

February 10, 2023

To,

The General Manager – DCS, Listing Operations-Corporate Services Dept. BSE Ltd. 1 st Floor, New Trading Ring, Rotunda Building, 'P J. Towers, Dalal Street, Fort, <u>Mumbai 400 001.</u> corp.relations@bseindia.com Stock Code: 532891	The Manager, Listing Department, National Stock Exchange of India Ltd., Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), <u>Mumbai</u> cc_nse@nse.co.in Stock Code: PURVA
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Dear Sir / Madam,

Sub: Presentation on the operation and financial results for the Quarter and nine months ended
December 31, 2022

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

The Board of Directors approved the Consolidated and Standalone – Un-Audited Financial Results for the Quarter and nine months ended December 31, 2022 as reviewed and recommended by the Audit Committee at its meeting held today. In this connection please find attached herewith Presentation on the operation and financial results of the Company in terms of Regulation 30 (4) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Yours faithfully
For Puravankara Limited

Abhishek Nirankar Kapoor
Executive Director
DIN: 03456820

PURAVANKARA

Investor Presentation Q3 FY23



► Purva Sunflower

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Company Overview



Differentiated Brands Offering Wider Customer Base; Larger Market Share.



luxury housing and commercial offices

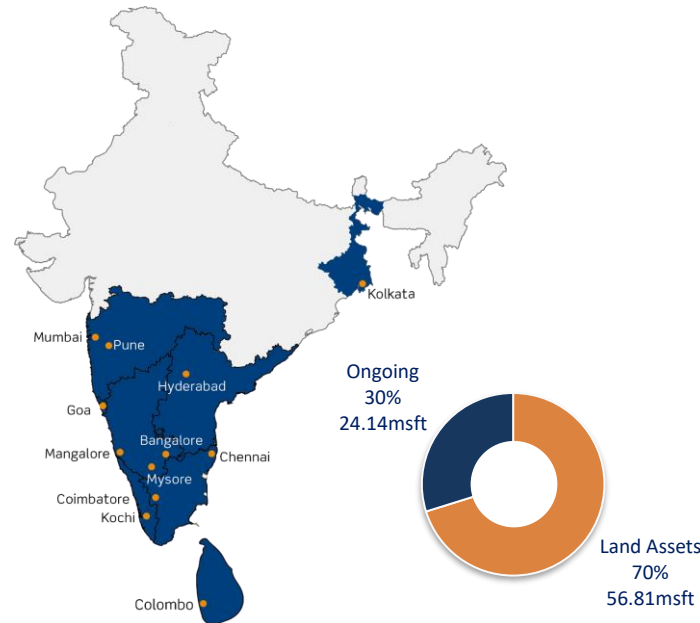


Affordable Luxury Segment



Plotted Development

- India's most reliable real estate developer, with an established presence in luxury residences, commercial, premium affordable housing and plotted development.
- Partnership with IFC, IFC EAF for USD 76 million for affordable housing development in India
- ICRA has maintained Puravankara Ltd.'s rating at "A-" Stable.



80+

Completed residential and commercial projects

18000 +

Homes with Total Area of Over 24.14 msft Under Development

45 msft

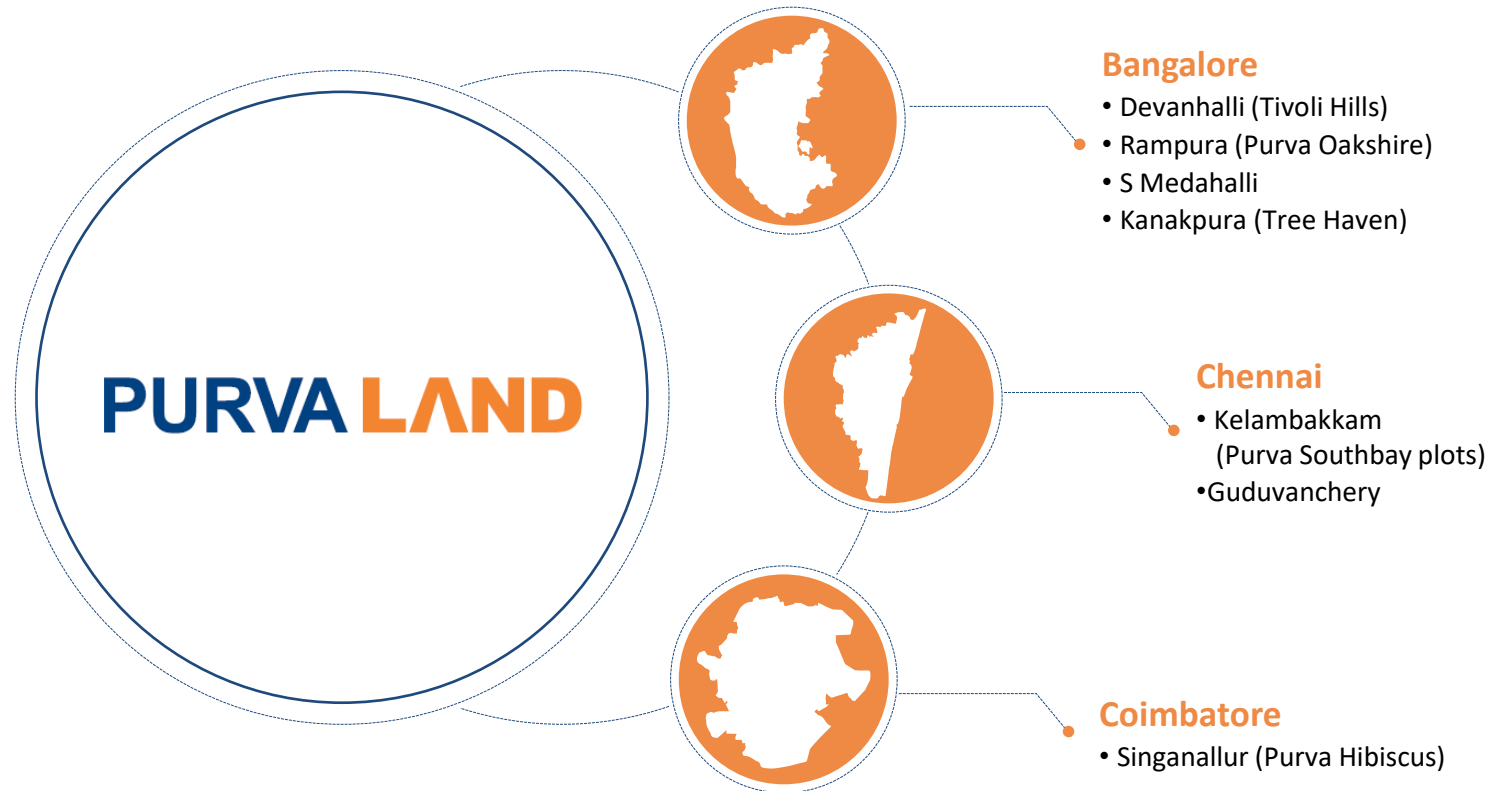
80 projects delivered with over 45 msft of Completed Development

56 msft

Land bank of over 56.81 msft, with Group's economic interest of 43.81 msft

Purva Land – Plotted land development

- Dedicated arm for plotted land development
- To cater to the evolving needs of homebuyers and offer a highly lucrative investment opportunity
- To enable our customers to benefit from a fruitful investment, as well as enjoy greater flexibility with respect to the layout, design, and function of the space
- Currently 7 projects across 3 cities cumulating up to ~7 msft



Starworth Infrastructure and Construction Limited – wholly owned subsidiary focussed on technology enabled construction solutions

- Design-build, Civil and MEP Capabilities for a wide variety of real estate and infrastructure projects
- 100% precast solutions –construction speed, one stop shop and best in class quality standards
- Order book of more than Rs 1000 Cr , growing third party clients
- Technology focussed precast factory, fully operational at Bangalore
- Precast advantages - quality, reliability, cost and timelines
- Marquee clients includes JSW, BMRCL, ITC Limited, Jindal Steel & Power, BIAL





Source: Propequity database

Key Business Highlights – Q3 FY23

~INR **796** Cr

Sales Value*

Increase in sales by
20% YoY

1.02 msft

Sales volume

Increase in sales volume by
3% YoY

~INR **621** Cr

Customer Collections*

90% YoY increase indicating
improving operating efficiencies

~INR **7,767**

Average Realization ₹ psf

Increase by 15% YoY

We have achieved the highest ever sales for the third quarter and 9M ended period of any financial year since inception.

~INR **392** Cr

Revenue from projects

Revenue from projects grew
by 77% YoY

~INR **21** Cr

5.2% PAT Margin

PAT grew by over 10 times YoY

31%

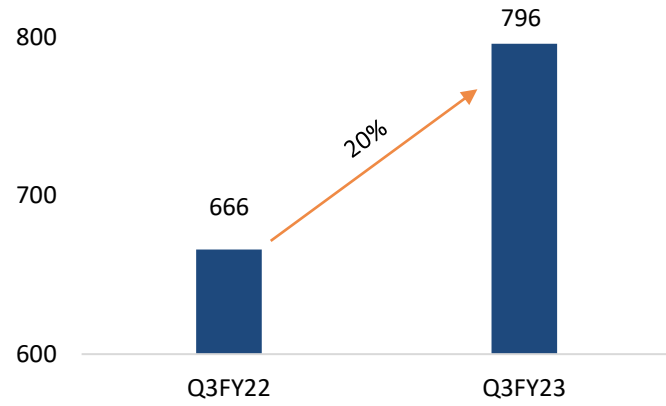
EBIDTA Margin

EBIDTA for Q3 FY23 (128 Cr) vs Q3
FY22 (85 Cr); up by 51%

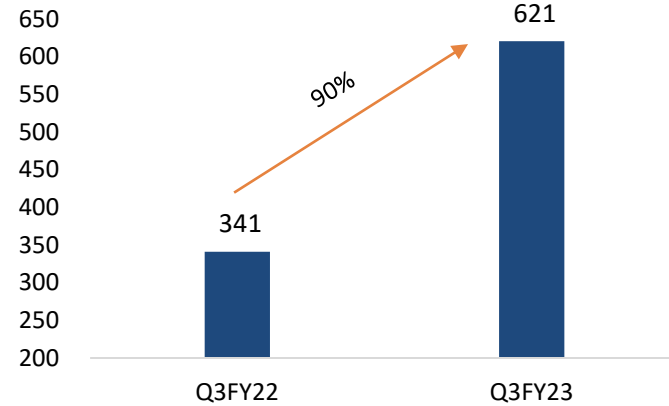
*inclusive of taxes

Operational Highlights – Q3FY22 vs Q3FY23

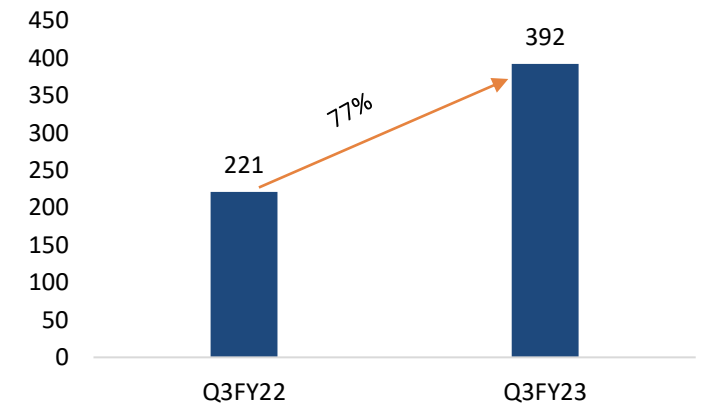
Sales Value (INR Cr)



