

Date: **31.07.2024**

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 ended June 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**

Q1 FY25

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PURAVANKARA

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Unless stated otherwise, all the financial information and operational date is given as at 30th June 2024

Industry Continues to be on an uptrend

Continued momentum in real estate sector

Office Sector

Residential Sector

India has high quality office space at affordable prices. Rental in top Indian cities is 50% lower than competing Asian markets



Over past 9 years, >95% of total absorption was witnessed in Bangalore, MMR, Delhi-NCR, Hyderabad, Chennai & Pune



Bangalore accounted for the highest absorption from 2016 to Q1 2024 with average leasing of ~14.9msf every year



2023 saw the highest unit absorption in past 7 years. Rising income levels continues to fuel performance in 2024



Total share of sales in Pune, Mumbai and Bangalore is 65%



Overall inventory overhang has reduced from 3.7 years (2017) to 1.3 Years (Q1 calendar year 2024)

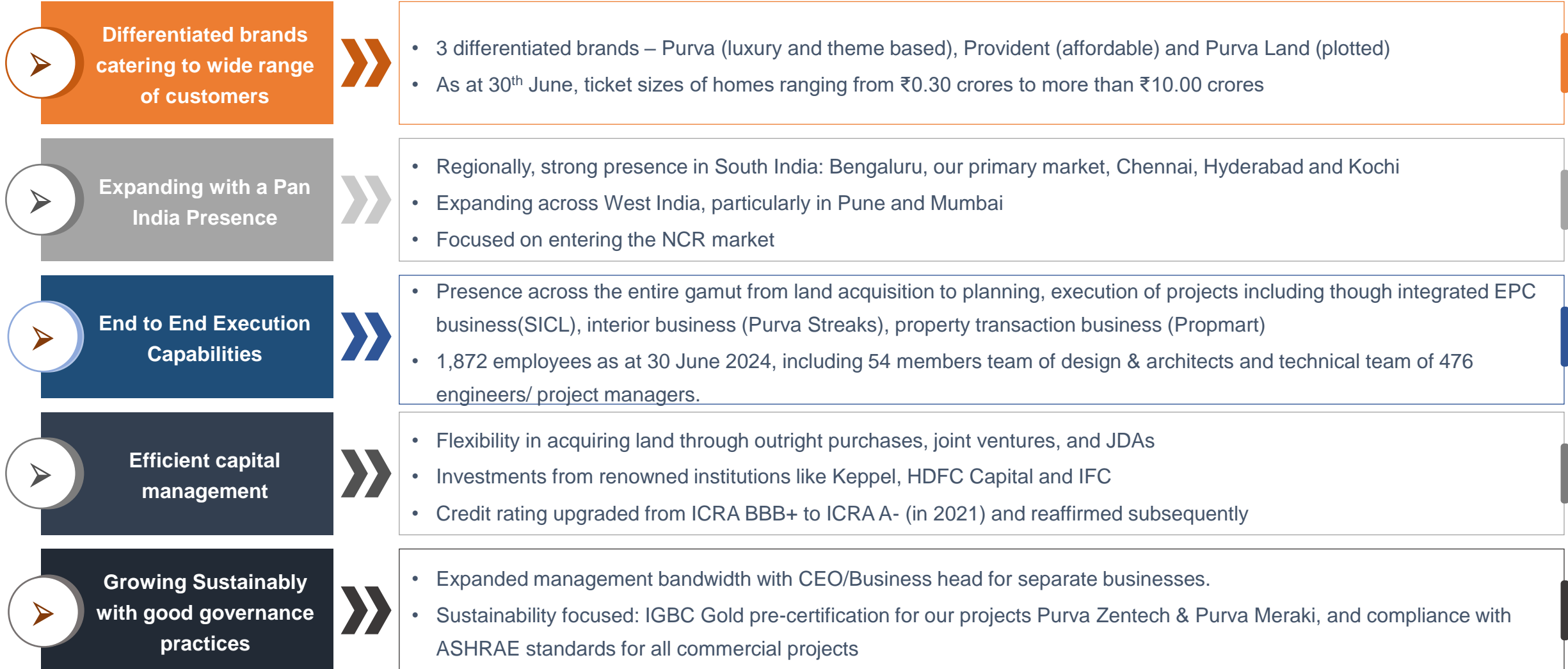




Company Overview



Business overview

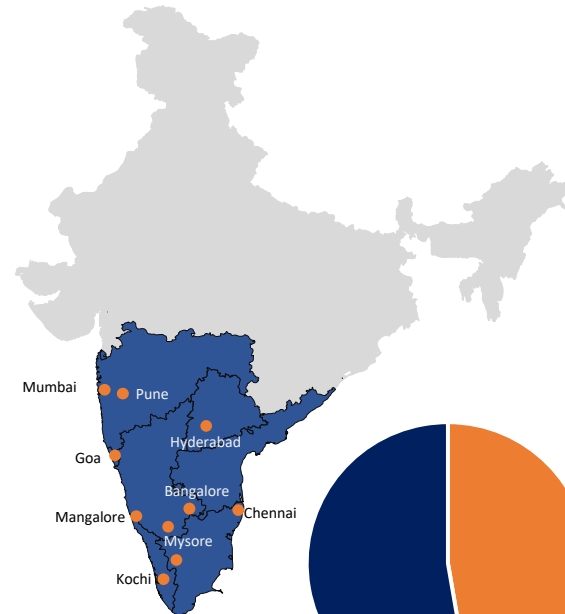


PURVA

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 47.27% 28.33msft ■ Ongoing 52.73% 31.6msft

Developable Area

Our Feats Since 01 Aug 2007

60

Completed residential projects and commercial projects

23,350 +

Homes with total Developable Area of over 31.60 msft under development

48 msft

60 projects delivered with 48.00 msft of completed Developable Area.

