

Date: **08.11.2024**

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
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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, 2024 to be made to the Analysts/Institutional Investors and the same is also being made available on the Company's website <https://www.puravankara.com/>.

This is for your information and records.

Yours sincerely
For **Puravankara Limited**

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



**INVESTOR CORPORATE
PRESENTATION
Q2 FY25**

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PURAVANKARA

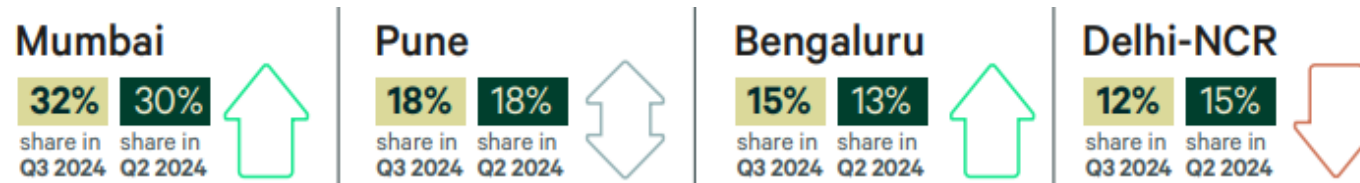
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Market Insights - Residential

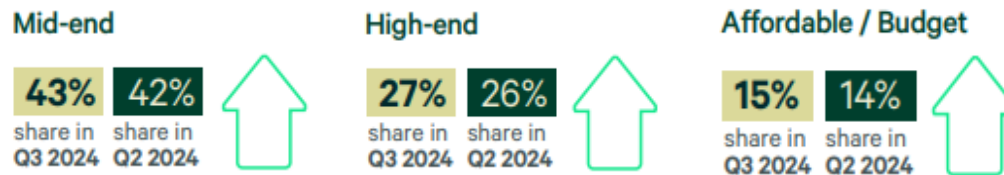
India's housing market witnessed a moderation in 2024 with a dip of 4% Y-o-Y in terms of units sold.



Mumbai has driven the highest no of sales, followed by Pune, Bangalore and Delhi NCR.



Maximum inventory is sold in the mid end segment, followed by High end and affordable.



85%

Majority of the demand is from Sub 2 Cr category

Affordable / Budget - Up to 45 lakh; **Mid-end** - 45 lakh to 1 Cr,
High-end - 1 Cr to 2 Cr; **Premium** - 2 Cr to 4 Cr, and **Luxury** - Above 4 Cr

India’s robust office leasing activity in the first half of the year sustained its momentum into the third quarter, achieving a remarkable space take-up of 53.8 million sq. ft. for the year (9M). 29% Y-o-Y jump in office leasing was observed, with Bengaluru, Delhi NCR and Hyderabad being the major contributors.

37.5 m sft
Supply in 9M

53.8 m sft
Absorption in 9M

71 m sft
Expected absorption for the year

Technology sector drove highest leasing activity followed by BFSI and Flexible Space operators



19%
share in Q3 2024



18%
share in Q3 2024



17%
share in Q3 2024



9%
share in Q3 2024



8%
share in Q3 2024



7%
share in Q3 2024



Company Overview

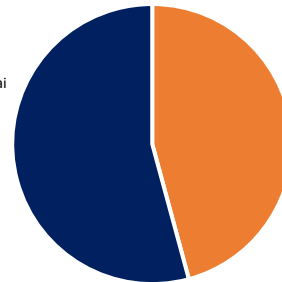
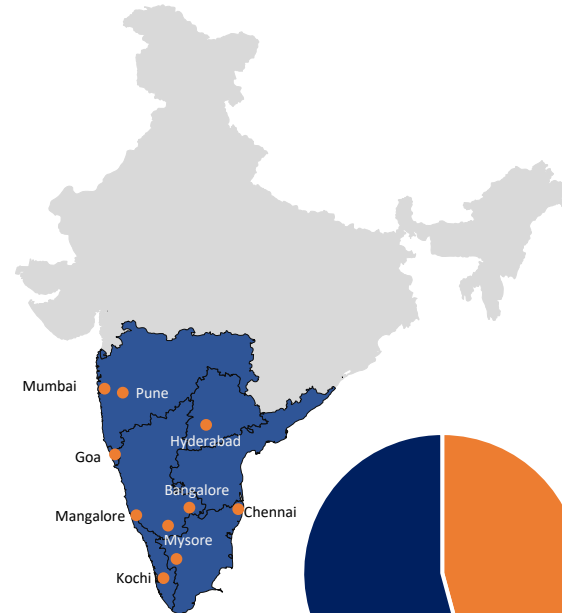


PURVA

PROVIDENT
More For Sure

PURVALAND
Plotted Development

- Company incorporated on June 3, 1986, a strong legacy in real estate development.
- Presence in luxury residences, commercial, premium affordable housing and plotted development.
- Investment from IFC, IFC EAF of INR 322 crores for affordable housing development in India
- Investment from HDFC Capital for INR 1,150 crores for Provident Housing Limited
- ICRA has reaffirmed Puravankara Ltd.'s rating at "A-" Stable.



■ Land Assets 45.79% 28.63msft ■ Ongoing 54.22% 33.9msft
Developable Area

85+

Completed residential projects and commercial projects

51 msft

87 projects delivered with 50.76 msft of completed Developable Area.

23,800 +

Homes with total Developable Area of over 33.90 msft under development

29 msft

Land bank of over 28.63 msft of Developable Area, with Group's economic interest of 26.40 msft



Operational Overview Sales and Collections

Key Business Highlights – H1FY25

~INR **2,459** Cr

Sales Value*

H1FY24 sales of INR 2,725 Cr

2.84 msft

Sales volume**

H1FY24 sales volume of INR 3.38 msft

~INR **1,999** Cr

Customer Collections*

27% YoY increase indicating improving operating efficiencies

~INR **8,658**

Average Realization ₹ per sft

7% YoY increase

~INR **1,195** Cr

Total Revenue

Revenue grew by 67% YoY

~INR **5** Cr loss

PAT

PAT for H1FY24 was loss of 29 INR Cr

24%

EBIDTA Margin^

EBIDTA margin for H1FY24 was 24%

*inclusive of taxes

**Saleable Area

^EBIDTA/Total Income

Key Business Highlights – Q2FY25

~INR **1,331** Cr

Sales Value*

Q2FY24 sales of INR 1,600 Cr

1.53 msft

Sales volume**

Q2FY24 sales volume of INR 2.01 msft

~INR **1,033** Cr

Customer Collections*

18% YoY increase

~INR **8,697**

Average Realization ₹ per sft

9% YoY increase

~INR **520** Cr

Total Revenue

Revenue grew by 36% YoY

~INR **20** Cr loss

PAT

PAT for Q2FY24 was loss of INR 11 Cr

28%

EBIDTA Margin^

EBIDTA margin for Q2FY24 was 26%

*inclusive of taxes

**Saleable Area

^EBIDTA/Total Income

A modern apartment complex at dusk. The buildings are multi-storied with balconies and are illuminated from within. In the foreground, there is a swimming pool with lounge chairs and umbrellas. A landscaped garden with trees and a path is visible. The text "Diversified Offerings Across Market Segments" is overlaid on the image. An orange arrow points downwards from the top left corner.

Diversified Offerings Across Market Segments

Sales H1FY25 Vs H1FY24

Based on Bookings

	Period Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-24	Sep-23	%	Sep-24	Sep-23	%	Sep-24	Sep-23	%	Sep-24	Sep-23	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	1.03	1.43	-28%	661	909	-27%	1,197	1,450	-17%	11,623	10,143	15%
Provident	1.36	1.37	-1%	1,367	1,362	0%	1,076	955	13%	7,914	6,970	14%
Purva Land	0.45	0.58	-22%	337	435	-23%	185	320	-42%	4,118	5,517	-25%
Total Gross	2.84	3.38	-16%	2,365	2,706	-13%	2,459	2,725	-10%	8,658	8,063	7%

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.16 msft during H1FY25 and 0.27 msft during H1FY24
- “Purva” –
 - With no new launch, Purva maintained its sustenance sales velocity with 15% higher realization.
 - We are poised to capitalize on a strong pipeline of new launches in H2FY25.
- “Provident” –
 - The sales value increased by 13% YOY due to consistent sales in ongoing projects and new launches of ‘Provident Botanico’ & ‘Provident Bayscape’.
- “Purva Land” –
 - The sales value is lower due to no new launch during the period.
- Overall average realization has increased by 7% YoY due to inventory mix, although Puravankara and Provident recorded 15% and 14% YoY increases, respectively.
- Our sustenance sales for H1 FY25 has increased by 14%

* Sales value include taxes but does not include registration charges
 * Sales pertains to the bookings of that respective period which is reported.