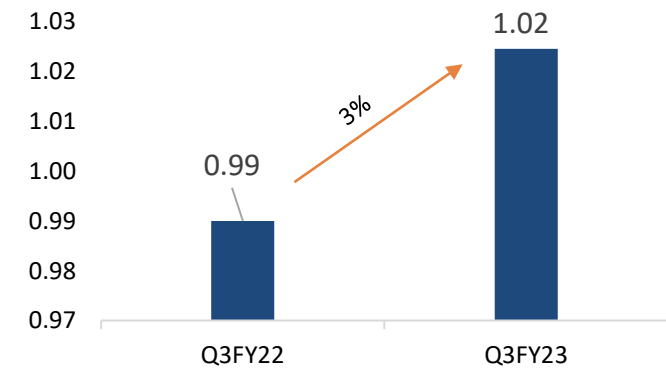
Customer Collections* (INR Cr)



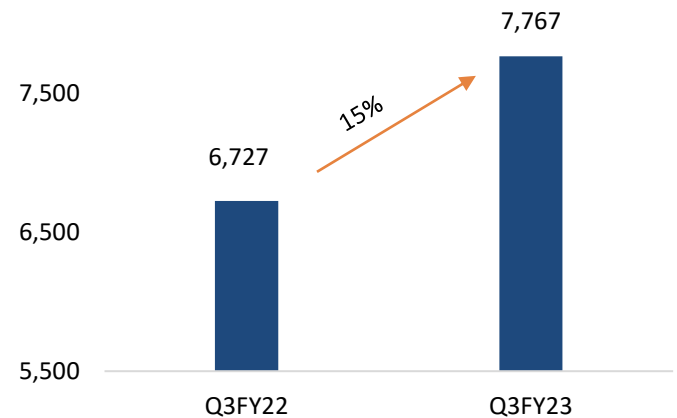
Revenue from projects (INR Cr)



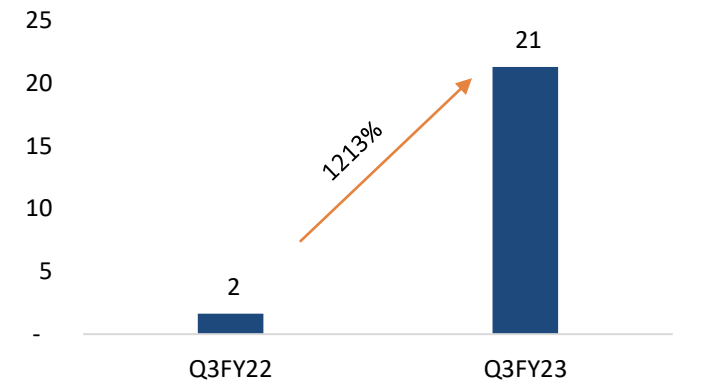
Volume (msft)



Realization (INR per sft.)



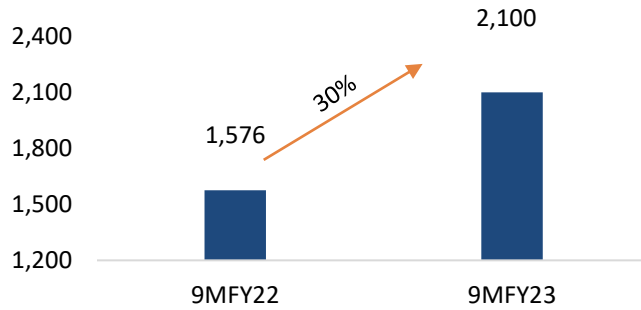
PAT (INR Cr)



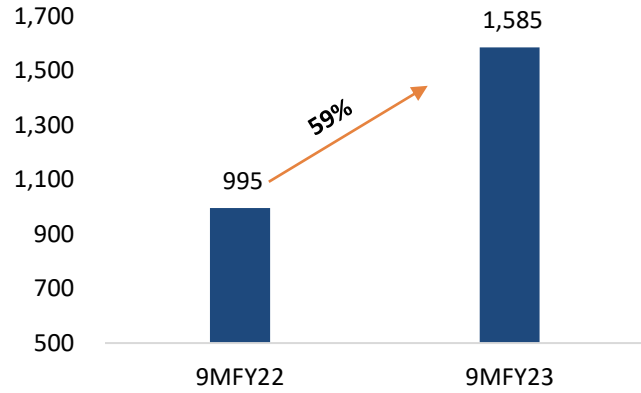
* Customer collection from Real estate business

Operational Highlights – 9MFY22 Vs 9MFY23

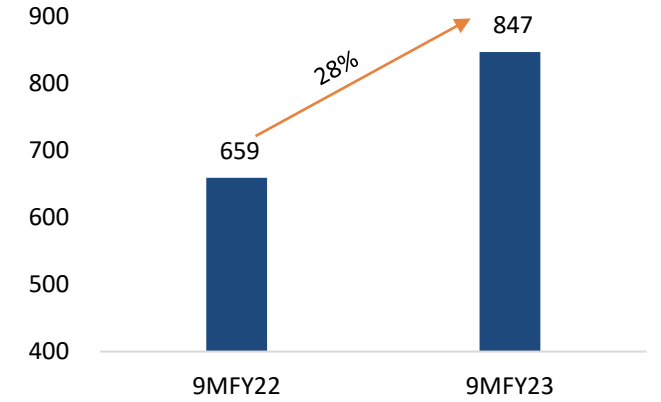
Sales Value (INR Cr)



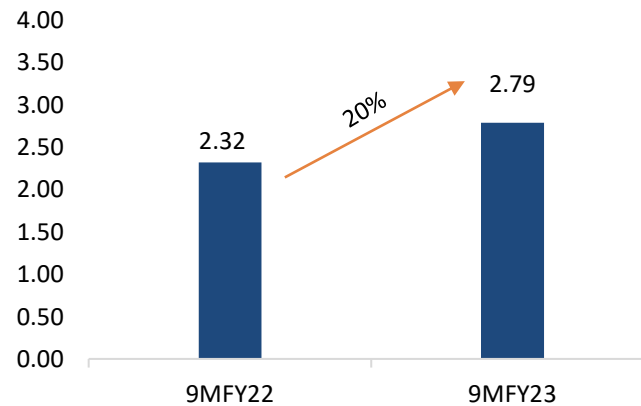
Customer Collections* (INR Cr)



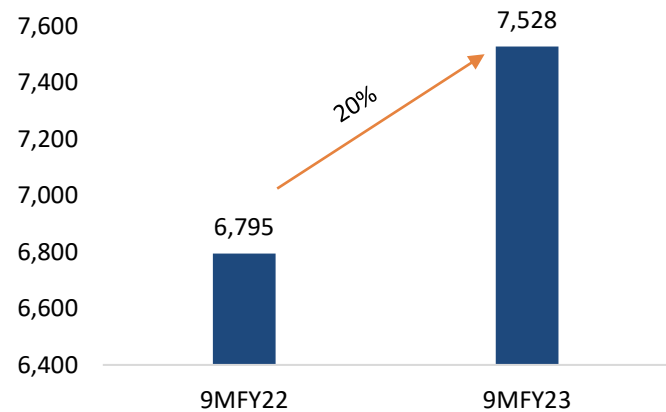
Revenue from projects (INR Cr)



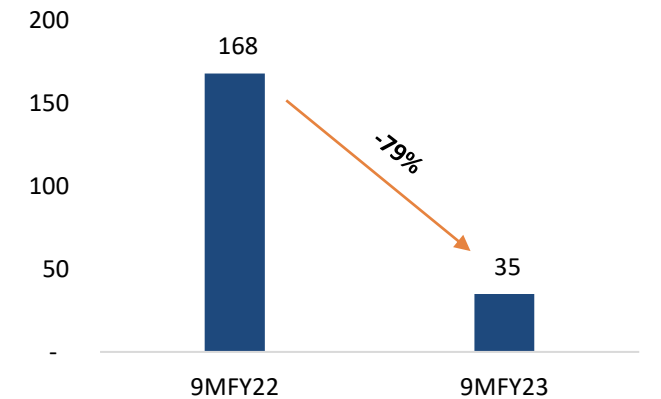
Volume (msft)



Realization (INR per sft.)



PAT (INR Cr)



* Customer collection from Real estate business



Operational Overview Area and sales

The Oxygen

Sales Q3FY23 Vs Q3FY22

Based on Bookings

	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-22	Dec-21	%	Dec-22	Dec-21	%	Dec-22	Dec-21	%	Dec-22	Dec-21	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.59	0.33	80%	343	169	103%	518	303	71%			
Completed Projects	0.01	0.07	-79%	8	20	-60%	11	53	-80%	7,399	7,634	-3%
Ongoing Projects	0.58	0.26	123%	335	149	125%	507	250	103%	8,744	9,617	-9%
Provident	0.43	0.66	-35%	406	521	-22%	278	362	-23%			
Completed Projects	0.10	0.05	100%	110	51	116%	59	27	120%	5,883	5,342	10%
Ongoing Projects	0.33	0.61	-46%	296	470	-37%	219	336	-35%	6,639	5,504	21%
Total Gross	1.02	0.99	3%	749	690	9%	796	666	20%	7,767	6,727	15%

- Group's gross sales include economic interest attributable to Landowners under revenue share arrangement – which was 0.06 msft during Q3FY23, and 0.07 msft during Q3FY22
- Achieved highest ever sale value of Rs 796 Crore for the third quarter of any financial year since inception
- “Puravankara” –
 - Sales of ongoing projects more than doubled owing to the consistent sales in ongoing projects and new launches
 - The average realization decreased owing to the sold inventory mix
- “Provident” –
 - Owing to the decrease in inventory choice in ongoing projects and no new launches, the sales in ongoing projects reduced
 - Certain projects moved from ongoing to completed during the quarter, resulting in shifting of sales from ongoing to completed projects

*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Sales 9MFY23 Vs 9MFY22

Based on Bookings

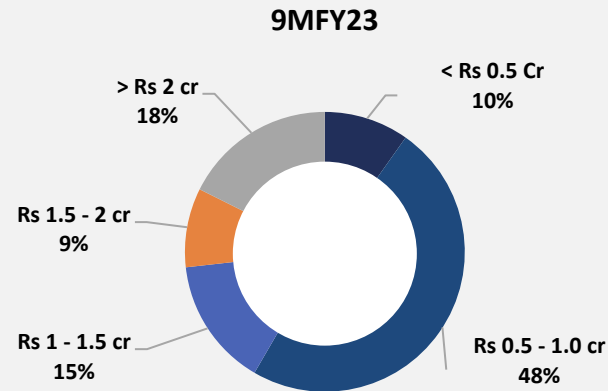
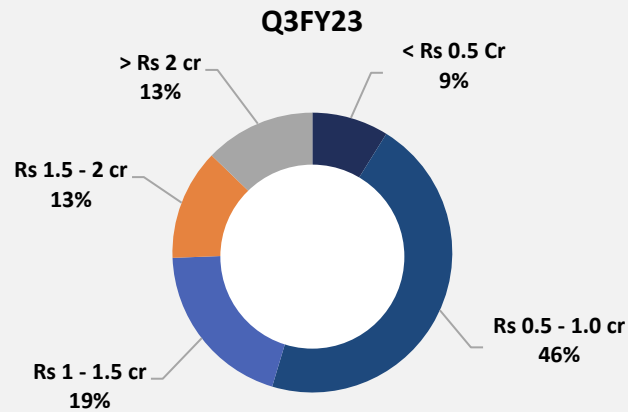
	9MFY											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-22	Dec-21	%	Dec-22	Dec-21	%	Dec-22	Dec-21	%	Dec-22	Dec-21	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	1.29	0.95	36%	670	517	30%	1133	822	38%			
<i>Completed Projects</i>	0.12	0.19	-37%	43	98	-56%	86	126	-31%	7,192	6,615	9%
<i>Ongoing Projects</i>	1.17	0.76	54%	627	419	50%	1047	696	50%	8,948	9,162	-2%
Provident	1.50	1.37	9%	1408	1099	28%	967	754	28%			
<i>Completed Projects</i>	0.28	0.18	56%	289	176	64%	143	84	70%	5,120	4,683	9%
<i>Ongoing Projects</i>	1.22	1.19	3%	1119	923	21%	824	670	23%	6,751	5,631	20%
Total Gross	2.79	2.32	20%	2078	1616	29%	2100	1576	33%	7,528	6,795	11%