28.33 msft

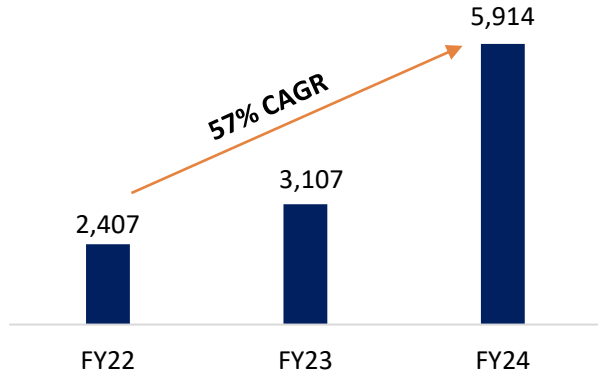
Land bank of over 28.33 msft of Developable Area, with Group's economic interest of 26.32 msft



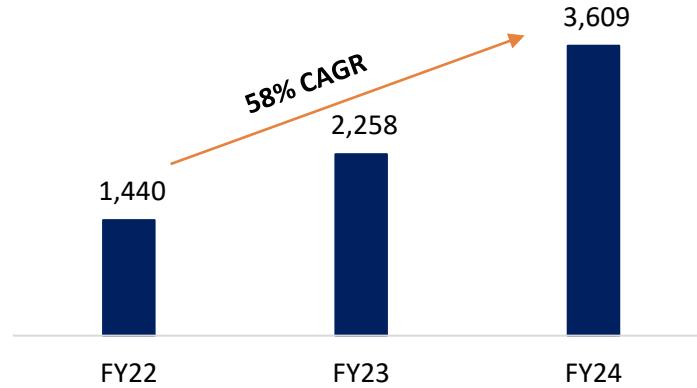
Operational Overview Sales and Collections

Operational Highlights – last 3 Years

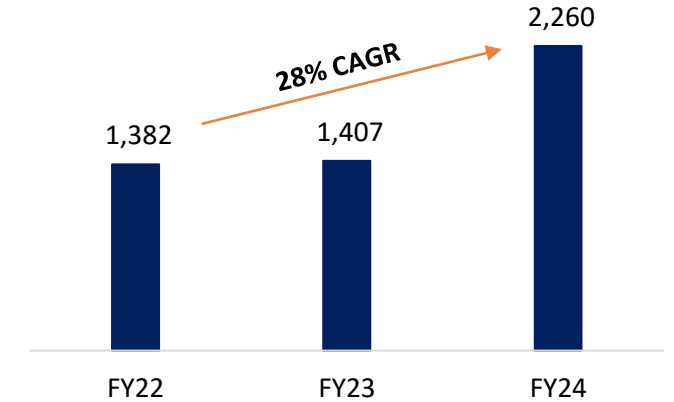
Sales Value (INR Cr)



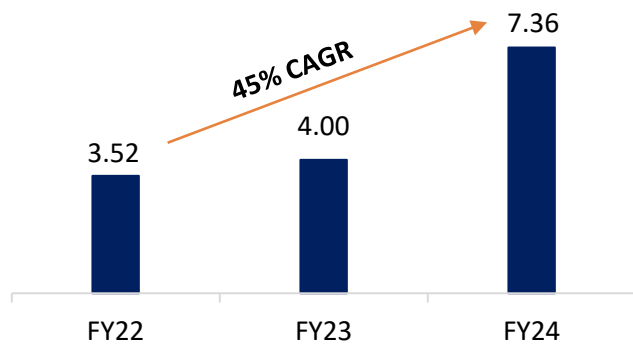
Customer Collections* (INR Cr)



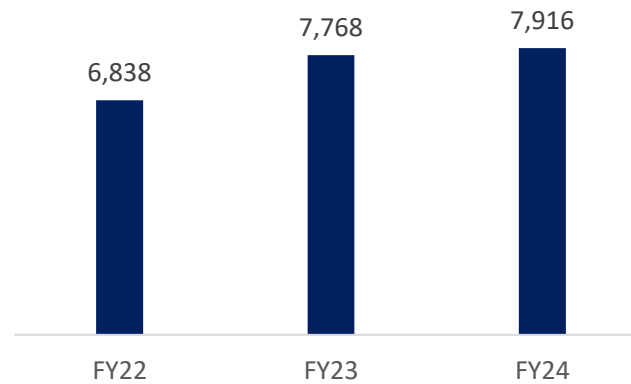
Total Revenue (INR Cr)



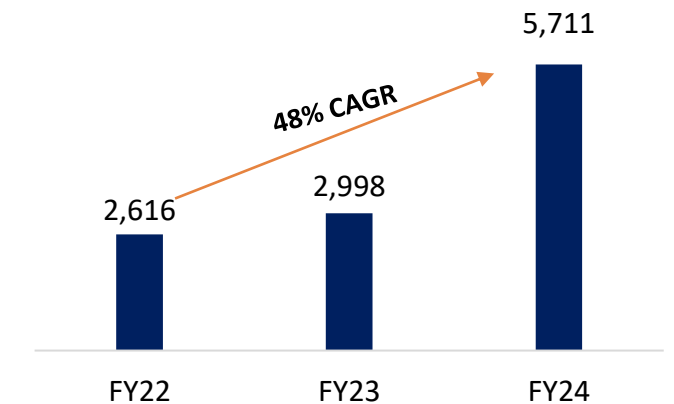
Volume (msft Saleable Area)



Realization (INR per sft.)