Sales Q2FY25 Vs Q2FY24

Based on Bookings

	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-24	Sep-23	%	Sep-24	Sep-23	%	Sep-24	Sep-23	%	Sep-24	Sep-23	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.52	0.73	-29%	330	471	-30%	612	736	-17%	11,779	10,039	17%
Provident	0.78	1.06	-26%	756	1,047	-28%	628	740	-15%	8,048	6,980	15%
Purva Land	0.23	0.22	5%	173	161	7%	90	124	-27%	3,928	5,642	-30%
Total Gross	1.53	2.01	-24%	1,259	1,679	-25%	1,331	1,600	-17%	8,697	7,947	9%

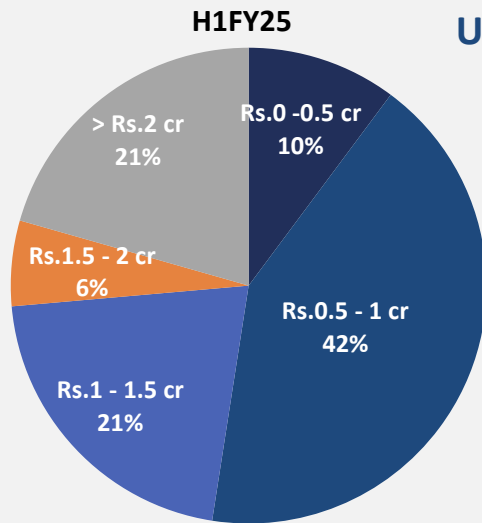
- Group’s gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.09 msft during Q2FY25 and 0.13 msft during Q2FY24
- “Purva” –
 - Purva maintained its sustenance sales velocity with 17% higher realization.
- “Provident” –
 - Sales realization has risen by 15%. With new launches planned for H2 FY25, we anticipate growth in provident sales.
- “Purva Land” –
 - The sales value is lower due to no new launch during the quarter.
- Average realisation is at 9% higher YoY because of mix of inventory, while Puravankara and Provident saw increase of 17% & 15% YoY respectively.

* Sales value include taxes but does not include registration charges

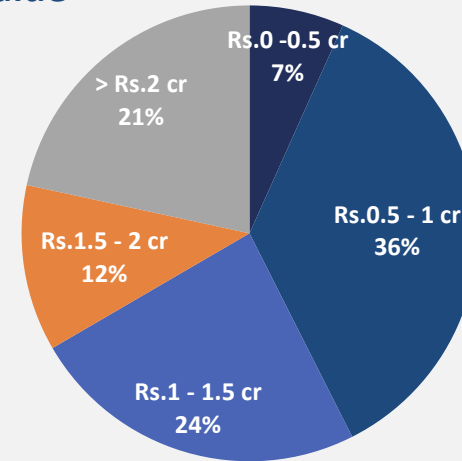
* Sales pertains to the bookings of that respective period which is reported.

Sales area classification – unit value & regional contribution

Unit Value wise contribution to sales value

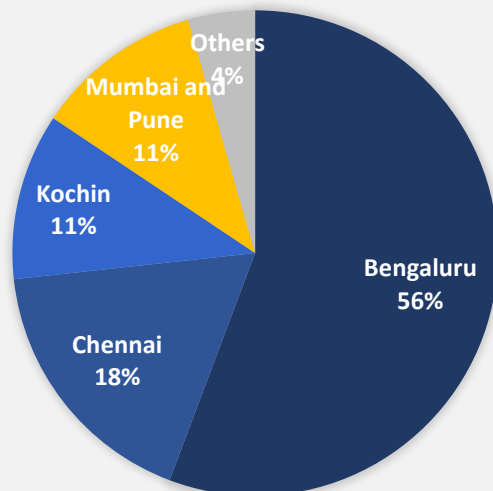


FY24

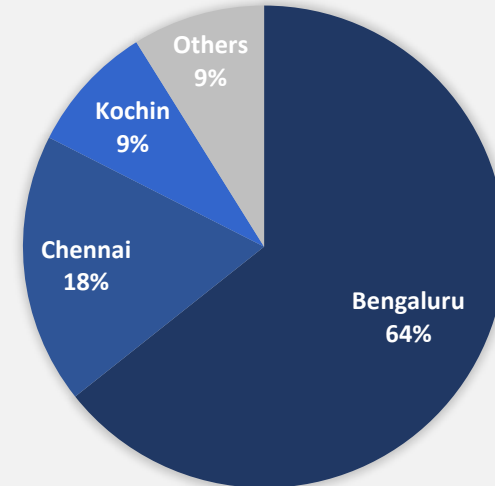


Regional contribution to sales value

H1FY25

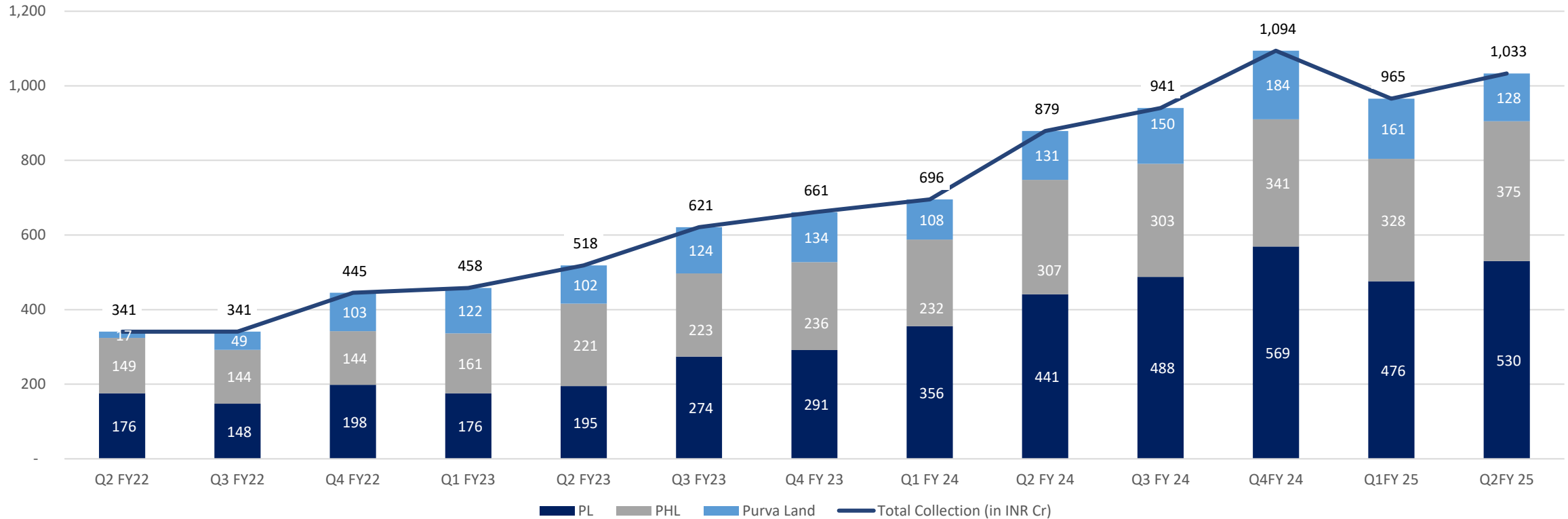


FY24



- Unit Value wise –79% of the Group’s sales are accounted by units, for which average sales price per unit is less than Rs 2 Cr in FY24 and H1 FY25
- Unit Value wise –52% of the Group’s sales are accounted by units which costs less than 1 Cr in H1FY25
- ~44% of the sales volume were from outside Bengaluru Real estate market in H1FY25 vs 36% in FY24.
- 11% of sales volume in H1 FY 25 is from Mumbai and Pune indicative of growing presence in Western region
- Our redevelopment projects are expected to contribute to the Mumbai market share in coming quarters.

