raising Funds	05.09.2024					
Amount Raised (in Rs Crores)	INR 5,000 crores					
Report filed for Quarter ended	31.12.2024					
Monitoring Agency	Applicable					
Monitoring Agency Name, if applicable	ICRA Limited					
Is there a Deviation/Variation in use of funds raised	No					
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not Applicable					
If Yes, Date of shareholder Approval	Not Applicable					
Explanation for the Deviation/Variation	Not Applicable					
Comments of the Audit Committee after review	No deviation in the use of proceeds from the object stated in the placement document.					
Comments of the auditors, if any						
Objects for which funds have been raised and where there has been a deviation, in the following table:						
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks, if any
No Deviation/Variation						
<p>Deviation or variation could mean:</p> <p>(a) Deviation in the objects or purposes for which the funds have been raised or</p> <p>(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or</p> <p>(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.</p>						
						
Name of Signatory: Manoj Krishna J V						
Designation: Company Secretary and Compliance Officer						
Date: January 30, 2025						



**C. FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES - Not Applicable, there is no default**

**D. FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS (applicable only for half-yearly filings i.e., 2nd and 4th quarter) - Not Applicable**

**E. STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG-WITH ANNUAL AUDITED FINANCIAL RESULTS (Standalone and Consolidated separately) (applicable only for Annual Filing i.e., 4th quarter) - Not Applicable**