Units Sold (Number)



* Customer collection from Real estate business
Investor Presentation Q1 FY25

Key Business Highlights – Q1 FY25

~INR **1,128** Cr

Sales Value*

Q1FY24 sales of INR 1,126 Cr

1.29 msft

Sales volume**

Sustained momentum; 95% of Q1FY24 sales as launches rolled-over to Q2

~INR **965** Cr

Customer Collections*

39% YoY increase indicating improving operating efficiencies

~INR **8,746**

Average Realization ₹ per sft

6% YOY increase

~INR **676** Cr

Total Revenue

Revenue grew by 101% YoY

~INR **15** Cr profit

PAT

PAT for Q1 FY24 was loss of INR 17 Cr

22%

EBIDTA Margin^

EBIDTA for Q1FY25 is INR 148 Cr

*inclusive of taxes

**Saleable Area

^EBIDTA/Total Income

Key Business Highlights – FY24

~INR **5,914** Cr

Sales Value*

Increase in sales by
90% YoY

7.36 msft

Sales volume**

Increase in sales volume by
84% YoY

~INR **3,609** Cr

Customer Collections*

60% YoY increase indicating
improving operating efficiencies

~INR **7,916**

Average Realization ₹ per sft

Increase by 2% YoY

Achieved the highest ever sale value and collections for the year since inception.

~INR **2,260** Cr

Total Revenue

Revenue grew by 61% YoY

~INR **42** Cr profit

PAT

PAT for FY23 was profit of INR 63 Cr

24%

EBIDTA Margin^

EBIDTA for FY24 is INR 531 Cr

*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 walkway is also visible. The text "Diversified Offerings Across Market Segments" is overlaid on the image.

Diversified Offerings Across Market Segments

Sales Summary – Past 3 years

Based on Bookings

	Area Sold (Saleable Area)			Units Sold			Sales Value*			Sales Realization		
	FY 24	FY 23	FY 22	FY 24	FY 23	FY 22	FY 24	FY 23	FY 22	FY 24	FY 23	FY 22
	msft	msft	msft	Nos.	Nos.	Nos.	Rs.in crs	Rs.in crs	Rs.in crs	Rs.psft	Rs.psft	Rs.psft
Puravankara	2.69	1.72	1.32	1,668	1,054	720	2,752	1,622	1,162	10,229	9,429	8,806
Provident	2.61	1.41	1,02	2,541	1,488	1,060	2,041	973	662	7,819	6,899	6,519
Purva Land	2.06	0.87	1.18	1,502	456	836	1,121	513	583	5,444	5,891	4,925
Total Gross	7.36	4.00	3.52	5,711	2,998	2,616	5,914	3,107	2,407	7,916	7,768	6,981

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.53 msft during FY24, 0.25 msft during FY23 and 0.28 msft in FY22
- For FY 24 , Achieved highest ever sale value of Rs 5,914 Crore for any financial year since inception.
- Puravankara contributed 47%, Provident contributed 35% and Purva Land contributed 19% of the total FY24 sales value
- Our sales value has grown at CAGR of 57% from FY 22 to 24
- Our sales volume grown at CAGR of 45% from FY 22 to 24

* Sales value include taxes but does not include registration charges

* Sales pertains to the bookings of that respective period which is reported and is not adjusted for cancellations thereafter.

Sales Q1FY25 Vs Q1FY24

Based on Bookings

	Quarter Ended											
	Area Sold (Saleable Area)			Units Sold			Sales Value*			Sales Realization		
	Jun-24	Jun-23	%	Jun-24	Jun-23	%	Jun-24	Jun-23	%	Jun-24	Jun-23	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.51	0.70	-27%	331	438	-24%	585	715	-18%	11,464	10,211	12%
Provident	0.56	0.30	87%	611	315	94%	449	215	109%	8,010	7,168	12%
Purva Land	0.22	0.36	-39%	164	274	-40%	95	196	-52%	4,316	5,441	-21%
Total Gross	1.29	1.36	-5%	1106	1027	8%	1128	1126	0%	8,746	8,277	6%