Collection trend (INR cr)



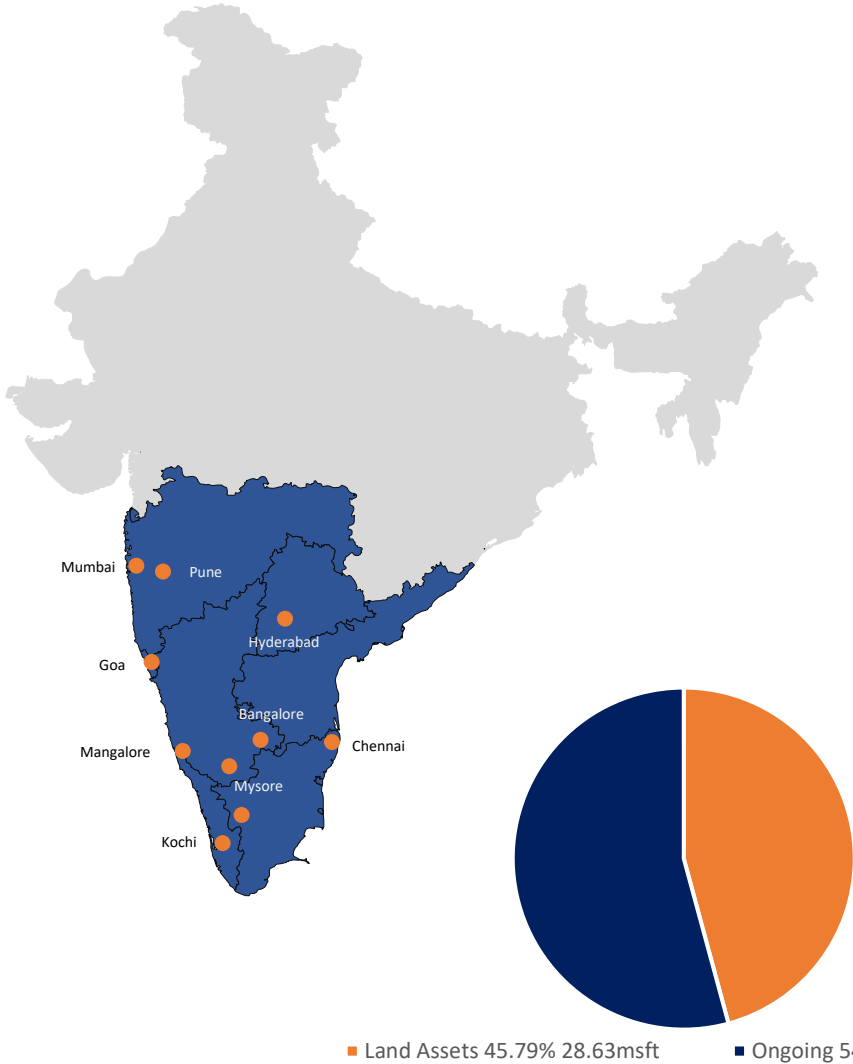
- H1 FY25 customer collections improved by 27% Y-o-Y and Q2 FY25 increased by 18% Y-o-Y
- Collections have increased significantly, growing from around INR 350 cr per quarter in FY22 to a current quarterly run rate of INR 1,000 cr approx.
- PL contributed 50% ,PHL 35% and Purva Land 14% of the total collection H1FY25.



Expanding with a Pan-India Presence

Diversified across markets, brands and stages of development

Developable Area as at 30 Sep 2024 in million sq. ft.



	Completed	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
South India				
Bengaluru	35.37	17.61	14.05	31.66
Chennai	6.54	6.90	0.00	6.90
Hyderabad	2.78	0.05	0.00	0.05
Kochi	2.74	3.12	2.94	6.06
Others	2.40	2.06	1.07	3.13
West India				
Mumbai	0.14	1.43	4.52	5.95
Pune	0.79	2.73	2.04	4.77
Overseas				
Colombo	0.00	0.00	4.00	4.00
Total Developable Area	50.76	33.90	28.63	62.53
<i>Puravankara</i>	33.86	15.01	22.31	37.32
<i>Provident</i>	14.51	13.48	4.64	18.12
<i>Purva Land</i>	2.39	5.41	1.68	7.09
Group's economic interest	43.97	30.24	26.40	56.64
<i>Puravankara</i>	28.39	12.88	21.22	34.10
<i>Provident</i>	13.25	12.48	3.90	16.38
<i>Purva Land</i>	2.33	4.88	1.28	6.15
<i>Land Bank under settlement/clearances</i>			13.66	13.66
Total Developable Area	50.76	33.90	42.29	76.19

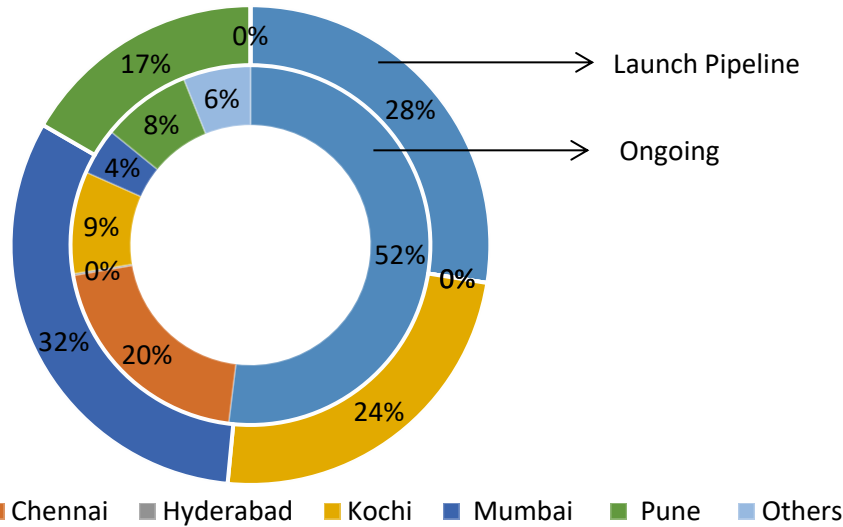
Note:

1. Includes JVs and other subsidiaries
2. Group's economic interest is estimated developer's share after deducting economic interest of JD|JV partners
3. In Pune ongoing projects - The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

We are actively discussing multiple land acquisitions. We have signed many MOUs and paid advances. We expect these efforts will significantly expand our land bank in the coming quarters.

Ongoing and new launches

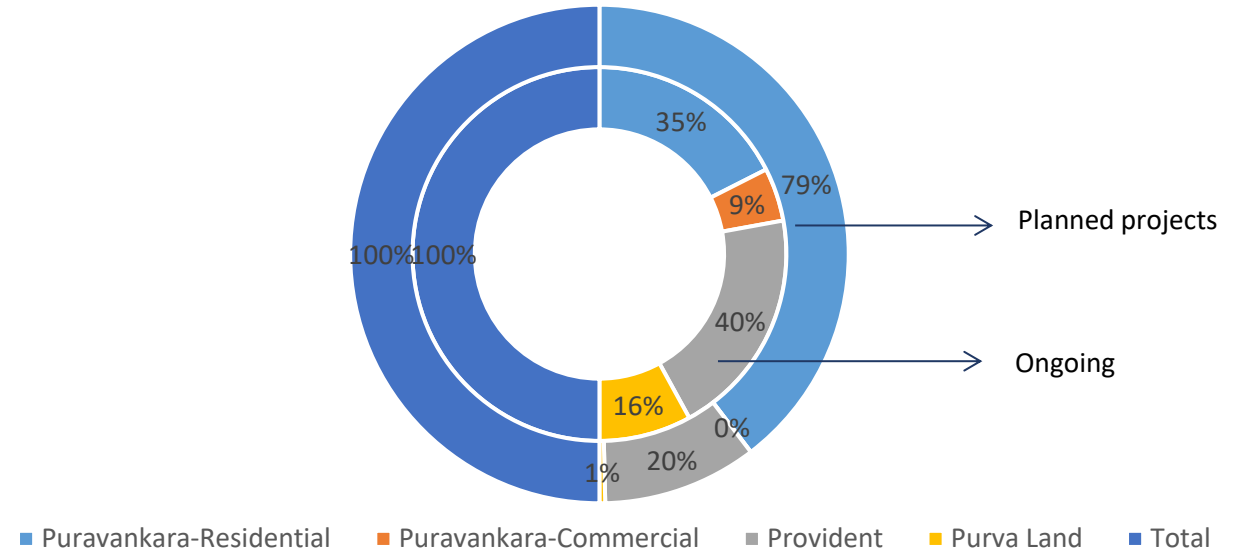
Non-Bengaluru projects now account for 48% of the share of ongoing and 72% of Planned projects. Mumbai & Pune together constitutes 48% of the Planned projects indicating our new journey in West India.



in msft	Ongoing	Planned projects	Ongoing	Planned projects
Bengaluru	17.61	3.38	52%	28%
Chennai	6.90	0.00	20%	0%
Hyderabad	0.05	0.00	0%	0%
Kochi	3.12	2.94	9%	24%
Mumbai	1.43	3.90	4%	32%
Pune	2.73	2.04	8%	17%
Others	2.06	0.00	6%	0%
Total	33.90	12.27	100%	100%

Note: 1. Based on Developable Area in msft
 2. # Ongoing projects includes approx. 11 million sqft of area not open for sale.