- Group's gross sales include economic interest attributable to Landowners under revenue share arrangement – which was 0.19 msft during 9MFY23, and 0.21 msft during 9MFY22
- Achieved highest ever sale value of Rs 2100 Crore for the 9M ended of any financial year since inception
- Majority of the sales is driven by sustained sales in ongoing projects and new launches. This increase in sales has been achieved along with an increasing prices
- The sales in completed projects under the brand Puravankara reduced owing to the decrease in inventory choice in completed projects

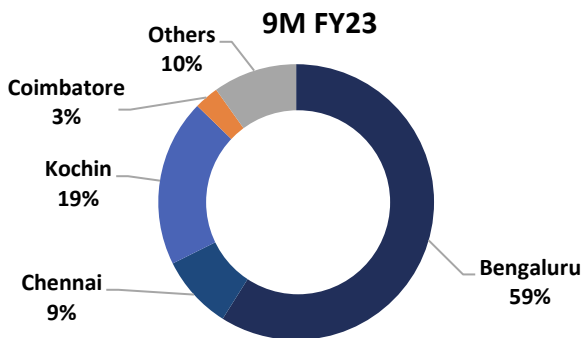
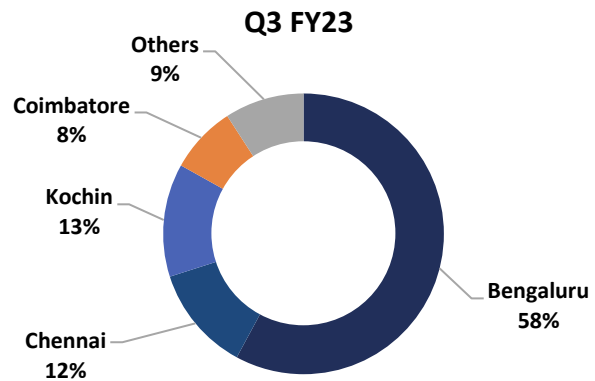
*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Sales area Classification – Unit Value & Regional contribution

Unit Value wise contribution to sales value



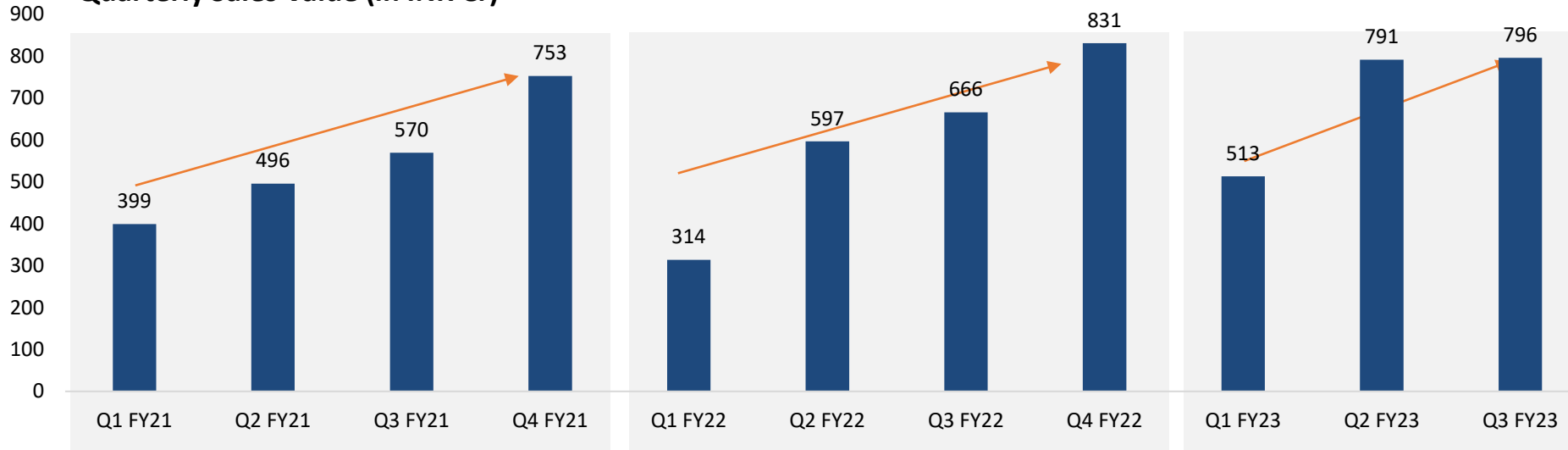
Regional contribution to sales value



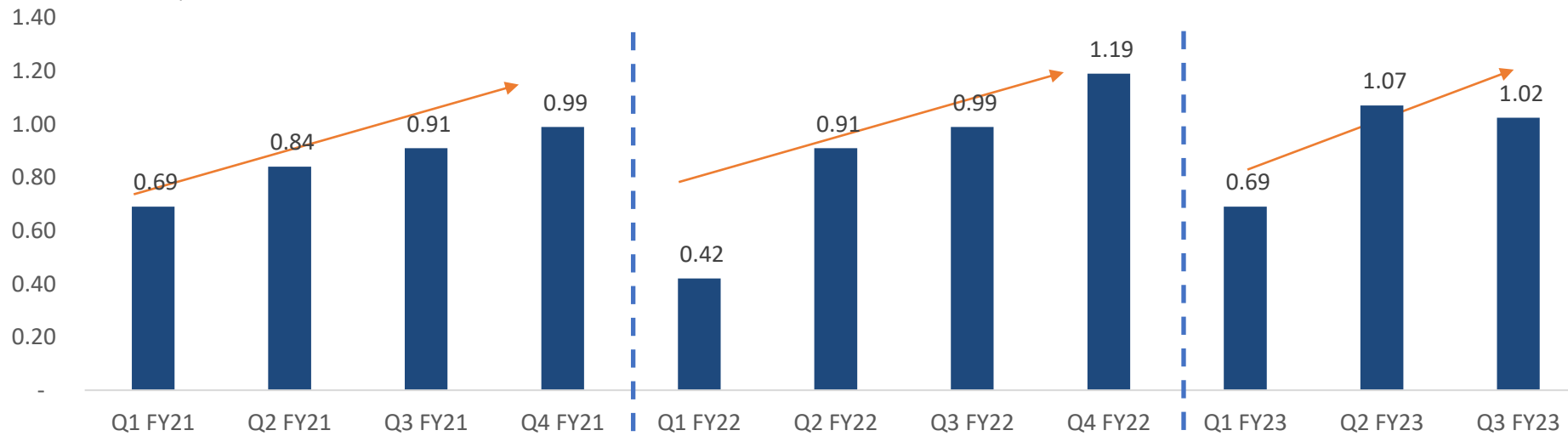
- Unit Value wise –Almost 80% of the Group’s sales are accounted by units which costs less than Rs 2 Cr
- Bengaluru still accounts for majority of the sales of the Group
- ~42% of the sales during the quarter were from outside Bengaluru RE market

Steady Sales Performance

Quarterly Sales Value (in INR Cr)



Quarterly Sales Volume (in msft)



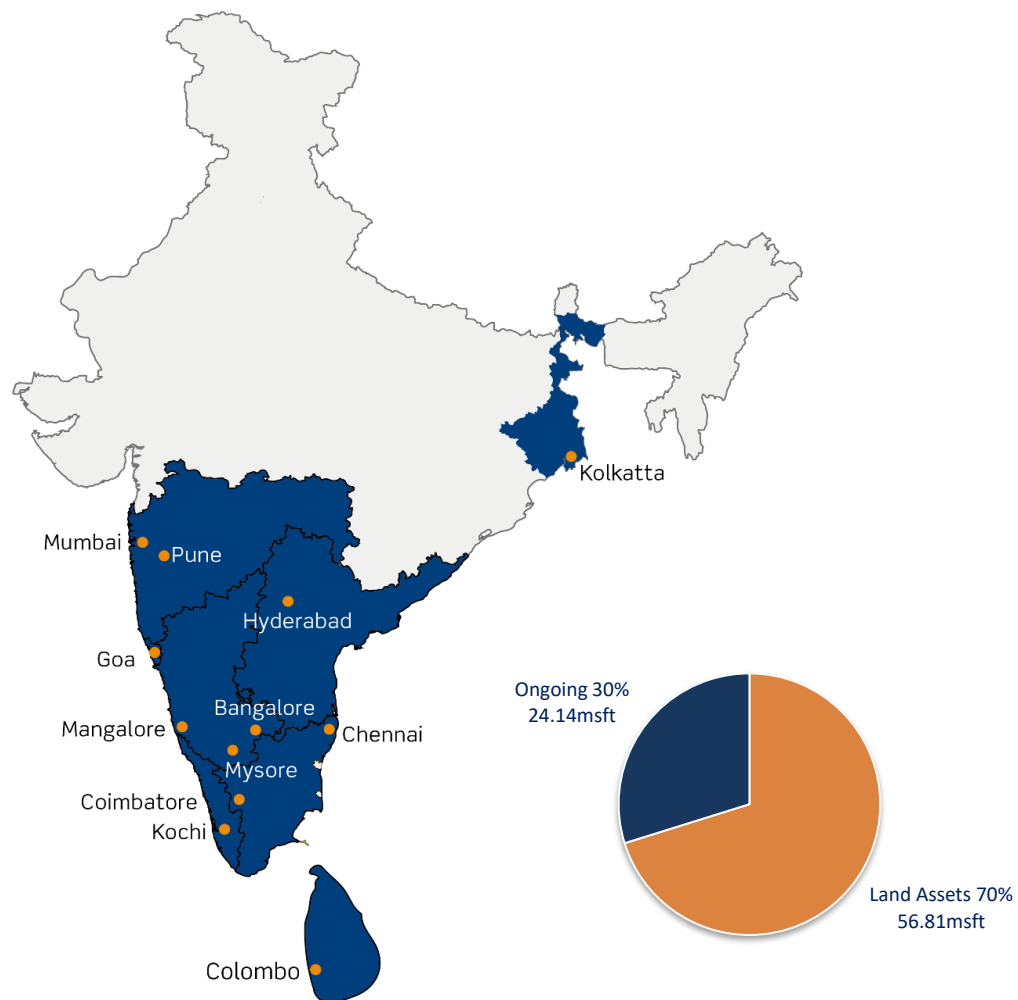
- We have achieved highest sales in the last 3 quarters of the current FY compared against the respective quarters of any previous FY



Development Bank

▶ Artist's impression of
Purva Atmosphere

Diversified across markets, brands and stages of development



in million sq. ft.