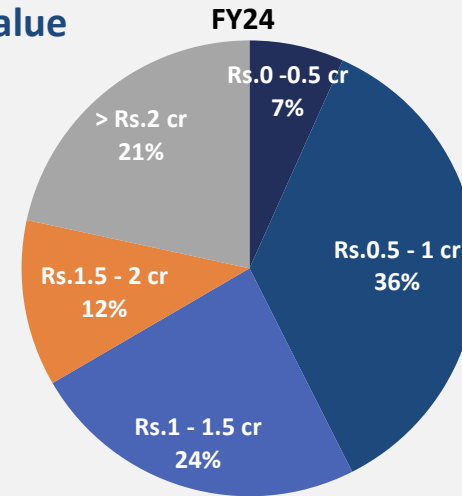
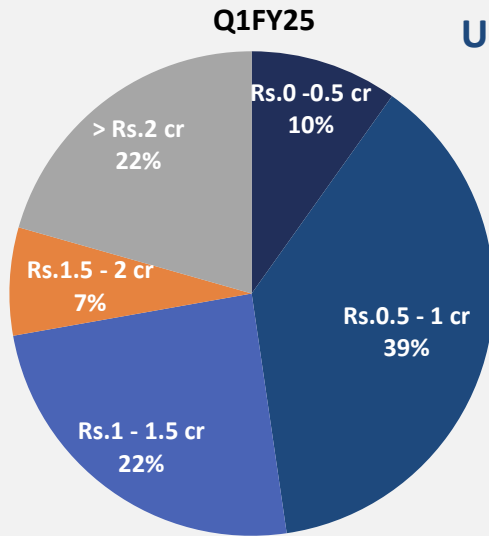
- Group’s gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.05 msft during Q1FY25 and 0.14 msft during Q1FY24
- “Puravankara” –
 - Purva maintained its sustenance sales velocity with 12% higher realization.
 - Focus on the promising pipeline of new launches along with redevelopment projects in Mumbai.
- “Provident” –
 - The sales value surged by an impressive 109% YOY due to consistent sales in ongoing projects and newly launched project ‘Provident Botanico’.
- “Purva Land” –
 - The sales value is lower due to no new launch during the quarter.
- Average realisation is at 6% higher YoY because of mix of inventory. Puravankara and Provident saw increase of 12% YoY which is indicative of the demand sentiment.

* Sales value include taxes but does not include registration charges

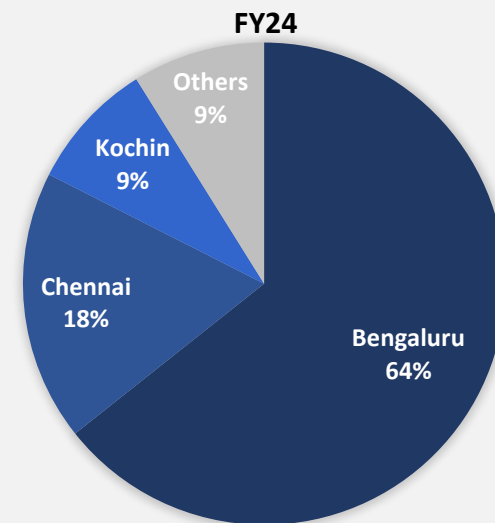
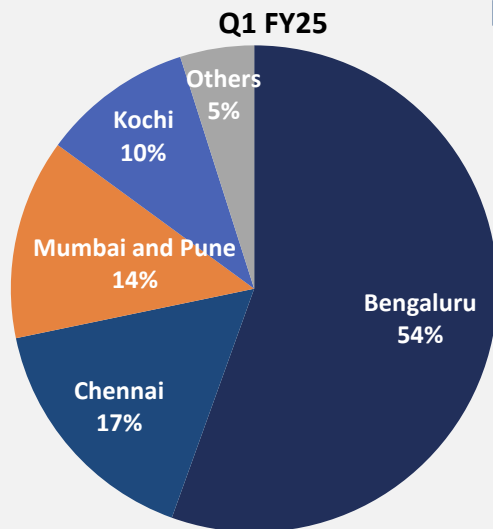
* Sales pertains to the bookings of that respective period which is reported.