Brand wise Ongoing and Planned projects;



in msft	Ongoing	Planned projects	Ongoing	Planned projects
Puravankara-Residential	11.89	9.72	35%	79%
Puravankara-Commercial	3.12	0.00	9%	0%
Provident	13.48	2.46	40%	20%
Purva Land	5.41	0.09	16%	1%
Total	33.90	12.27	100%	100%

Planned projects

Sr. no	Location/ Project Name	City	Development Model	Developable Area	PL Share in JD	Saleable area (msft)	Inventory that will be opened at the time of launch	Expected launch date
Puravankara								
1	Bellandur	Bengaluru	Owned	0.47	100%	0.47	0.47	Q3FY25/Q4FY25
2	Puravankara- Winworth - 2	Kochi	Owned	1.29	100%	1.29	0.65	Q4FY25/Q1FY26
3	Grand Hills	Bengaluru	Owned	0.57	100%	0.57	0.57	Q3FY25/Q4FY25
4	Mundhwa	Pune	Joint Venture	2.04	32%	2.04	1.02	Q3FY25
5	Apna ghar redevelopment (Unit 4 & 5)	Mumbai	Redevelopment	1.05	63%	0.66	0.66	Q4FY25
6	Thane	Mumbai	Owned	2.85	100%	2.85	0.53	Q3FY25
7	Hebbagodi	Bengaluru	Owned	0.74	100%	0.74	0.74	Q4FY25
8	Westend	Bengaluru	JDA	0.26	65%	0.26	0.26	Q4FY25
9	Hennur Road	Bengaluru	Owned	0.43	100%	0.43	0.43	Q4FY25
				9.72		9.32	5.34	
Provident								
10	Cityspire - Winworth (2)	Kochi	Owned	1.65	100%	1.65	0.41	Q4FY25
11	Mallasandra	Bengaluru	Owned	0.81	100%	0.81	0.40	Q4FY25
				2.46		2.46	0.82	
Purva Land								
12	Bouganvilla	Bengaluru	Owned	0.09	100%	0.09	0.09	Q3FY25
				0.09		0.09	0.09	
Total New Launches				12.27		11.87	6.25	
New phase launches				3.44		3.44	1.59	
Total launches				15.70		15.31	7.84	

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change & are in relation to financial year April - March
3. All the projects are at different stages of approval and some of the projects will be launched in phases
4. Estimated surplus from total new launches (excluding new phases) is approx. INR 5,580 crore

An artist's impression of a modern, multi-story residential building at dusk. The building features a mix of light blue and white facades with large windows and balconies. The scene is set on a wide, paved road with a sidewalk on the left. Several cars are visible, with light trails from a long-exposure shot. The sky is a deep blue, and the building's lights are beginning to glow. In the foreground, a silver car is partially visible on the right side of the frame.

Execution capabilities

▶ Artist's impression of
Purva Somerset House

Purva Streaks – professional interior design offerings

A division focused on curating interiors in Bengaluru with captive production unit - Purva Woodworks

- Homes furnished before possession
- In-house design, production and installation
- Forward integration offering that enhances our end-to-end execution



Purva Woodworks Factory



Efficient capital management

PURVA
Bluemont

Debt movement

Debt/ sft of under construction area

	Sep 24	June 24	March 24	March 23	March 22
Net Debt (in Rs Cr)	2,430	2,237	2,151	2,208	1,846
Ongoing Projects (msft)*	26	25	25	20	15
Debt/ sqft (Rs/ sqft)	928	912	874	1106	1248

*ongoing open for sale and includes commercial projects.

Debt per sft of under construction area has reduced by ~26% since 31 March 2022

Debt movement pattern

in Rs. Cr	Sep 24	June 24	March 24	March 23	March 22
Opening Balance	3,281	3,082	2,563	2,575	2,283
Net Addition (Repayment)	88	199	519	51	-93
Debt Outstanding**	3,369	3,281	3,082	2,626	2,190
Less: Cash and Cash Equivalents	939	1044	931	418	345
Net debt	2,430	2,237	2,151	2,208	1,846
Cost of Debt*	11.62%	11.64%	11.59%	11.31%	10.56%
Net Worth	1,879	1,909	1,890	1,993	2,049
Net Debt / Equity Ratio	1.29	1.17	1.14	1.11	0.90

* Cost of debt is weighted average of closing balance of debt and interest rates as at 30th September 2024

**Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores, Purva Excellence Fund of Rs. 144 crores as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of Rs. 50 crores

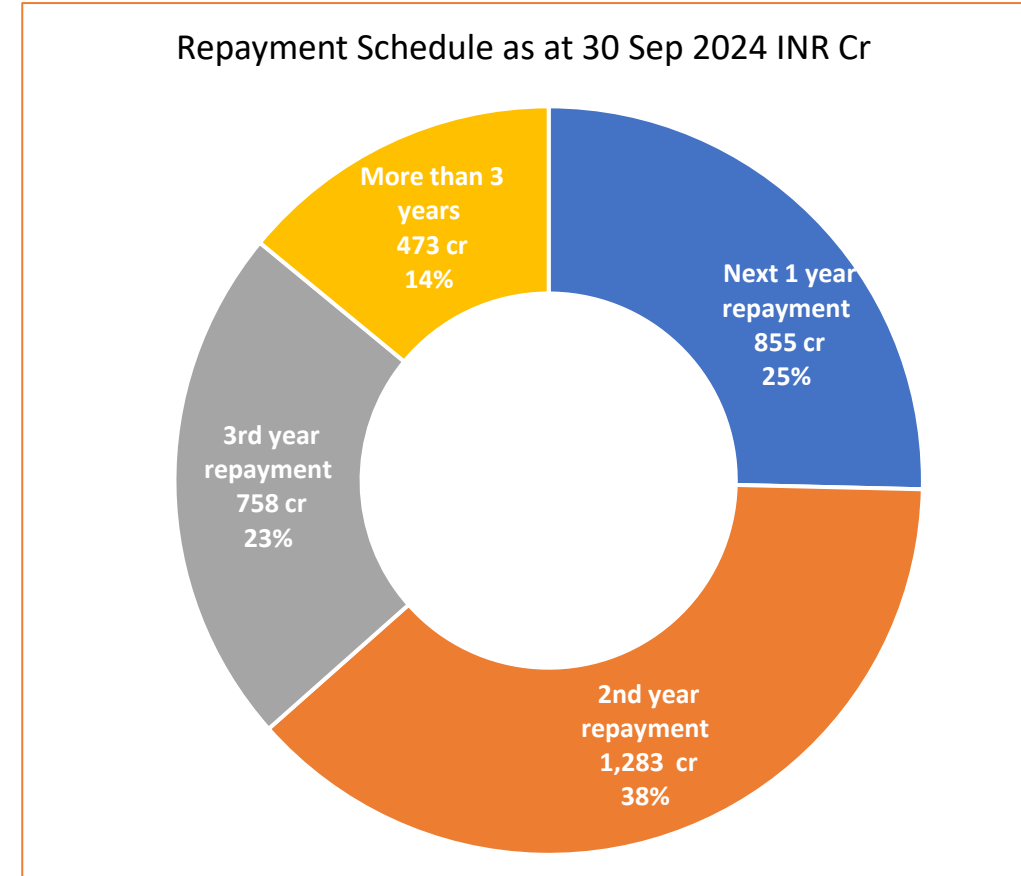
We have done land investment of approx. INR 945 crore in H1FY25. This strategic investment positions us to capitalize on future development opportunities, ensuring sustainable returns.