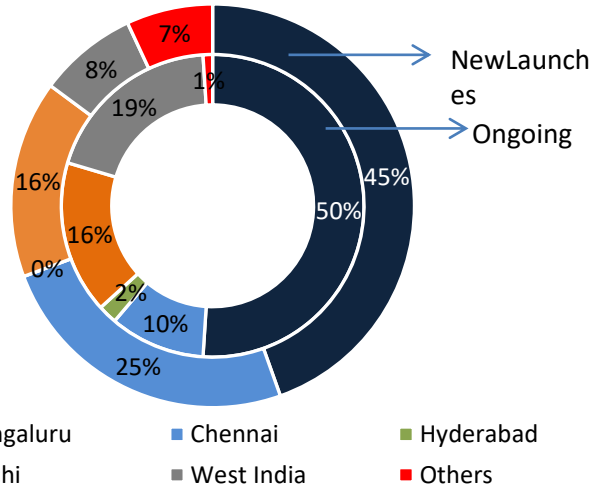
	Completed	Ongoing (A)	Land Assets (B)	Total (A)+(B)
South India				
Bengaluru	31.87	12.19	37.34	49.53
Chennai	6.54	2.52	8.23	10.75
Hyderabad	2.49	0.45	-	0.45
Kochi	1.89	3.97	3.67	7.64
Others	1.57	0.36	0.45	0.81
West India	0.14	4.65	2.89	7.54
Colombo	-	-	4.23	4.23
Kolkata	0.70	-	-	-
Total	45.20	24.14	56.81	80.95
<i>Puravankara*</i>	31.38	14.06	45.86	59.92
<i>Provident</i>	13.82	10.08	10.95	21.03
Group's economic interest	39.23	20.48	43.81	64.29
<i>Puravankara*</i>	26.67	11.34	37.41	48.75
<i>Provident</i>	12.56	9.14	6.40	15.54

Note:

- * Includes JVs and other subsidiaries
- Group's economic interest is estimated developer's share after reducing economic interest of JD|JV partners
- In west India ongoing projects - The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

Ongoing and New Launches

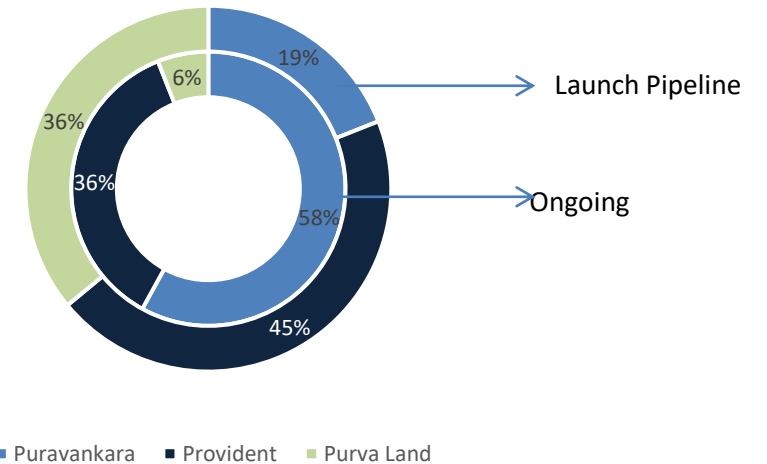
Non-Bengaluru projects now account for 48% of the share of ongoing and 56% of launch pipeline



in msft	Ongoing	New Launches
Bengaluru	12.19	7.05
Chennai	2.52	3.98
Hyderabad	0.45	0.00
Kochi	3.97	2.47
West India	4.65	1.25
Others	0.36	1.07
Total	24.14	15.82

Note: 1. Based on Developable Area in msft
 2. # Ongoing projects includes 7.60 million sqft of area not open for sale.

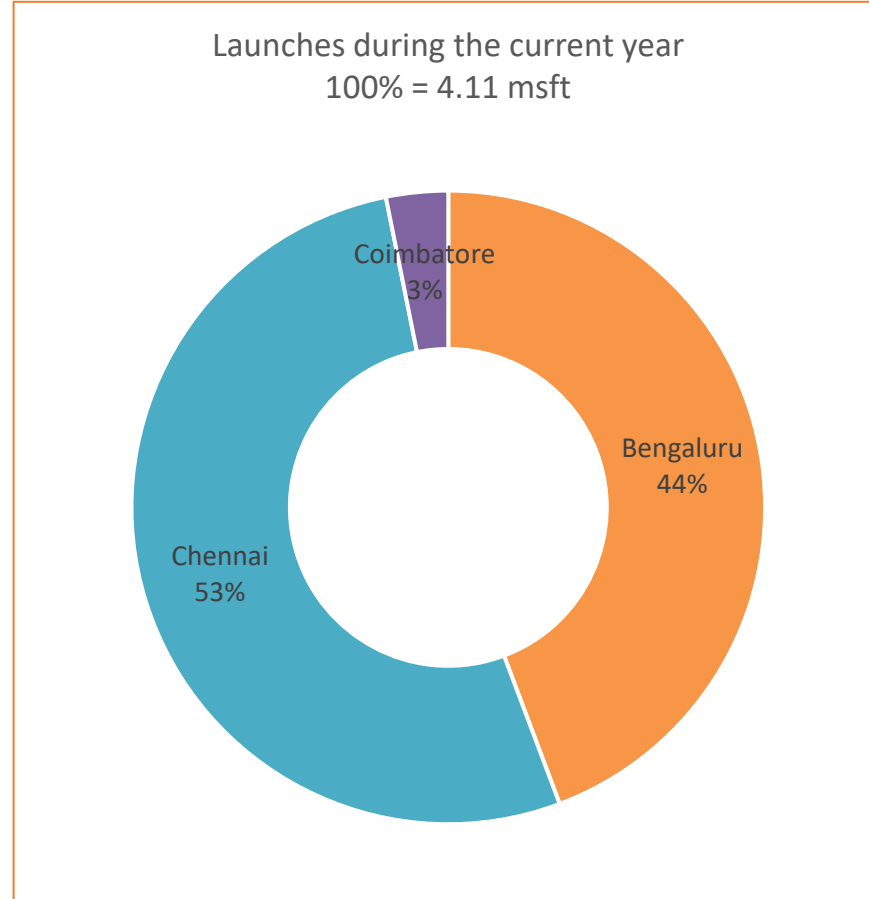
Provident accounts for 45% of the launch pipeline; in line with the market trends and the Group's strategy



in msft	Ongoing	New Launches
Puravankara	14.06	2.95
Provident	8.68	7.19
Purva Land	1.40	5.68
Total	24.14	15.82

Launches during the 9MFY23

Sr. No.	Project	City	Area (in msft)
1	Hibiscus	Coimbatore	0.13
2	Meraki	Bengaluru	0.12
3	Park Hill	Bengaluru	0.21
4	Windermere - IV	Chennai	2.16
5	Zenium - II	Bengaluru	0.48
6	Orien Grand	Bengaluru	0.25
7	Zentech Business Park	Bengaluru	0.76
Sub total launched			4.11
Planned launches for Q4FY23			
1	Magadi Road	Bengaluru	0.54
2	Purva Land- Rampura	Bengaluru	1.14
3	Purva Land- Thirumzasai	Bengaluru	0.49
Sub total to be launched			2.17
Launches in FY23			6.28



- During the 9M period, we launched 7 projects across 3 cities cumulating up to 4.11 msft
- Another 3 projects cumulating up to 2.2 msft are scheduled for launch in Q4FY23. Thus, the total launches for the year would be ~6.3 msft
- The cumulative top line of 6.28 msft of new launch projects is in excess of Rs 4,500 Cr
- Bangalore and Chennai accounted for the maximum area launched
- Additionally, we have another ~16 msft in our launches for the coming year

Sr. no	Location/ Project Name	City	Development Model	Development Type	Developable Area	PPL Share in JD	Saleable area (msft)	Expected launch date
Puravankara								
1	Bellandur	Bengaluru	Owned	Residential	0.47	100%	0.47	Q2FY24
2	Amaiti 2	Coimbatore	Owned	Residential	1.07	100%	1.07	Q2FY24
3	Magadi Road	Bengaluru	Joint Development	Residential	0.54	64%	0.35	Q4FY23
4	Puravankara- Winworth - 2	Kochi	Owned	Residential	0.87	100%	0.87	Q4FY24
					Total		2.95	2.76
Provident								
1	Purva Southbay Residential	Chennai	Owned	Residential	0.84	100%	0.84	Q3FY24
2	Mundhwa	Pune	Joint Venture	Residential	1.25	32%	0.40	Q3FY24
3	KIADB Hardware Park	Bengaluru	Joint Development	Residential	1.40	85%	1.19	Q1FY24
4	IVC Road	Bengaluru	Owned	Residential	0.60	100%	0.60	Q1FY24
5	Capella - 2	Bengaluru	Joint Development	Residential	1.50	74%	1.11	Q2FY24
6	Provident- Winworth - 2	Kochi	Owned	Residential	1.60	100%	1.60	Q2FY24
					Total		7.19	5.74
Purva Land								
1	Purva Land - Rampura, Vaderahalli	Bengaluru	Joint Development	Plotted	1.14	38%	0.43	Q4FY23
2	Thirumazhsai (Provident Amaya)	Chennai	Joint Venture	Plotted	0.49	25%	0.12	Q4FY23
3	S Medahalli	Bengaluru	Joint Development	Plotted	1.40	87%	1.22	Q1FY24
4	Guduvanchery	Chennai	Owned	Plotted	2.65	100%	2.65	Q2FY24
					Total		5.68	4.42
					Grand Total		15.82	12.92

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. All the projects are at different stages of approval
5. Some of the projects will be launched in phases
6. Estimated top line of over INR 7300 Cr; and gross surplus of over 3600 Cr



Update on Financials

PURVA
Bluemont

Consolidated Statement of Profit & Loss for the quarter ended December 31, 2022

All numbers in INR Cr

Particulars	Q3FY23	Q2FY23	Q3FY22
Income from operations			
Revenue from projects	392.45	239.48	221.34
Other Income	17.95	13.37	25.11
Total Income from operations	410.40	252.85	246.45
Expenses			
Sub-contractor cost	224.36	183.84	135.07
Cost of raw materials and components consumed	72.52	56.94	30.42
Land purchase cost	135.52	50.15	34.19
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-288.93	-221.21	-147.71
Employee benefit expense	43.33	46.23	34.50
Finance expense	93.81	76.07	79.56
Depreciation and amortization expense	5.19	4.15	4.22
Other expenses	94.70	78.07	74.59
Total expenses	380.50	274.24	244.84
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	29.90	-21.39	1.61
Share of profit/(loss) of associates and joint ventures, net	-1.11	-0.71	-0.66
Profit before tax	28.79	-22.10	0.95
Tax expense	6.24	-4.88	-0.25
Net Profit for the period	22.55	-17.22	1.20
Other Comprehensive Income/(Loss) (net of tax expense)	-1.26	-3.73	0.42
Total Comprehensive Income/(Loss) for the period	21.29	-20.95	1.62