Sales area classification – unit value & regional contribution

Unit Value wise contribution to sales value

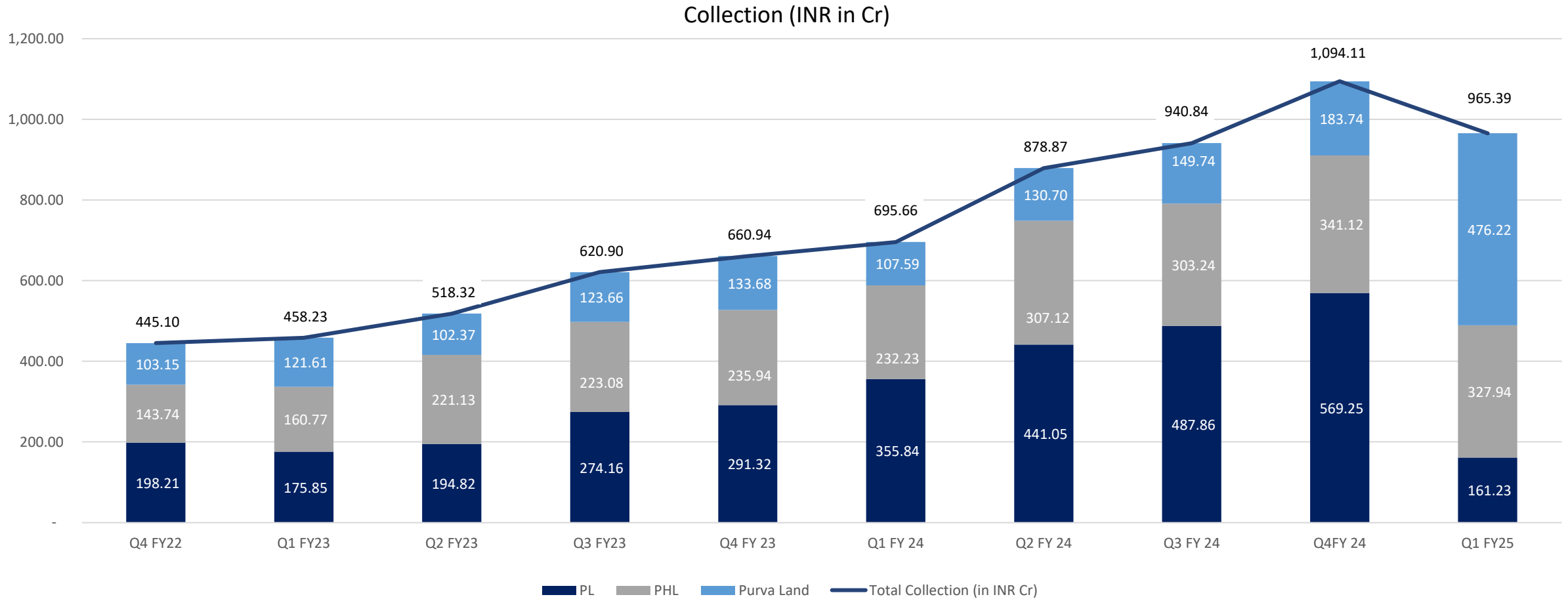


Regional contribution to sales value



- Unit Value wise –78% 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 Q1 FY25
- Unit Value wise –49% of the Group’s sales are accounted by units which costs less than 1 Cr in Q1FY25
- ~46% of the sales volume were from outside Bengaluru Real estate market in Q1FY25 vs 36% in FY24.
- 14% of sales volume in Q1 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.

Collections trend



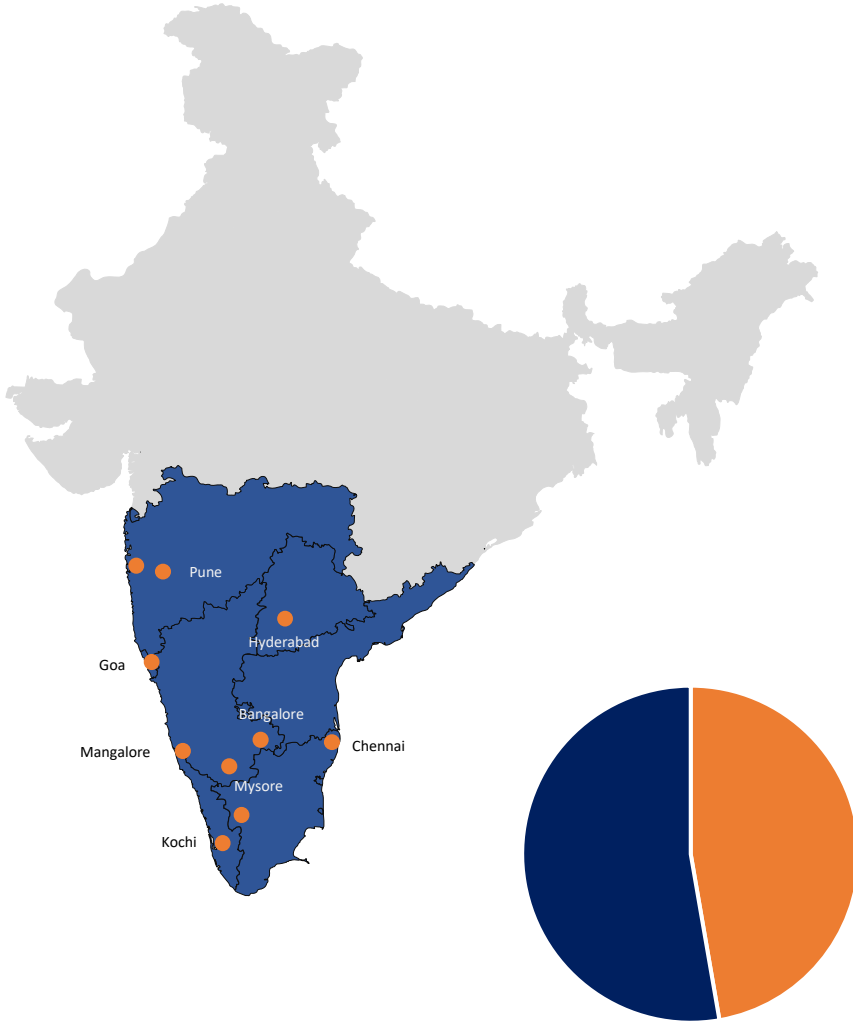
- Quarterly customer collections improved by 39% Y-o-Y
- PL contributed 52% ,PHL 31% and Purva Land 17% of the total collection in Q1 FY 25.
- PL contributed 51% ,PHL 33% and Purva Land 16% of the total collection FY 24.