We are consistently focusing on lowering debt per square foot in our under-construction areas to optimize financial resources.

Our cost of debt is at similar level. We are making consistent efforts to maintain the average cost of debt.

Debt composition and repayment schedule

Debt Composition			
	As at 30 June 2024	As at 30 Sep 2024	Increase/(decrease)
Residential	2,291	2,190	-101
Land	746	878	131
Capex towards Commercial development	243	301	57
Total Gross Debt	3,281	3,369	88
Less Cash and equivalent	1044	939	-105
Net Debt*	2,237	2,430	-193



*Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores and Purva Excellence Fund of Rs. 144 crores, as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of Rs.50 crores

We have done land investment of approx. INR 945 crores in H1FY25 including acquisition of landowner 's share of INR 377 crore



Update on Financials

Consolidated statement of profit & loss for six months ended September 30, 2024

All numbers in INR Cr

Particulars	H1FY25	H1FY24
Income from operations		
Revenue from projects	1,153.87	691.59
Other Income	41.36	25.79
Total Income from operations	1,195.23	717.38
Expenses		
Sub-contractor cost	499.16	483.92
Cost of raw materials and components consumed	139.79	107.09
Land purchase cost	490.02	190.20
Purchase of stock of flats	393.43	0.00
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-979.28	-551.24
Employee benefit expense	144.23	103.64
Finance expense	259.84	202.63
Depreciation and amortization expense	15.49	11.64
Other expenses	224.06	207.47
Total expenses	1,186.74	755.35
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	8.49	-37.97
Share of profit/(loss) of associates and joint ventures, net	8.25	-2.74
Exceptional Item	0.00	0.00
Profit before tax	16.74	-40.71
Tax expense	19.02	-11.63
Net Profit for the period	-2.28	-29.08
Other Comprehensive Income/(Loss) (net of tax expense)	-2.51	0.47
Total Comprehensive Income/(Loss) for the period	-4.79	-28.61

- Our Total Income for H1FY25 increased by 67% y-o-y
- Total comprehensive loss for H1FY25 is INR 5 Cr when compared to loss of INR 29 Cr in H1FY24
- Our pre-sales value for H1FY25 is INR 2,459 Cr and sales and marketing expenses and overheads incurred for this has been entirely charged to P&L in this year as per Ind AS.

Consolidated statement of profit & loss for the quarter ended September 30, 2024

All numbers in INR Cr

Particulars	Q2FY25	Q1FY25	Q2FY24
Income			
Revenue from operations	495.54	658.33	368.33
Other income	24.14	17.22	13.24
Total income	519.68	675.55	381.57
Expenses			
Sub-contractor cost	251.21	247.95	273.83
Cost of raw materials and components consumed	74.04	65.75	60.87
Land purchase cost	35.02	455.00	170.73
Purchase of stock of flats	86.00	307.43	0.00
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-241.14	-738.14	-393.47
Employee benefit expense	74.47	69.76	55.72
Finance expense	140.78	119.06	104.55
Depreciation and amortization expense	8.00	7.49	6.47
Other expenses	103.95	120.11	113.81
Total expenses	532.33	654.41	392.51
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	-12.65	21.14	-10.94
Share of profit/(loss) of associates and joint ventures, net	7.87	0.38	-1.96
Profit before tax	-4.78	21.52	-12.90
Tax expense/(credit)	12.28	6.74	-1.68
Net Profit for the period	-17.06	14.78	-11.22
Other comprehensive Income/(loss) (net of tax expense/credit)	-2.82	0.31	-0.24
Total comprehensive income/(loss) for the period	-19.88	15.09	-11.46

- Total income for Q2 FY25 up by 36% y-o-y
- Total comprehensive loss for Q2FY25 is INR 20 crore when compared to loss of INR 11 Cr in Q2FY24

Balance sheet as at September 30, 2024

Equity and Liabilities	30-Sep-24 Unaudited	31-Mar-24 Audited	Assets	30-Sep-24 Unaudited	31-Mar-24 Audited
Shareholders' Funds			Non-Current Assets		
(a) Equity share capital	119	119	(a) Property, plant and equipment	153	145
(b) Other equity attributable to:			(b) Capital work-in-progress	0	2
(i) Owners of the parent company	1,765	1,765	(c) Investment property	11	11
(ii) Non-controlling interest	(5)	6	(d) Other Intangible assets	6	7
Sub-total - Equity	1,879	1,890	(e) Intangible assets under development		
			(f) Financial assets		
LIABILITIES			(i) Investments		
Non-Current Liabilities			(ii) Other investments	37	36
(a) Financial liabilities			(ii) Loans	116	115
(i) Borrowings	427	580	(iii) Other financial assets	472	459
(ii) Lease liabilities	29	31	(g) Deferred tax assets (net)	274	268
(iii) Other financial liabilities	0	2	(h) Assets for current tax (net)	63	75
(b) Provisions	14	8	(i) Other non-current assets	389	272
Sub-total - Non Current Liabilities	470	621	Sub-total - Non Current Assets	1,520	1,389
Current Liabilities			Current Assets		
(a) Financial liabilities			(a) Inventories	9,407	8,465
(i) Borrowings	3,553	2,706	(b) Financial assets		
(ii) Lease liabilities	11	9	(i) Trade receivables	463	494
(iii) Trade payables			(ii) Cash and cash equivalents	892	906
a) total outstanding dues of micro enterprises and small enterprises	24	16	(iii) Bank balances other than (ii) above	47	25
b) total outstanding dues of creditors other than micro enterprises and small enterprises	530	547	(iv) Loans	0	-
(iii) Other financial liabilities	20	29	(v) Other financial assets	112	108
(b) Other current liabilities	6,332	5,859	(c) Other current assets	475	339
(c) Provisions	71	19			
(d) Current tax liabilities (net)	27	30	Sub-total - Current Assets	11,396	10,338
Sub-total - Current Liabilities	10,567	9,216	Non-current assets held for sale	-	-
TOTAL EQUITY AND LIABILITIES	12,916	11,727	TOTAL ASSETS	12,916	11,727



Update on Cash flows



Direct cashflows

All numbers in INR Cr

	Cash Flow Statement	Q2 FY 25	Q1 FY 25	Q2 FY 24	H1 FY25	H1 FY24	Half year YOY
A	Operating Inflows	1,182	966	891	2,147	1,756	22%
	<i>Collection from operations</i>	1,182	966	891	2,147	1,756	22%
B	Operating Outflows	(874)	(685)	(592)	(1,559)	(1,209)	29%
C=A-B	Operating Surplus	308	281	299	588	547	8%
	<i>Less</i>						
	Interest Cost(Net)	(116)	(104)	(87)	(219)	(162)	
	Tax Paid	(49)	(34)	(35)	(83)	(63)	
D	Operating Surplus after tax and interest	143	143	177	286	322	-11%
	Investment Activity						
	Land Payments including advances & deposits	(317)	(628)	(12)	(945)	(68)	
	Purchase of Fixed Assets	(0)	0	(18)	(0)	(18)	
	Other Assets & Investments	0	0	(79)	0	(79)	
E	Total from Investing Activity	(317)	(628)	(109)	(945)	(165)	471%
	Financing Activity						
	Loan Drawal/(Repayments)	88	199	35	287	(10)	
	Exit/Investment equity in nature	(19)	399	66	381	66	
	Loan to Associates/Subsidiaries/Others- Inflow/(outflow)	(0)	0	(8)	0	(8)	
	Dividend (Net of TDS)	0	0	0	0	0	
F	Total from Financing Activity	69	598	94	667	49	1275%
G=D+E+F	Net Operating Surplus	(105)	113	161	8	205	-96%
	Opening Cash and Bank Balances	1,044	931	462	931	418	123%
	Closing Cash and Bank Balances	939	1,044	624	939	624	51%

A total of around INR 945 crores has been invested in land by the Group.

This showcases the robust pipeline of new business being added for the company's future growth.