- Our revenue from projects increased by 77% to 392 Cr in Q3FY23; which was Rs 221 Cr in Q3FY22
- Total comprehensive income increased by over 10 times yoy
- Total comprehensive income for Q3FY23 stood at Rs 21 Cr which Rs 2 Cr in Q3FY22

Consolidated Statement of Profit & Loss for the 9M ended December 31, 2022

All numbers in INR Cr

Particulars	9MFY23	9MFY22
Income from operations		
Revenue from projects	846.78	659.15
Other Income	113.82	402.38
Total Income from operations	960.60	1,061.53
Expenses		
Sub-contractor cost	590.02	378.97
Cost of raw materials and components consumed	173.38	65.79
Land purchase cost	185.67	71.43
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-688.24	-320.69
Employee benefit expense	128.39	100.68
Finance expense	257.53	247.92
Depreciation and amortization expense	13.32	13.51
Other expenses	244.01	189.77
Total expenses	904.08	747.38
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	56.52	314.15
Share of profit/(loss) of associates and joint ventures, net	-2.30	-1.98
Profit before tax	54.22	312.17
Tax expense	14.45	144.55
Net Profit for the period	39.77	167.62
Other Comprehensive Income/(Loss) (net of tax expense)	-4.76	0.41
Total Comprehensive Income/(Loss) for the period	35.01	168.03

- Our revenue from projects increased by 28% to 847 Cr in 9MFY23; which was Rs 659 Cr in 9MFY22



Update on Cash flows



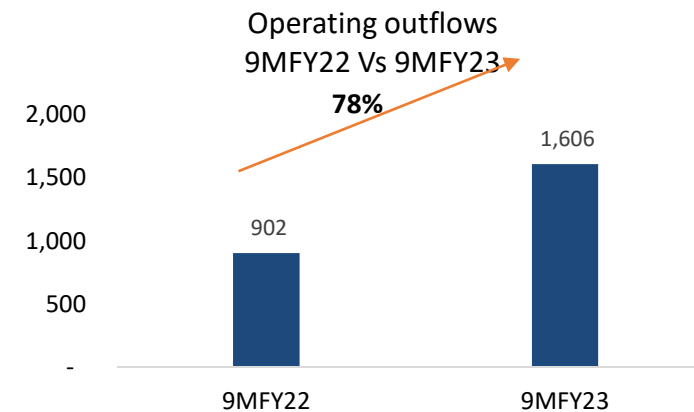
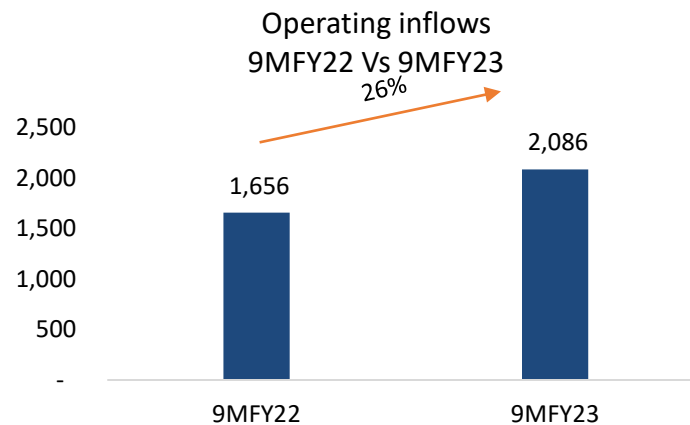
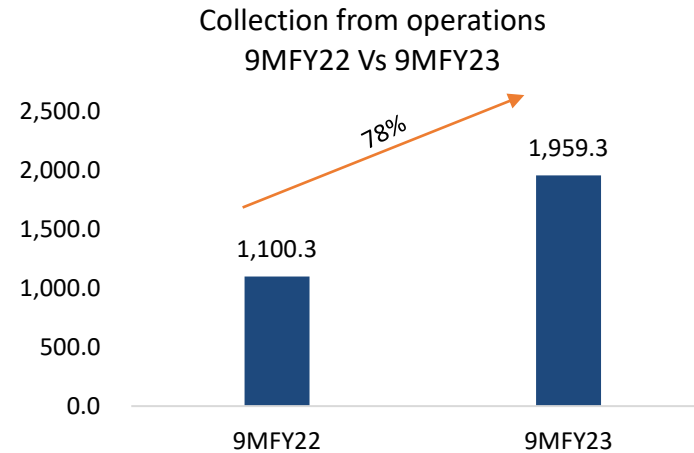
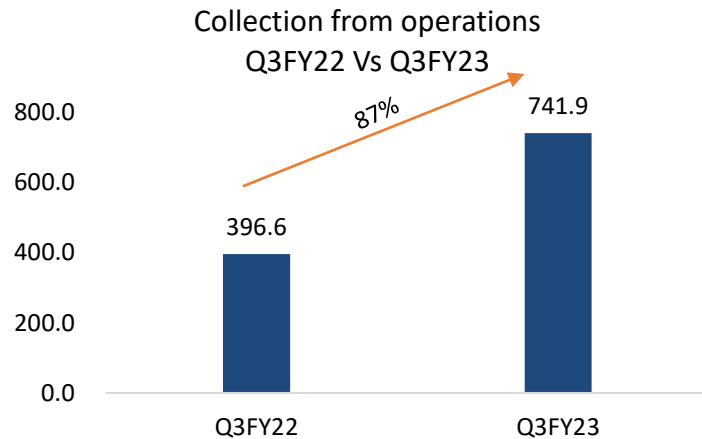
All numbers in INR Cr

Cash Flow Statement		Q1 FY 23	Q2 FY 23	Q3 FY 23	9M FY 23	9 MFY 22	9MFY23 Vs 9MFY22
A	Operating Inflows	666.8	677.6	741.9	2,086.3	1,656.1	26%
	<i>Collection from operations</i>	543.9	673.5	741.9	1,959.3	1,100.3	78%
	<i>Collection from other than operations</i>	122.9	4.1	0.0	127.0	555.8	-77%
B	Operating Outflows	(482.5)	(578.6)	(545.3)	(1,606.4)	(902.3)	78%
C=A-B	Operating Surplus	184.4	99.1	196.5	480.0	753.8	-36%
	<i>Less</i>						
	Interest Cost(Net)	(90.7)	(86.1)	(94.1)	(270.9)	(215.5)	
	Tax Paid	(18.2)	(19.5)	(25.1)	(62.8)	(51.8)	
D	Operating Surplus after tax and interest	75.4	(6.5)	77.3	146.2	486.5	-70%
	Investment Activity						
	Land Payments including advances & deposits	(5.9)	(57.5)	(138.0)	(201.4)	(25.4)	
	Purchase of Fixed Assets	(1.6)	0.0	0.0	(1.6)	(1.1)	
	Other Assets & Investments	0.0	0.0	(1.4)	(1.4)	(11.0)	
E	Total from Investing Activity	(7.5)	(57.5)	(139.4)	(204.4)	(37.5)	445%
	Financing Activity						
	Loan Drawal/(Repayments)	(41.5)	333.0	50.0	341.5	(217.3)	
	Investment equity in nature	(68.0)	(89.0)	93.0	(64.0)	0.0	
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	(0.0)	2.6	(8.2)	(5.6)	(9.3)	
	Dividend (Net of TDS)	0.0	(104.5)	(14.0)	(118.5)	(0.0)	
F	Total from Financing Activity	(109.5)	142.2	120.7	153.4	(226.7)	-168%
G=D+E+F	Net Operating Surplus	(41.6)	78.2	58.6	95.2	222.3	-57%
	Opening Cash and Bank Balances	344.8	303.2	381.4	344.8	203.1	
	Closing Cash and Bank Balances	303.2	381.4	440.0	440.0	425.4	3%

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

Cash Flow - Trends

All numbers in INR Cr



- For the 9M period, collection from operations increased by ~78% indicating improvement in customer collections
- Simultaneously, operating outflows also increased by ~78% indicating increased expenditures in project development ensuring timely and faster completion

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	Total
Balance collections from sold units ¹	(A)	1,394	1,250	2,643
Value of Inventory open for sale ²	(B)	4,032	1,609	5,641
Balance cost to go ³	(C)	2,349	1,168	3,517
Surplus (A) + (B) – (C)	(D)	3,077	1,690	4,767
Surplus from Inventory not open for sale (F)-(G+H)	(E)	1,187	820	2,007
Value of Inventory not open for sale	(F)	2,606	1,692	4,297
Balance cost to complete	(G)	1,319	772	2,091
Contingencies ⁴	(H)	100	100	200
Total Estimated Surplus (D +E)		4,264	2,510	6,774

Note:

1. Includes debtors and unbilled amount
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. The cost does not include sales & marketing , GST, general overheads and interest costs
5. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
6. The projects that are yet to be launched are not included

- Cashflow Visibility of **Rs.6,774 Crores** in next 3-5 years
- Balance receivables of **~Rs. 2,643 crore** from sold units, covers **~ 75%** of the balance cost to complete the Inventory open for sale



Update on
Debt

PURVA
Bluemont

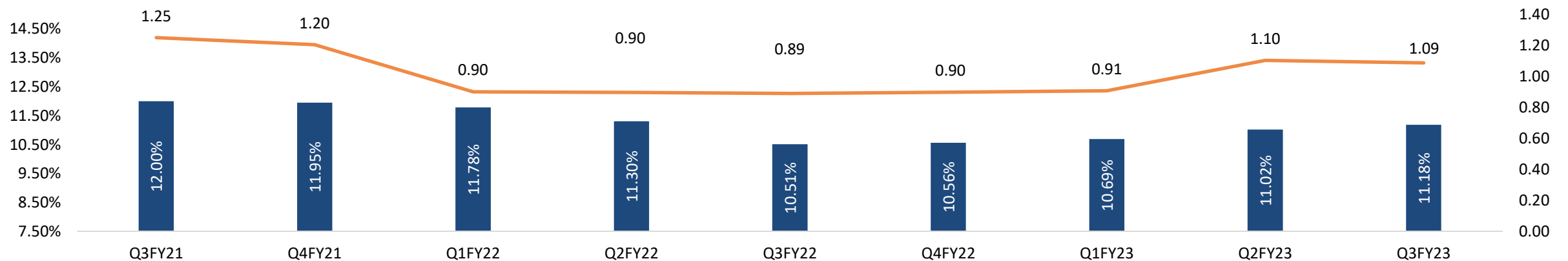
Debt movement pattern

All numbers in INR Cr

in Rs. Cr	Q3FY23	Q2FY23	Q1FY23	Q4 FY22	Q3 FY22	Q2FY22	Q1FY22	Q4FY21	Q3FY21
Opening Balance	2525	2192	2190	2283	2189	2136	2502	2613	2834
Net Addition (Repayment)	50	333	2	-93	94	53	-366	-111	-221
Debt Outstanding	2575	2525	2192	2190	2283	2189	2136	2502	2613
Less: Cash and Cash Equivalents	440	381	303	345	425	329	288	203	241
Net debt	2135	2144	1889	1846	1857	1860	1848	2299	2372
Cost of Debt	11.18%	11.02%	10.69%	10.56%	10.51%	11.30%	11.78%	11.95%	12.00%
Net Worth	1965	1944	2083	2049	2077	2075	2064	1909	1901
Net Debt / Equity Ratio	1.09	1.10	0.91	0.90	0.89	0.90	0.90	1.20	1.25