Expanding with a Pan-India Presence

▶ Artist's impression of
Purva Atmosphere

Diversified across markets, brands and stages of development



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

	Completed (From 1st August 2007)	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
South India				
Bengaluru	32.75	16.73	14.39	31.11
Chennai	6.54	6.07	0.00	6.07
Hyderabad	2.78	0.05	0.00	0.05
Kochi	2.74	3.12	2.94	6.06
Others	2.40	2.22	1.07	3.29
West India				
Mumbai	0.00	1.62	5.93	7.55
Pune	0.79	1.78	0.00	1.78
Overseas				
Colombo	-	-	4.00	4.00
Total Developable Area	48.00	31.60	28.33	59.93
<i>Puravankara</i>	32.78	14.05	22.37	36.42
<i>Provident</i>	14.13	12.14	5.46	17.59
<i>Purva Land</i>	1.09	5.41	0.50	5.92
Group's economic interest	41.47	27.49	26.32	53.81
<i>Puravankara</i>	27.57	11.97	21.35	33.32
<i>Provident</i>	13.04	11.21	4.72	15.94
<i>Purva Land</i>	0.86	4.30	0.25	4.55
<i>Land Bank under settlement/clearances</i>			11.70	11.70
Total Developable Area	48.00	31.60	40.03	71.63

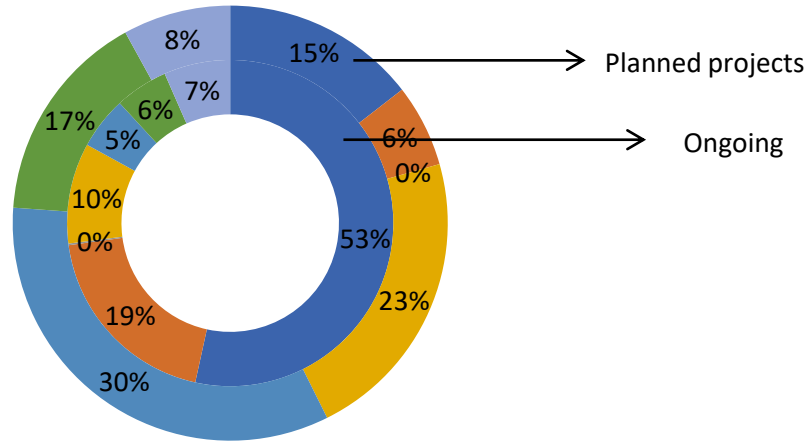
Note:

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 47% of the share of ongoing and 85% of Planned projects. Mumbai & Pune together constitutes 47% of the Planned projects indicating our new journey in West India.



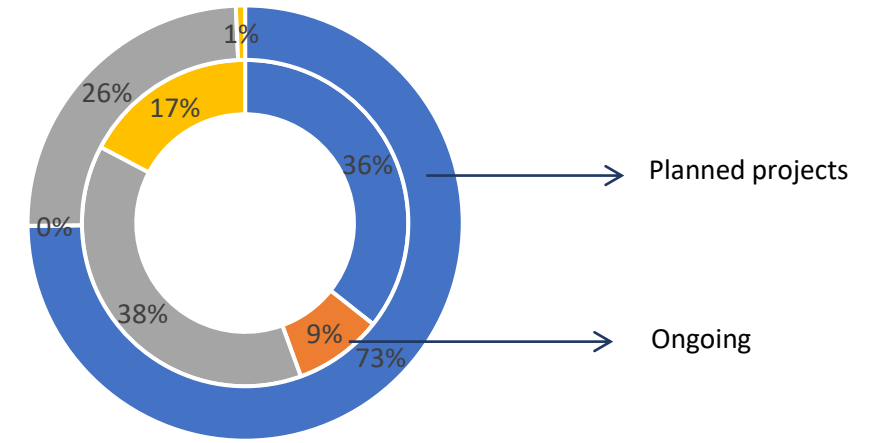
■ Bengaluru ■ Chennai ■ Hyderabad ■ Kochi ■ Mumbai ■ Pune ■ Others

in msft	Ongoing	Planned projects	Ongoing	Planned projects
Bengaluru	16.73	1.94	53%	15%
Chennai	6.07	0.82	19%	6%
Hyderabad	0.05	0.00	0%	0%
Kochi	3.12	2.94	10%	23%
Mumbai	1.62	3.81	5%	30%
Pune	1.78	2.12	6%	17%
Others	2.22	1.07	7%	8%
Total	31.60	12.70	100%	100%

Note: 1. Based on Developable Area in msft

2. # Ongoing projects includes approx. 10 million sqft of area not open for sale.

Brand wise Ongoing and Planned projects;



■ Puravankara-Residential ■ Puravankara-Commercial ■ Provident ■ Purva Land

in msft	Ongoing	Planned projects	Ongoing	Planned projects
Puravankara-Residential	11.29	9.33	36%	73%
Puravankara-Commercial	2.76	0.00	9%	0%
Provident	12.14	3.28	38%	26%
Purva Land	5.41	0.09	17%	1%
Total	31.60	12.70	100%	100%

Planned projects

Sr. no	Location/ Project Name	City	Development Model	Developable Area (msft) ¹	Group's Share in JD	Saleable Area (msft)	Open at the time of launch (msft)	Expected launch date ²
Puravankara								
1	Bellandur	Bengaluru	Owned	0.47	100%	0.47	0.47	Q3FY25
2	Amaiti 2	Coimbatore	Owned	1.07	100%	1.07	0.54	Q4FY25
3	Puravankara- Winworth - 2	Kochi	Owned	1.29	100%	1.29	0.65	Q4FY25
4	Grand Hills	Bengaluru	Owned	0.57	100%	0.57	0.57	Q4FY25
5	Mundhwa	Pune	Joint Venture	2.12	32%	2.12	1.06	Q3FY25
6	Apna ghar redevelopment (Unit 4 & 5)	Mumbai	Redevelopment	1.01	60%	0.60	0.60	Q4FY25
7	Thane	Mumbai	Owned	2.80	100%	2.80	2.80	Q3FY25
				9.33		8.92	6.68	
Provident								
8	Bayscape	Chennai	Owned	0.82	100%	0.82	0.41	Q2FY25
9	Cityspire - Winworth (2)	Kochi	Owned	1.65	100%	1.65	0.41	Q4FY25
10	Mallasandra	Bengaluru	Owned	0.81	100%	0.81	0.40	Q4FY25
				3.28		3.28	1.23	
Purva Land								
11	Bouganvilla	Bengaluru	Owned	0.09	100%	0.09	0.09	Q2FY25
				0.09		0.09	0.09	
Total New Planned projects				12.70		12.29	7.99	
New Phase launches in existing projects				4.56		4.41	2.16	
Total Launches				17.25		16.69	10.15	

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

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. A large blue and orange arrow graphic is in the top left corner.