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

Cash flow potential

		Puravankara	Provident	Purva Land	Total
Balance collections from sold units 1	(A)	1,960	1,883	677	4,520
Value of Inventory open for sale 2	(B)	3,224	2,548	1,002	6,774
Balance cost to go 3	(C)	2,676	2,752	414	5,842
Surplus (A) + (B) – (C)	(D)	2,509	1,678	1,265	5,452
Surplus from Inventory not open for sale (F)-(G+H)	(E)	933	1,105	0	2,038
Value of Inventory not open for sale	(F)	2,507	2,848	0	5,354
Balance cost to complete	(G)	1,473	1,643	0	3,116
Contingencies 4	(H)	100	100	0	200
Total Estimated Surplus (D +E)		3,442	2,783	1,265	7,490

		Commercial projects
Capital Value	(A)	2,833
Balance cost to go	(B)	1,147
Surplus (A) + (B)	(D)	1,686

- Cashflow Visibility of **Rs.7,490 Crores** in next 3-5 years
- Balance receivables of **~Rs.4,520 crore** from sold units, covers **~ 77%** of the balance cost to complete the Inventory open for sale
- Cashflows from 2 new commercial projects is shown separately with surplus of **Rs.1,686 crores**

The projects that are yet to be launched are not included. However, the surplus from pipeline projects will be INR 5,580 crores and hence total surplus will be INR 14,757 crores.

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 and income tax.
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties

Cashflow and debt management

Particulars		Amount (in Rs crore)
Group A - Ongoing (including not launched for sale) projects		
Balance customer collection	A	16,648
Balance cost to go	B	9,158
Surplus from ongoing (including not launched for sale) projects	C= A-B	7,490
Group B - Projects which are in launch pipeline		
Unsold Inventory value	D	13,625
Cost to complete	E	8,045
Surplus from projects which are in launch pipeline	F=D-E	5,580
Group C - Surplus from Commercial projects		
	G	1,686
Total Surplus	H=C+F+G	14,757
Gross debt*	I	3,369
cash and cash equivalent	J	939
Net Debt	K = I-J	2,430

- Group's net debt is Rs 2,430 Crore which compares favorably against the Group's projected surplus of Rs ~ 14,757 Cr
- Of this, ~ Rs 7,490 Cr is surplus from approved projects

*Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores, Purva Excellence Fund of Rs. 144 crores as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of Rs. 50 crores



Project Status





- Saleable Area (our share) - 0.66 msft (Unit 4 & 5)
- Location – Apnagar, Lokhandwala, Andheri West
- Development agreement (DA) signed for unit 4 & 5.
- DA is in process for Unit 3 (cluster of 4 societies)- 0.26 msft

- Saleable Area (Our share) – 0.35 msft
- Location – Deccan, Pali Hills, Mumbai
- Appointed as the preferred developer.
- DA signed & yet to be registered.

- Saleable Area – 0.08 msft
- Location – Miami, Breach Candy, Mumbai
- Development agreement signed.

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

Update on possession and occupancy certificate

We have given total possession for 1,520 units in H1FY25 across the Puravankara Group.

Projects	Q2 FY 25	Q1 FY 25	H1 FY25	H1 FY24	FY 24	FY 23	FY 22
Total possession in units	591	929	1520	907	2,614	1,644	1,203
Total possession in area (msft)	0.77	1.16	1.92	0.99	3.11	1.73	1.44

We have given 1520 units in H1FY25, up by 68% Y-o-Y

We have delivered 1.92 msft in H1FY25 vs 0.99 msft in H1FY24, up by 95% YOY

Projects for which occupancy certificate (OC) was received (FY24 and H1FY25)

Projects	OC received year/period	Saleable		Revenue Recognized			Pending to be Recognized			Unsold	
		No. of Units	Area (msft)	No. of Units	Area (msft)	Value(Cr) Our share	No. of Units	Area (msft)	Value(Cr) Our share	No. of Units	Area (msft)
Tivoli Hills	FY 24	863	1.39	756	1.18	596.63	72	0.12	65.66	35	0.09
Provident Park Square-IV	FY 24	327	0.28	305	0.26	128.86	8	0.01	3.82	14	0.01
Provident Park Square-V-B1-1A	Q2 FY 25	119	0.07	105	0.06	45.68	12	0.01	5.38	2	0.00
Provident Kenworth II	FY 24	234	0.29	191	0.24	137.10	6	0.01	4.63	37	0.05
Provident Equinox-I	FY 24	384	0.38	375	0.37	206.67	4	0.00	2.63	5	0.00
Purva Zenium	FY 24	436	0.65	314	0.47	171.06	103	0.15	103.66	19	0.03
Provident Neora	FY 24	249	0.23	230	0.21	125.95	19	0.02	10.19	-	-
Purva Marina One PH-I	FY 24	293	0.43	168	0.26	235.72	125	0.17	157.14	-	-
Purva Promenade	FY 24	152	0.20	150	0.20	106.53	2	0.00	2.20	-	0.00
Purva Silversand I	FY 24	665	0.73	502	0.54	332.22	120	0.14	89.86	43	0.05
Purva Somerset House	Q1 FY 25	181	0.36	46	0.09	131.68	28	0.06	90.76	107	0.21
Grand Total		3,903	5.01	3,142	3.88	2,218.09	499	0.69	535.93	262	0.44

Possession refers to the handover of units to the customers. OC data is based on approval from the relevant authority for the project

Project Status – Completed Projects with inventory as on Sep 30, 2024 PURAVANKARA

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold			Inventory		
						Msft	Units		Msft	Units	Msft	Nos	Msft	%
COMPLETED														
Puravankara														
1	Silversand - I	Keshavnagar, Pune	0.73	665	100%	0.73	665	0.73	621	0.68	93%	44	0.05	7%
2	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	74	0.15	42%	107	0.21	58%
3	Zenium - I	Airport Road Bengaluru	0.65	436	51%	0.33	221	0.33	211	0.32	96%	10	0.01	4%
Provident														
4	Kenworth I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1453	1.39	1,425	1.37	98%	28	0.02	1%
5	Kenworth II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	197	0.24	84%	37	0.05	16%
6	Park Square	Judicial Layout, Bengaluru	1.39	1548	87%	1.39	1548	1.39	1,520	1.37	98%	28	0.03	2%
7	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	63	0.08	58%	42	0.06	42%
Purva Land														
8	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	828	1.30	93%	35	0.09	7%
9	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	343	0.46	96%	13	0.02	4%
Total Completed - (A)			7.49	6503	100%	6.50	5626	6.50	5,282.00	5.97	92%	344	0.53	8%