Despite debt addition owing to land acquisition (~ Rs 100 Cr), net debt has continued to decline

Weighted Average Cost of Debt & Net Debt / Equity Ratio



Debt does not include NCD/OCD worth INR 400 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

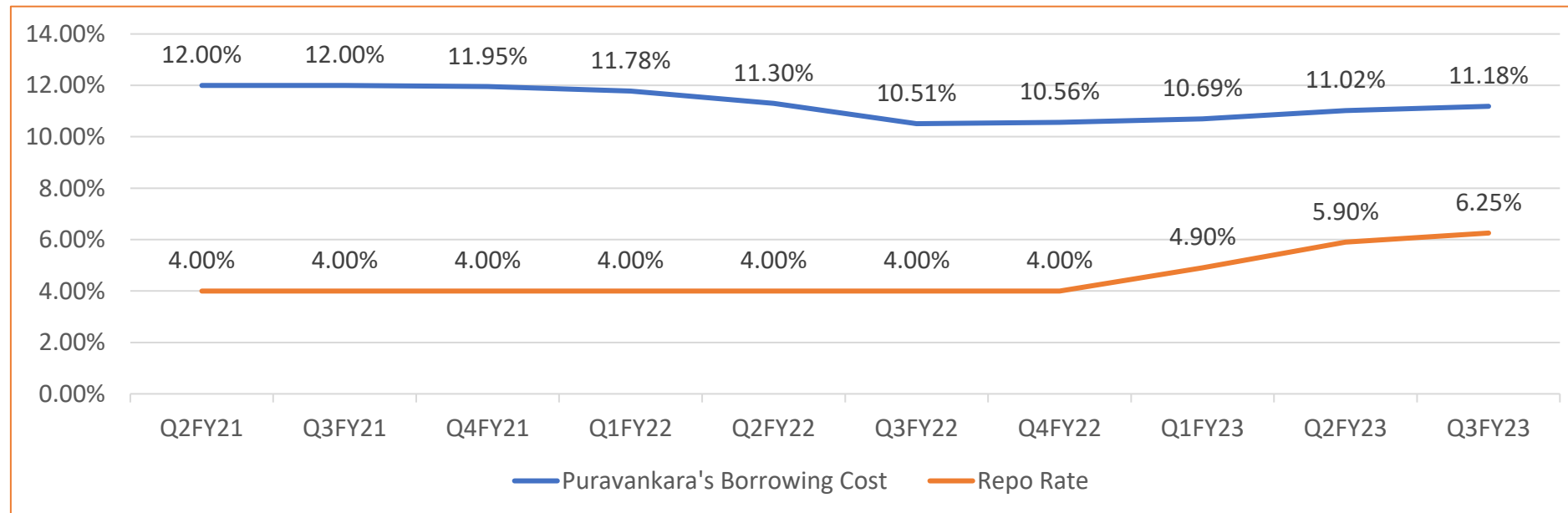
Borrowing Cost Management

Debt/ sft of under construction area

	Q3FY23	Q2FY23	Q1FY23	Q4 FY22	Q3 FY22	Q2FY22	Q1FY22	Q4FY21	Q3FY21	Q3FY20	Q3 FY19
Net Debt	2135	2144	1889	1846	1857	1860	1848	2299	2372	2590	2749
Ongoing Projects (msft)	17	16	15	15	14	13	13	13	12	13	11
Debt/ sqft (Rs/ sqft)	1291	1376	1277	1248	1333	1444	1435	1785	1907	2043	2524

Debt per sft of under construction area has reduced by ~49% in last 4 years

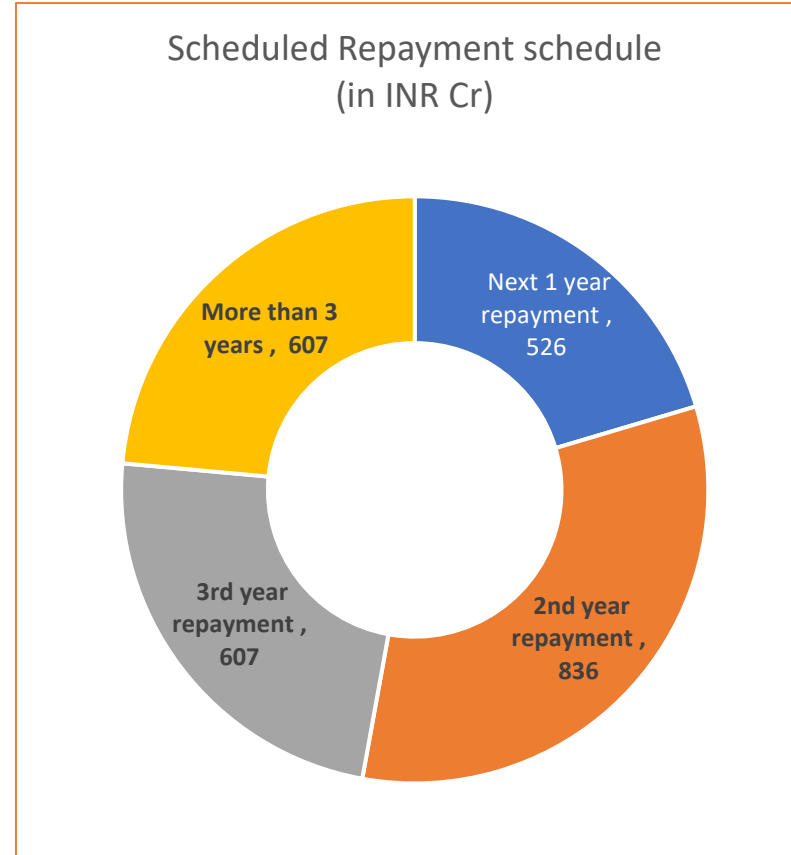
Cost of debt movement compared with Repo rate



- With our aggressive launches- our debt per sft of area under construction is continuously decreasing; indicating efficient capital use
- During last few months, the repo rate has increased by 225 bps. However, our cost of debt was only marginally increased

Debt Management & Repayment Schedule

Particulars		Amount (in Rs crore)
Group A - Approved (including not launched for sale) projects¹		
Balance cusomter collection	A	12,582
Balance cost to go	B	5,808
Surplus from Onoging (including not launched for sale) projects	C= A-B	6,774
Group B - Projects which are in launch pipeline²		
Unsold Inventory value	D	7,344
Cost to complete	E	3,674
Surplus from projects which are in launch pipeline	F=D-E	3,670
Total Surplus	G=C+F	10,444
Gross debt³	H	2575
cash and cash equivalent	I	440
Net Debt	J = H-I	2,135



- Group's net debt is Rs 2,135 Crore which compares favorably against the Group's projected surplus of Rs 10,444 Cr
- Of this, ~ Rs 6774 Cr is surplus from approved projects

1. Refer slides 34,35, and 36 for list of projects
 2. Refer slide 20 for list of projects
 3. Debt does not include NCD/OCD worth INR 400 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

Debt Management & Repayment Schedule

Debt Composition			
	Q2FY23	Q3FY23	Movement
Residential	2,259	2195	-66
Capex towards Commercial development	91	106	15
Sub total	2,349	2,301	-51
Land	175	275	100
Less Cash and equivalent	381	440	59
Net Debt*	2144	2135	-9

- Debt towards Residential real estate development is decreasing
- In coming quarters, construction progress of commercial projects will increase debt towards commercial projects

*Debt does not include NCD/OCD worth INR 400 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation



Project Status



Project Status – Completed Projects as on Dec 31, 2022

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative		Unsold Inventory			
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
COMPLETED														
Puravankara														
1	Coronation Square	Kotnur, Bengaluru	0.14	48	71%	0.10	34	0.10	33	0.09	88%	1	0.01	12%
COMMERCIAL														
4	Primus	OMR, Chennai	0.18		60%	0.10		0.11	0	0.04	43%	0	0.07	65%
Provident														
6	Kenworth - I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1458	1.39	1382	1.34	96%	76	0.05	4%
7	Park Square	Judicial Layout, Bengaluru	1.04	1102	87%	0.91	961	0.91	908	0.86	94%	53	0.05	6%
8	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	61	0.08	56%	44	0.06	44%
10	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	374	0.38	96%	14	0.01	4%
11	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	332	0.44	92%	24	0.04	8%
	Total Completed - (A)		4.50	4200	100%	3.52	3303	3.52	3090	3.23	92%	213	0.29	8%

Project Status – Under Construction as on December 31, 2022

PURAVANKARA

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Unsold Inventory		
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
UNDER CONSTRUCTION														
Puravankara														
1	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	32	0.05	17%	180	0.24	83%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	87%	1.39	912	1.39	546	0.84	61%	366	0.55	39%
3	Clermont	Chembur, Mumbai	0.27	260	100%	0.27	260	0.27	56	0.07	27%	204	0.19	73%
4	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	72	0.10	28%	208	0.25	72%
5	Hibiscus	Trichy Rd, Singanallur	0.13	73	100%	0.13	73	0.13	52	0.08	63%	21	0.05	37%
6	Marine Drive I	Kochi	1.68	586	50%	0.84	293	0.84	232	0.68	81%	62	0.16	19%
7	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	10	0.03	24%	34	0.09	76%
8	Park Hill	Mallasandra, Bengaluru	0.21	123	100%	0.21	123	0.21	26	0.05	25%	97	0.16	75%
9	Promenade	Hennur Road, Bengaluru	0.20	152	70%	0.14	107	0.14	81	0.11	78%	26	0.03	22%
10	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	681	0.65	84%	140	0.12	16%
11	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	38	0.08	22%	143	0.28	78%
12	Sound of Water II	Kammanahalli, Bengaluru	0.14	45	58%	0.08	26	0.08	11	0.04	49%	15	0.04	51%
13	Westend-Phase2	Hosur Road, Bengaluru	0.09	55	78%	0.07	42.9	0.07	43	0.07	100%	0	0.00	0%
14	Windermere - IV	Medavakkam, Chennai	2.16	1910	100%	2.16	1910	2.16	98	0.11	5%	1812	2.05	95%
15	Zenium - I	Airport Road Bengaluru	0.65	436	51%	0.33	221	0.33	133	0.20	61%	88	0.13	39%
16	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	89	0.11	22%	347	0.38	78%
Provident														
17	Adora De Goa	Zuari Nagar, Goa	1.63	2,346	84%	1.37	1630	1.37	1274	0.98	71%	356	0.40	29%
18	Capella	Soukya Rd, Bengaluru	0.65	763	74%	0.48	565	0.48	298	0.28	59%	267	0.19	41%
19	Equinox	Mysore Road, Bengaluru	0.66	672	100%	0.66	672	0.66	282	0.28	42%	390	0.38	58%
20	Kenworth - II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	176	0.22	76%	58	0.07	24%
21	Kenworth Commercial	Rajendra Nagar, Hyderabad	0.05	0	73%	0.04	0	0.04	0	0.00	7%	0	0.03	93%
22	Neora	Sampigehalli, Bengaluru	0.23	249	100%	0.23	249	0.23	148	0.13	60%	101	0.09	40%
23	PalmVista	Daighar Gaon, Thane	0.60	731	64%	0.38	465	0.38	176	0.14	37%	289	0.24	63%
24	Park Square	Judicial Layout, Bengaluru	0.86	980	87%	0.75	855	0.75	354	0.32	43%	501	0.43	57%
25	Tivoli Hills	Devanahalli, Bengaluru	1.40	838	100%	1.40	838	1.40	746	1.14	81%	92	0.26	19%
26	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	360	0.37	69%	155	0.17	31%
Total Under Construction (B)			16.54	14094		14.14	11964	14.14	6013	7.15	51%	5951	6.99	49%