Execution capabilities

▶ Artist's impression of
Purva Somerset House

Quality management

Each unit is inspected with 2700 Checkpoints to ensure the adherence to quality standards, throughout production cycle so that flats/plots are handed over to customers with zero snag.



Construction management

Purva Construction Engineering Manual along with handbook which highlights the standardised Customer and Technical specification protocol for all our residential projects.



Cost management

By leveraging economies of scale, optimising procurement processes, and employing advanced construction technologies, we can maintain competitive pricing for our projects.



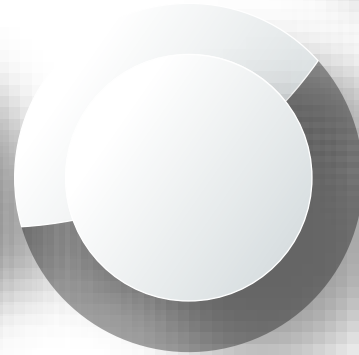
Customer centricity

Streamlined the customer lifecycle through digital initiatives, enhancing the experience from design to delivery with a focus on customer centricity.



Offering design solutions and property transaction Services

We offer interior design services through Purva Streaks. Propmart allows us to offer property transaction services.



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



Update on possession and occupancy certificate

We have given total possession for 929 units in Q1FY 25 across the Puravankara Group. (Total 5,461 units between FY22 to FY24).

Projects	Q1 FY 25	Q1 FY 24	FY 24	FY 23	FY 22
Total possession in units	929	446	2,614	1,644	1,203
Total possession in area (msft)	1.16	0.49	3.11	1.73	1.44

We have given 929 units in Q1 FY 25, up by 108% YOY

We have delivered 3.11 msft in FY 24 vs 1.73 msft in FY 23 , up by 80% YOY

Projects for which occupancy certificate (OC) was received (FY 24 and Q1FY25)

Projects	OC received year/period	Saleable		Revenue Recognized		Pending to be Recognized		Unsold	
		No. of Units	Area (msft)	No. of Units	Area (msft)	No. of Units	Area (msft)	No. of Units	Area (msft)
Tivoli Hills	FY 24	863	1.39	656	1.01	178	0.30	29	0.08
Provident Park Square-IV	FY 24	327	0.28	270	0.24	51	0.04	6	0.01
Provident Kenworth II	FY 24	234	0.29	191	0.24	7	0.01	36	0.04
Provident Equinox-I	FY 24	384	0.38	343	0.34	38	0.04	3	0.00
Purva Zenium	FY 24	436	0.65	137	0.21	140	0.21	159	0.23
Provident Neora	FY 24	249	0.23	193	0.17	56	0.05	-	-
Purva Marina One PH-I	FY 24	293	0.43	147	0.23	146	0.20	-	-
Purva Promenade	FY 24	152	0.20	149	0.20	3	0.00	-	0.00
Purva Silversand I	FY 24	665	0.73	401	0.43	217	0.25	47	0.05
Purva Somerset House	FY 25 (Q1)	181	0.36	21	0.04	53	0.11	107	0.21
Total		3,784	4.94	2,508	3.10	889	1.20	387	0.63

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



Efficient capital management

Focused churn of capital investments in land

Turnaround time from land acquisition to project launch

Expediting the time to launch in our new business development

Project Name	Brand	Status	Location	Ownership type	Acquisition Quarter	Launch Quarter	Time to Launch (Approx)
Tivoli Hills	Purva Land	Completed in Q4 FY24	Bengaluru	Owned	Q3 FY 21	Q2 FY22	3 quarters
Purva Blubelle	Puravankara	Ongoing	Bengaluru	JDA	Q3 FY22	Q4 FY23	5 quarters
Purva Oakshire	Purva Land	Ongoing	Bengaluru	JDA	Q4 FY22	Q4 FY23	4 quarters
Purva Soukhyam	Purva Land	Ongoing	Chennai	Owned	Q3 FY23	Q4 FY24	5 quarters
Provident Ecolopolitan	Provident	Ongoing	Bengaluru	JDA	Q4 FY23	Q2 FY24	2 quarters

Debt Movement

Debt/ sft of under construction area

	June 24	March 24	March 23	March 22
Net Debt (in Rs Cr)	2237	2151	2208	1846
Ongoing Projects (msft)*	25	25	20	15
Debt/ sqft (Rs/ sqft)	912	874	1106	1248

*ongoing open for sale and includes commercial projects.