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

Project Status – Under Construction as on Sep 30, 2024

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	%
UNDER CONSTRUCTION														
Puravankara														
1	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	106	0.16	53%	106	0.14	47%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	86%	1.37	914	1.37	840	1.26	92%	74	0.11	8%
3	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.37	245	0.37	163	0.24	67%	82	0.12	33%
4	Clermont	Chembur, Mumbai	0.35	312	100%	0.35	312	0.35	166	0.18	52%	146	0.17	48%
5	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	204	0.26	74%	76	0.09	26%
6	Marina One	Kochi	1.43	486	50%	0.71	486	0.71	442	0.65	91%	44	0.06	9%
7	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	28	0.08	66%	16	0.04	34%
8	Orient Grand	Lal Bagh Main Rd, Sudhama Nagar, Bengaluru	0.26	97	55%	0.14	53	0.14	3	0.01	5%	50	0.13	95%
9	Park Hill	Mallasandra, Bengaluru	0.87	492	100%	0.87	492	0.87	390	0.69	79%	102	0.18	21%
10	Silversand II	Keshavnagar, Pune	0.13	337	100%	0.13	337	0.13	150	0.06	45%	187	0.07	55%
11	Sound of Water II	Kammanahalli, Bengaluru	0.19	53	58%	0.12	33	0.12	28	0.10	83%	5	0.02	17%
	Sound of Water III	Kammanahalli, Bengaluru	0.24	61	57%	0.14	34	0.14	11	0.05	33%	23	0.09	67%
12	Windermere - IV	Medavakkam, Chennai	1.57	1432	100%	1.57	1432	1.57	432	0.50	32%	1,000	1.07	68%
13	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	404	0.45	93%	32	0.03	7%
Provident														
14	Adora De Goa	Zuari Nagar, Goa	1.63	1,902	100%	1.63	1902	1.63	1460	1.15	71%	441	0.48	29%
15	Bayscape	Kelambakkam, Chennai	0.83	676	100%	0.83	676	0.83	80	0.10	12%	596	0.73	88%
16	Botanico	Soukya Rd, Bengaluru	1.52	1,275	100%	1.52	1275	1.52	563	0.70	46%	712	0.83	54%
17	Capella	Soukya Rd, Bengaluru	0.65	763	100%	0.65	763	0.65	622	0.52	81%	141	0.12	19%
18	Deansgate	IVC Rd, Bengaluru,	0.30	147	100%	0.30	147	0.30	89	0.18	59%	58	0.12	41%
19	Ecopolitan	Gummanahalli, Bengaluru	1.06	956	86%	0.91	824	0.91	789	0.87	95%	35	0.05	5%
20	Equinox	Mysore Road, Bengaluru	0.28	288	100%	0.28	288	0.28	272	0.27	95%	16	0.01	5%
	Equinox-3	Mysore Road, Bengaluru	0.38	384	100%	0.38	384	0.38	115	0.11	29%	269	0.27	71%
21	Kenvista	Kondhwa, Pune	0.39	431	71%	0.28	306	0.28	81	0.05	17%	225	0.23	83%
22	PalmVista	Daighar Gaon, Thane	1.08	1251	64%	0.69	796	0.69	382	0.32	46%	414	0.37	54%
23	Park Square	Judicial Layout, Bengaluru	0.51	482	100%	0.51	482	0.51	402	0.44	86%	80	0.07	14%
24	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	480	0.50	93%	35	0.04	7%
Purva Land														
25	Kensho Hills	S.Medihalli, Bengaluru	0.79	509	89%	0.70	452	0.70	384	0.57	82%	67	0.12	18%
26	Oakshire	Rampura, Bengaluru	0.72	449	38%	0.27	175	0.27	170	0.26	96%	5	0.01	4%
27	Raagam	THIRUMAZHISA, CHENNAI	0.77	664	100%	0.77	664	0.77	478	0.53	69%	186	0.24	31%
28	Soukhyam	Guduvancheri, Chennai	3.14	2241	100%	3.14	2241	3.14	608	0.80	26%	1633	2.33	74%
Total Under Construction (C)			23.07	18620		20.43	17200	20.43	10342	12.07	59%	6857	8.36	41%

Project Status – Not yet open for Sale as on Sep 30, 2024

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	Nos	Msft	%	Nos
PHASES NOT OPEN FOR SALE														
Puravankara														
1	Amaiti II	Trichy Road, Coimbatore	1.07	288	100%	1.07	288	-	-	-	0%	288	-	0%
2	Marina One	Kochi	0.92	170	50%	0.46	85	-	-	-	0%	85	-	0%
3	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
4	Emerald Bay	Keshavnagar, Pune	0.59	624	100%	0.59	624	-	-	-	0%	624	-	0%
5	Windermere 4C	Medavakkam, Chennai	0.59	478	100%	0.59	478	-	-	-	0%	478	-	0%
Commercial														
6	Zentech Business Park	Kanakapura, Bengaluru	0.92	-	78%	0.72	-	-	-	-	0%	-	-	0%
7	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.20	-	100%	2.20	-	-	-	-	0%	-	-	0%
Provident														
9	Deansgate	IVC Rd, Bengaluru,	0.29	141	100%	0.29	141	-	-	-	0%	141	-	0%
10	Ecopolitan	Gummanahalli, Bengaluru	0.35	314	100%	0.35	314	-	-	-	0%	314	-	0%
11	Kenvista	Kondhwa, Pune	0.95	765	71%	0.67	543	-	-	-	0%	543	-	0%
12	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
13	Sunworth III,IV	Mysore Road, Bengaluru	2.24	2112	100%	2.24	2112	-	-	-	0%	2,112	-	0%
Commercial														
14	Adora De Goa	Zuari Nagar, Goa	0.20	-	100%	0.20	-	-	-	-	0%	-	-	0%
15	Kenworth Commercial	Rajendra Nagar, Hyderabad	0.05	0	73%	0.04	-	-	-	-	0%	-	-	0%
Total - Phases to be launched (D)			10.83	5191		9.81	4835				0%	4,835		0%
Total Ongoing - (B) + (C) + (D)			33.90	23,811		30.24	22,035	20.43	10,342	12.07	59%	9298	8.36	41%

Ongoing (open for sale) residential projects- city wise

City	Total Projects	Area	Puravankara's share	Sold Area	Inventory Mnsft
Mumbai	2	1.43	1.04	0.50	0.54
Bengaluru	15	10.54	9.15	6.80	2.35
Chennai	4	6.30	6.30	1.94	4.36
Kochi	2	1.97	1.25	1.15	0.10
Pune	4	1.19	1.05	0.52	0.53
Goa	1	1.63	1.63	1.15	0.48
Total	28	23.07	20.43	12.07	8.36



Growing sustainably with good governance practices

- Received **IGBC Gold pre-certification** for Purva Zentech and Meraki
- Purva complies to **ASHRAE** standards for all Commercial projects
- Targeting **USGBC Gold** for a commercial project - Purva Aerocity
- Puravankara has committed to have all its new projects from FY'24 to be certified as green buildings with a minimum mandate of **IGBC Silver certification**
- Significant initiatives for **Scope 1, 2 and 3 emissions reduction** –
 - ❑ **Scope 2** – Use of renewable energy for marketing offices and common areas; EV car parks in projects; Timer based lighting system
 - ❑ **Scope 3** - Enhanced local sourcing of material; increasing the number of ESG compliant suppliers
- Gender diversity target of **35% by 2030**
- Created a scalable platform for data collection and real-time analysis
- Dedicated R&D team for ESG



Governance Structure to drive long term growth

Executive Team



Ravi Puravankara
Chairman



Ashish Puravankara
Managing Director



Nani R. Choksey
Vice Chairman



Abhishek Kapoor
Executive Director & CEO

Non-Executive Directors



Anup Shah Sanmukh
*Non- Executive Independent
Director*



Shailaja Jha
*Non- Executive Independent
Director*



K G Krishnamurthy
*Non- Executive Independent
Director*



Appendix 1:
**Other Corporate
Information**

Awards and Accolades



Construction Week Awards 2023
Lifetime achievement award for
Chairman Ravi Puravankara



Construction Week: Real Estate
Company of the Year (People's Choice)



ET Achievers 2024: Super luxury residential
project of the year 2024 | Purva Meraki



CIDC Vishwakarma Award 2024
Creating social development and impact
through CSR efforts



Carbon Offset Confirmation, Conrad
Bengaluru by Hilton | Provident
Housing Limited



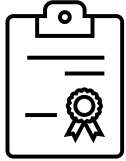
Exemplary contribution to mid-
segment housing by Ace Alpha |
Provident Housing Limited



CREDAI CARE 2023
Lifetime achievement award for
Chairman Ravi Puravankara



ET INFRA FOCUS AWARDS
Most Admired Company in Urban
Infrastructure



Brand Positioning & Quality

At Puravankara, all our endeavors revolve around just one entity – our customers. We call this “The You Philosophy”.

Strengthening our brand as a trusted, innovative and sustainable real estate developer in new markets.

More than 90% of our inventories are sold with zero snags.



Geographical expansion & Business Development

Presence in 9 cities
Strong foothold in South India.
Expanding into the MMR for broader market coverage

ongoing commitment to business development and land acquisition remains integral to our success.

Done business development of approx 5.8 msft in H1FY25 with GDV of over 9700 crore



Strategic bandwidth & Rich Talent

Strong & Experienced Leadership

Expanded management bandwidth with CEO/Business head for separate businesses.