Project Status – Not yet open for Sale as on December 31, 2022

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched Msft	Sold Cumulative			Unsold Inventory		
			Msft	Units	%	Msft	Units		Nos	Msft	%	Nos	Mn sft	%
PHASES NOT OPEN FOR SALE														
Puravankara														
1	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	-	-	-	0%	288	-	0%
2	Clermont	Chembur, Mumbai	0.09	52	100%	0.09	52	-	-	-	0%	52	-	0%
3	Highlands III	Mallasandra, Bengaluru	0.62	369	100%	0.62	369	-	-	-	0%	369	-	0%
4	Marine Drive II	Kochi	1.53	555	50%	0.76	278	-	-	-	0%	278	-	0%
5	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
6	Orien Grand	Lalbagh Main Road, Bengaluru	0.25	97	55%	0.14	53	-	-	-	0%	53	-	0%
6	Silversand - II	Keshavnagar, Pune	0.42	372	100%	0.42	372	-	-	-	0%	372	-	0%
7	Sound of Water	Kammanahalli, Bengaluru	0.18	68	58%	0.10	39	-	-	-	0%	39	-	0%
Commercial														
8	Zentech Business Park	Kanakapura, Bengaluru	0.76	0	70%	0.532	0	-	-	-	0%	-	-	0%
Provident														
9	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
10	Sunworth III,IV	Mysore Road, Bengaluru	2.62	2496	100%	2.62	2496	-	-	-	0%	2,496	-	0%
Commercial														
11	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
	Total - Phases to be launched (C)		7.60	4596		6.36	4198				0%	4,198		0%
	Total Ongoing - (B) + (C)		24.14	18690		20.49	16,162	14.14	6013	7.15	51%	10,149	6.99	49%

Notes:

The Company also holds inventory of 0.15 msft under “Properties Held for sale” as on the reporting date.

The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

Ongoing- Residential

City wise

City	Total Projects	Area	Puravankara's share	Area Launched	Sold Area	Inventory Mnsft
Coimbatore	2	0.60	0.60	0.13	0.08	0.05
Mumbai	3	0.95	0.73	0.65	0.21	0.43
Bengaluru	18	11.71	10.36	6.34	3.61	2.73
Chennai	2	2.53	2.53	2.53	0.19	2.33
Hyderabad	2	0.45	0.33	0.33	0.22	0.11
Kochi	4	3.97	2.37	1.38	1.06	0.32
Pune	4	1.87	1.83	1.41	0.79	0.62
Mangalore	1	0.23	0.17	-	-	-
Goa	2	1.83	1.57	1.37	0.98	0.40
Total	38	24.14	20.49	14.14	7.15	6.99



Appendix 1:
**Other Corporate
Information**

Governance Structure to drive long term growth

Executive Team



Ravi Puravankara

Chairman

- Over 44 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter, Paris



Ashish Puravankara

Managing Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon



Nani R. Choksey

Vice Chairman

- Experience of over 44 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Abhishek Kapoor

Executive Director & CEO

- Experience of over 22 years in the real estate development, construction, project optimization, private equity deals, strategic planning and implementation
- Master degree from NMIS, Mumbai

Governance Structure to drive long term growth Contd.

Non Executive Directors



Anup Shah Sanmukh

Non- Executive Independent Director

- Bachelor's degree in Commerce and Law Over 39 years of experience in field of law, specifically real estate law.
- Founder Partner of Anup S Shah Law Firm in Bengaluru



Shailaja Jha

Non- Executive Independent Director

- MMS Degree from BITS, Pilani and PMI certified Project Management Professional
- Over 30 years of experience in IT global consulting experience
- After clearing the UPSC, served GOI as a civil servant for almost a decade



K G Krishnamurthy

Non- Executive Independent Director

- Alumnus of IIT - Kharagpur with a Management degree from Jamnalal Bajaj Institute of Management,
- Experience of over three decades in the real-estate sector
- Served as the Managing Director & CEO of HDFC Property Ventures Limited



Sanjeeb Chaudhuri

Non- Executive Independent Director

- Over four decades of senior multinational business experience across global banks and consumer companies
- Listed among the Top 25 Media Visionaries in Asia Pacific in 2016
- Has first-hand experience generating multi-million-dollar efficiencies

Key Strengths/Building a strong strategy/Growth Drivers



Land Bank Potential

Continued unlocking of development potential

Launches in 9MFY23 – 4.11 msft



Business Development-Strong pipeline of business development

Acquired 100 acres of land parcel in Chennai for plotted development



Rich Talent

Strong & Experienced Leadership

Senior executives (3 Nos) inducted to drive different geographies



Credit Rating Stable

ICRA has reaffirmed our Credit rating as A- stable



Strong launch pipeline to aid growth

14 projects cumulating upto 16 msft are in launch pipeline



Sector View-Residential market on a growth trajectory

Achieved the highest ever sales for the third quarter and 9M ended period of any financial year since inception.



Consistent Increase in Revenue

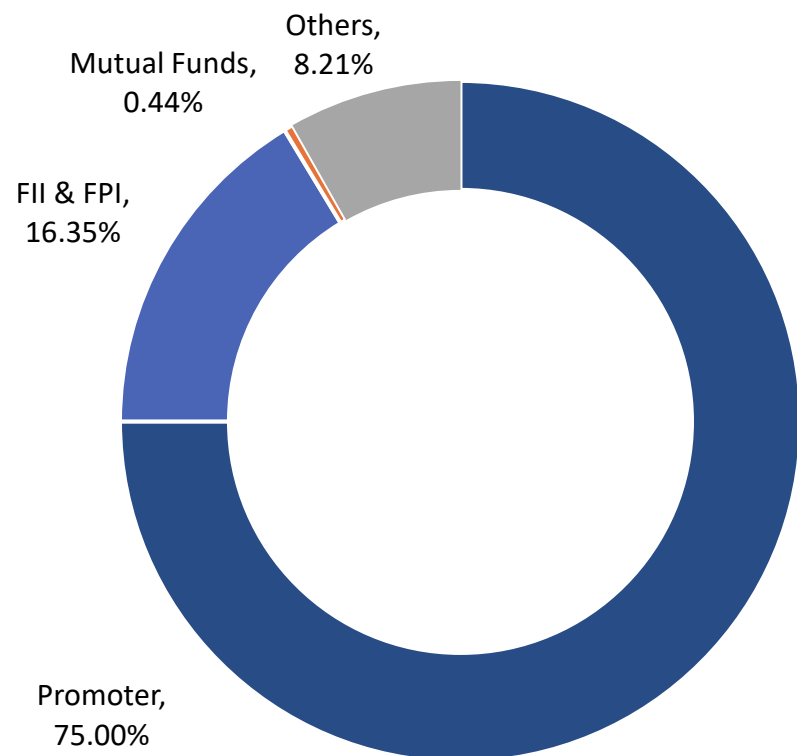
Revenue from projects grew by 77% YoY in Q3FY23



Focus of execution & timely project completion

Operating outflows increased by ~78% indicating during 9MFY23

Shareholding Pattern as of December 31, 2022



FPIs

Gothic Corporation
Atyant Capital

Insurance and Bodies Corporate

Life Insurance Corporation
General Insurance Corporation

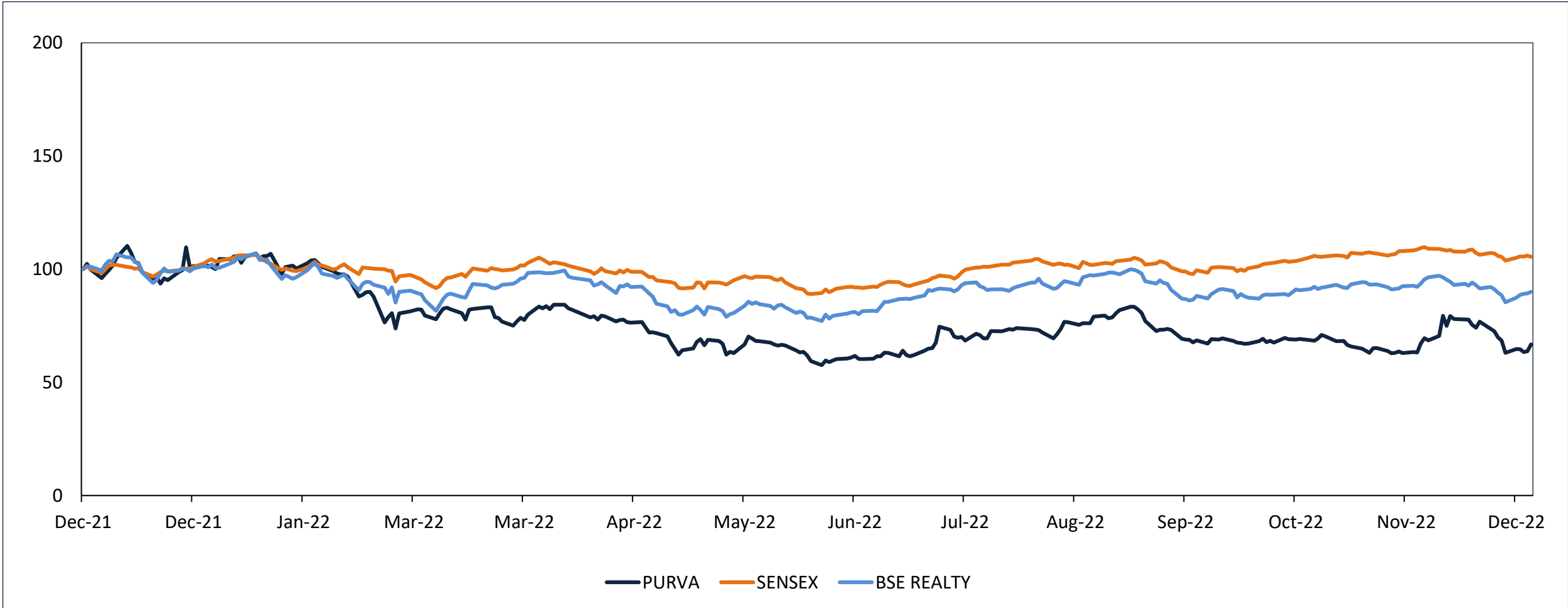
Mutual Funds

Franklin Templeton
LIC Mutual Fund

Notes

1. Promoter Shares are unencumbered

Share Price Movement



Notes: Graph rebased to 100

Awards and Accolades



e4m Pride of India - The Best of Bharat Awards 2022 – Puravankara Ltd



12th REALTY+ EXCELLENCE AWARDS 2021, PUNE for Best Themed Project of the Year - Purva Emerald Bay



12th Annual Estate Awards - Developer of the Year - Residential (South) - Puravankara Limited



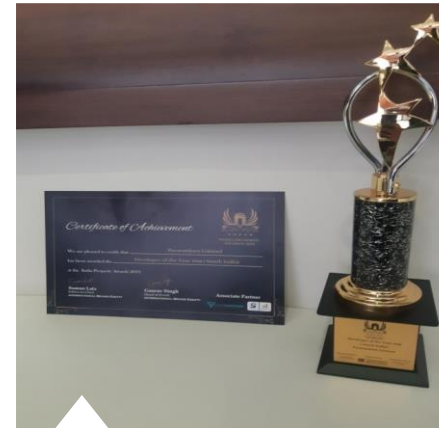
Realty+ 40 Under 40 Awards - Certificate of Excellence - Ms. Amanda Puravankara