Business scaling up, growth opportunities for all

Average age reduced from 39 to 36 years in the past 3 years

Gen Z on the rise, 1 out of every 5 employee is a Gen Z, 1997+ born

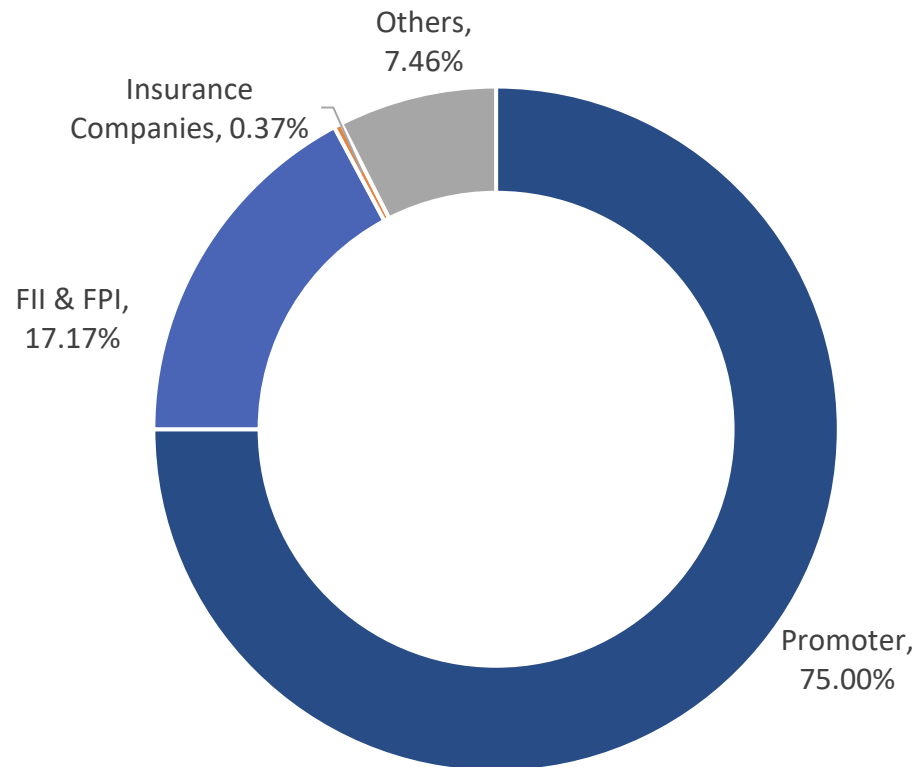


Product Diversification

Offering a range of housing options to cater to diverse customer needs from luxury to affordable housing.

Luxury Residences – Purva
Mid-Income Housing - Provident
Plotted development –Purva Land
Commercial Offices
Mixed-Use Developments

Shareholding Pattern as of September 30, 2024



FPIs

Gothic Corporation
Atyant Capital
Duke Endowment

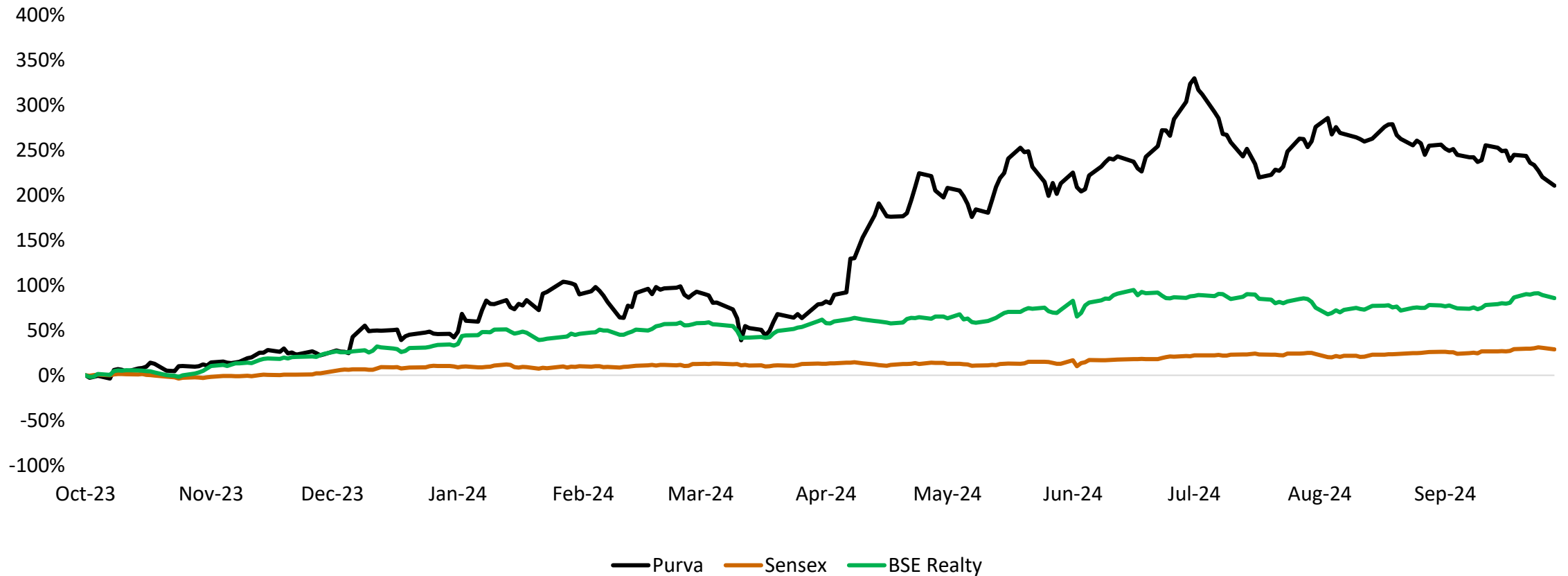
Insurance and Bodies Corporate

Life Insurance Corporation

Notes

1. Promoter Shares are unencumbered

Share Price Movement



Notes: Graph rebased to 100

	01-Oct-23	30-Sep-24	% Change
PURVA	131.75	397.95	210.41%
SENSEX	65,813.42	84,299.78	28.68%
BSE REALTY	4,621.10	8,592.66	85.76%

Appendix 1: Recently completed projects



PURVA SOMERSET
Chennai



PURVA SILVERSANDS
Pune

Appendix 1: Recently completed projects



PROVIDENT NEORA
Bengaluru



EQUINOX
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PURVA CELESTIAL (ZENIUM 2)

Bengaluru



PURVA PARKHILL

Bengaluru

Appendix 2: Ongoing projects



PROVIDENT ADORA DE GOA
Goa



PROVIDENT ECOPOLITAN
Bengaluru

Appendix 3 : Ongoing commercial projects

PURAVANKARA



PURVA AEROCITY

Bengaluru



PURVA ZENTECH

Bengaluru

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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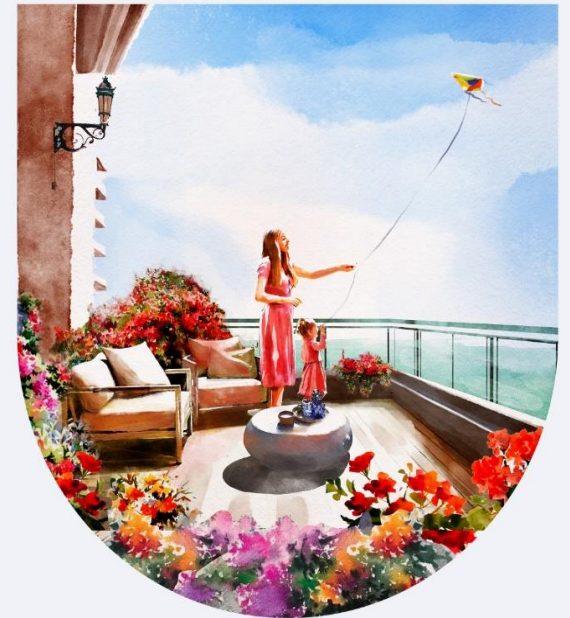
AT PURVA, WE DO WHATEVER IT TAKES TO CREATE MAGIC FOR YOU.
WE SPEND HOURS CRAFTING BLUEPRINTS, SO YOU HAVE HOMES YOU'LL ADMIRE FOR A LIFETIME. WE GO THE EXTRA MILE TO FIND THE RIGHT LOCATION, SO YOU LIVE IN PROXIMITY TO EVERYTHING YOU LOVE.

WE EMPLOY CUTTING EDGE TECHNOLOGY, SO YOUR LIFESTYLE WILL BE A CUT ABOVE THE REST.

AND, WE OFFER THE RIGHT PLATFORM FOR OUR ARCHITECTS, ENGINEERS AND SALES FORCE, SO THEY CAN CREATE WHAT THEY ARE MOST PASSIONATE ABOUT. BEAUTIFUL SPACES.

THAT'S RIGHT, BE IT OUR HOMEBUYERS, OR OUR COLLABORATORS, YOUR DREAMS ARE AT THE CENTRE OF WHAT WE DO.

BECAUSE FOR US, IT'S ALWAYS ABOUT YOU.



PURVA

ALWAYS ABOUT YOU.

Find out more at www.puravankara.com