12th Annual Estate Awards 2020 - Themed Project of the Year - (West) - Adora De Goa by Provident
Investor Presentation Q3 FY23



Real Estate Thought Leader of the Year 2021 India - Ashish Puravankara



India Property Awards 2019 - For Best Developer of the Year - South - Puravankara Limited



Women in Corporate Awards 2019 for being recognized among the top 20 for Innovation - Ms. Amanda Puravankara

Business Standard

Puravankara Q3 bookings rise 20% to Rs 796 cr on higher price realisation

Price realisation increased 11 per cent to Rs 7,528 per square feet from Rs 6,795 per square feet

Topics
 Puravankara | Puravankara Projects | Q3 results
 Press Trust of India | New Delhi
 Last Updated at January 23, 2023 17:43 IST



BUDGET EXPECTATIONS 2023 HOUSING

Column

ENABLE REAL ESTATE TO BE INDIA'S GROWTH ENGINE

By ASHISH R. PURAVANKARA

THE real estate industry is the second-largest employer in the nation, which makes up a sizeable portion of the GDP. Since over 250 ancillary industries, from manufacturing to services, are dependent on the realty sector, any incentives offered to homebuyers will strengthen the country's macro economy. While the continued demand for homes has helped the residential real estate market recover in 2022, additional steps should be taken in the budget to maintain the demand momentum. The forthcoming budget is expected to provide higher tax breaks and policy rationalisation to encourage affordable housing supply and create buoyancy in overall housing demand.

Last year, the availability of affordable homes declined sharply with supply dropping to 21 per cent, compared to 40 per cent in 2019. At the same time, mid-range and premium segments drove growth. Pressure from rising costs of commodities and the supply of affordable housing is the biggest challenge the real estate sector faces today. While the government is pushing for the spread of affordable housing, there are not enough margins for developers, and this is leading to a reduction in availability. To begin with, the government must push through input tax credit (ITC) for developers under the Goods and Services Tax (GST) regime. This will also help ease housing prices.

The mid-income and affordable segments need a boost from the government to promote ownership and this can be looked at in terms of direct tax breaks for homebuyers. People buying homes, especially in the affordable and mid segments should get incentivised.

Rationalisation of tax breaks for homebuyers is urgently needed. The annual limit of principal deduction on housing loans is currently at Rs 1.5 lakh, which could be enhanced to at least Rs 4 lakh. Similarly, the deduction limit for interest payments on home loans should be enhanced from Rs 2 lakh



68 | BUSINESSWORLD | 28 January 2023

ET THE ECONOMIC TIMES

Puravankara and Purva Real Estate Fund acquires more than 100 acres of land in Chennai

By Sobia Khan, ET Bureau - Last Updated: Dec 23, 2022, 05:45 PM IST

Synopsis
 "Puravankara and the AIF fund partly acquired the land. The biggest strength of plotted projects is clarity on the title and government-approved developments," said Abhishek Kapoor, CEO, Puravankara.



Realty firm **Puravankara** and **Purva Real Estate Fund**, the group's first category-II AIF, have acquired more than 100 acres of land for plotted development in a deal valued around Rs 200 crore in **Chennai**.

The proposed project at Guduvanchery is expected to have a total revenue

potential of over Rs 900 crore.

Home > News > BUSINESS

Provident Housing to develop townships in Bengaluru, Chennai; to construct 6.5 million square feet

The Puravankara firm will launch the projects in the next three months with Rs 2,000 crore of construction value and an expected revenue generation of about Rs 4,200 crore.

SOUPTIK DATTA |



Mallanna Sosala, Chief Operating Officer, Provident Housing Limited

Provident Housing, the Bengaluru-based affordable housing wing of **Puravankara**, plans to launch projects of more than 6.5 million square feet, including two townships in Bengaluru and Chennai.

CNN TV18

This Bengaluru based real estate developer eyes 35% revenue from Mumbai and Pune over 2-3 years

By Mangalam Maloo | Sonal Bhutra |
 Dec 16, 2022 3:27 PM IST (Published)

Mini
 Real estate developer Puravankara wants to expand its presence in the western markets by focusing on more projects in Maharashtra's Mumbai and Pune.

Real estate developer Puravankara on Friday reiterated its intent to expand its presence in the western markets by focusing on more projects in Maharashtra's Mumbai and Pune.

▶ Strong focus on customer experience, delivery and business expansion plans for future quarters. Strengthening leadership and presence across areas of operation.

Appendix 3: Our Completed Projects



PURVA VENEZIA
Bengaluru



PURVA SKYWOOD
Bengaluru



PURVA SKYDALE
Bengaluru

Appendix 3: Our Completed Projects



PURVA BLUEMONT
Coimbatore

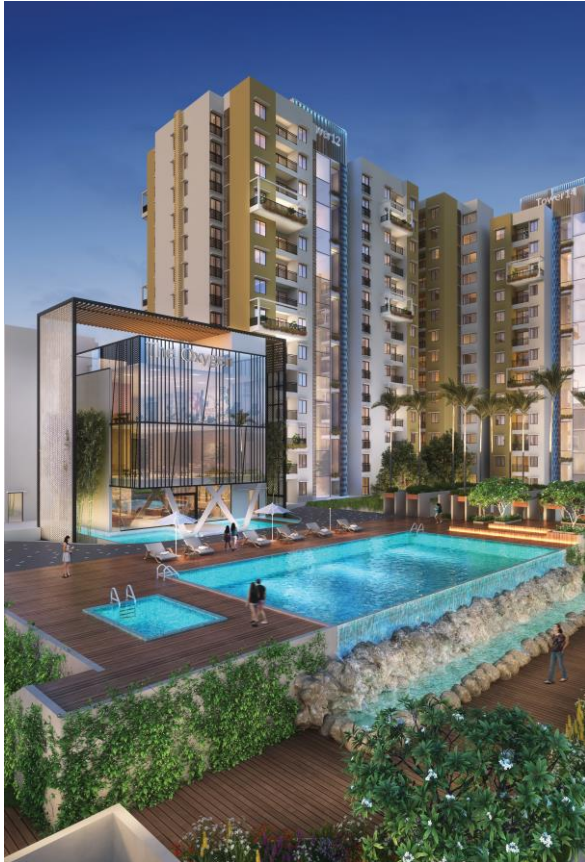


PURVA PALM BEACH
Bengaluru



PURVA ETERNITY
Kochi

Appendix 4 : Select Ongoing Projects



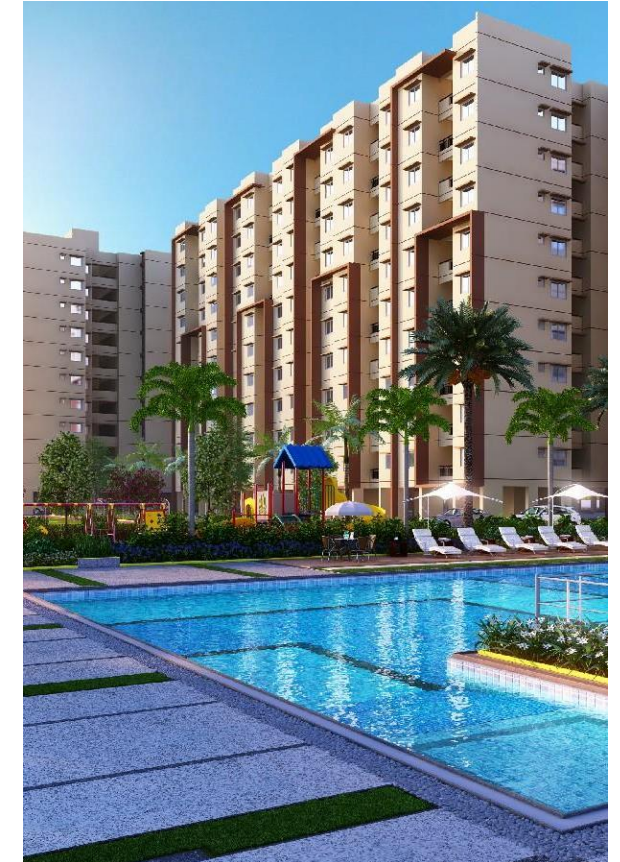
PURVA ZENIUM
Bengaluru



PURVA ASPIRE
Pune

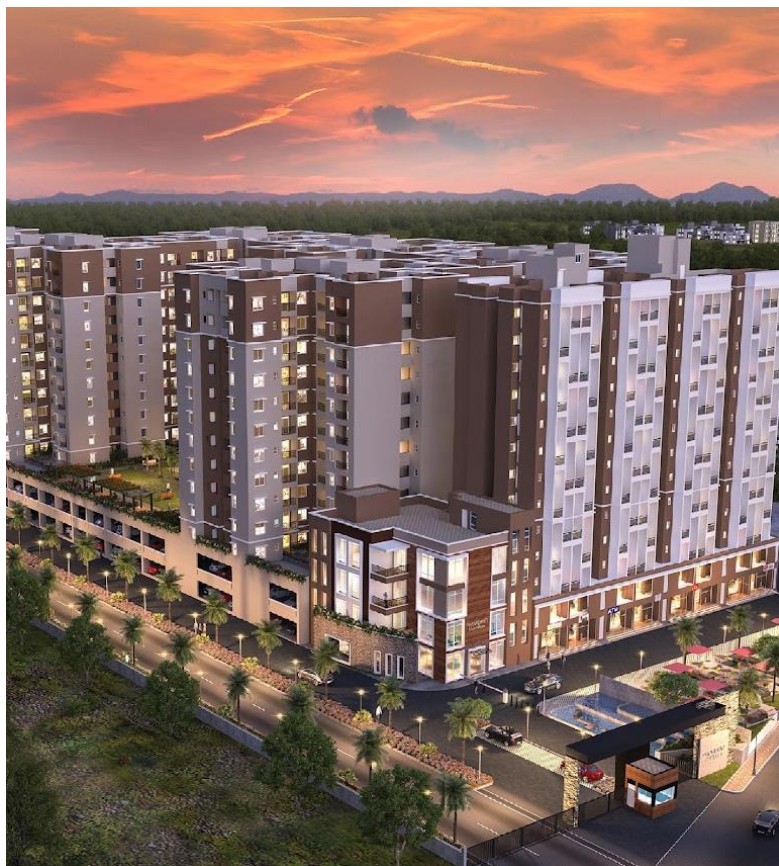


PROVIDENT PARKSQUARE
Bengaluru



PROVIDENT KENWORTH
Hyderabad

Appendix 4 : Select Ongoing Projects



PROVIDENT CAPELLA
Bengaluru



PROVIDENT ADORA DE GOA
Chicalim



PROVIDENT SKYWORTH Ph 2
Mangaluru

Appendix 4 : Completed commercial projects



PURVA PRIMUS
Chennai



PURVA SUMMIT
Hyderabad

Appendix 4 : Ongoing commercial projects



PURAVANKARA BUSINESS PARK
Bengaluru



ZENTECH
Bengaluru

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company. It contains certain forward looking statements concerning Puravankara Ltd.'s future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. 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.

THANK YOU

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