Debt per sft of under construction area has reduced by ~27% since 31 March 2022

Debt movement pattern

in Rs. Cr	June 24	March 24	March 23	March 22
Opening Balance	3082	2563	2575	2283
Net Addition (Repayment)	199	519	51	-93
Debt Outstanding**	3281	3082	2626	2190
Less: Cash and Cash Equivalents	1044	931	418	345
Net debt	2237	2151	2208	1846
Cost of Debt*	11.64%	11.59%	11.31%	10.56%
Net Worth	1909	1890	1993	2049
Net Debt / Equity Ratio	1.17	1.14	1.11	0.90

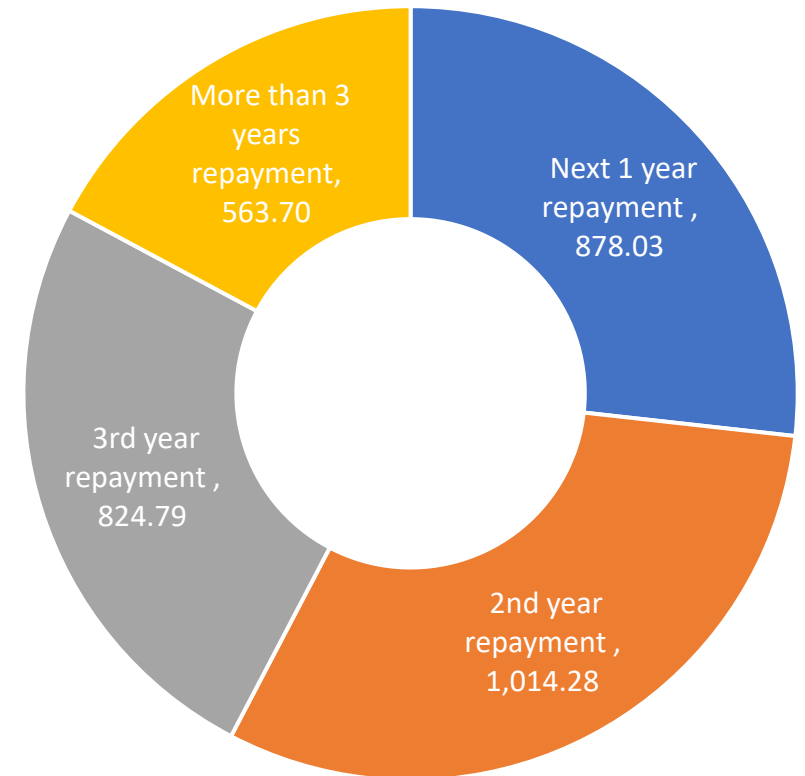
* Cost of debt is weighted average of closing balance of debt and interest rates as at 30th June 2024

**Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores, Purva Excellence Fund of Rs. 162 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. 44 crores

- We have consistently focused on reducing the debt per square foot of our under-construction areas, ensuring the effective optimization of financial resources in our projects.
- Our cost of debt has slightly increased due to higher rates on land loans. We are making consistent efforts to maintain the average cost of debt.

Debt Composition			
	As at 31 March 2024	As at 30 June 2024	Increase/(decrease)
Residential	2,364	2,291	73
Land	522	746	224
Capex towards Commercial development	196	243	47
Total Gross Debt	3,082	3,281	199
Less Cash and equivalent	931	1044	113
Net Debt*	2,151	2,237	86

Repayment Schedule as at 30 June 2024 (INR Cr)



*Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores and Purva Excellence Fund of Rs. 162 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.44 crores

Demonstrated history of institutional partnerships

HDFC Capital: INR 1150 crores

- On 23rd April 2024, Provident Housing Limited secures INR 1,150 Crores investment from HDFC Capital in the form of Non-convertible debentures (NCD)
- This strategic collaboration is expected to add an additional 6.2 msft of new residential projects to the ongoing 14.8 msft, which are expected to be delivered over the next five to six years.
- Provident Housing Limited (wholly owned subsidiary of Puravankara Limited), has completed 15+ msft of Developable Area of projects across the country with a presence in nine cities between 14th November 2008 to 30 June 2024

IFC: Affordable Housing

- In 2020, IFC and IFC Emerging Asia Fund partnered with Puravankara to invest INR 322 crores in the form of NCDs which funds were used to develop two of our projects: 'Provident Winworth' & 'Tivoli Hills' in India.
- This investment is a testimony to our adherence to corporate governance and ESG standards.
- We have already repaid this investment.

Keppel Land

- Joint venture partnership with subsidiary of Keppel Corporation which holds 51% share in Keppel Puravankara Developments Private Limited (KPDPL), Puravankara owns 49% share.
- We have already repaid this investment.



Update on Financials

Consolidated statement of profit & loss for the last three years

All numbers in INR Cr

Particulars	FY24	FY23	FY22
Income			
Revenue from operations	2,185.26	1,235.77	954.70
Other Income	74.84	171.22	426.95
Total income	2,260.10	1,406.99	1,381.65
Expenses			
Sub-contractor cost	1,110.25	790.94	584.13
Cost of raw materials and components consumed	237.29	291.22	109.95
Land purchase cost	287.72	383.36	214.36
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	(599.67)	(1,005.07)	(570.68)
Employee benefit expense	226.18	171.35	137.68
Finance expense	434.21	359.69	331.85
Depreciation and amortization expense	28.05	17.13	17.64
Other expenses	460.68	374.24	265.75
Total expenses	2,184.71	1,382.86	1,090.68
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	75.39	24.13	290.97
Share of profit/(loss) of associates and joint ventures, net	(7.15)	31.31	(5.19)
Exceptional Item	0.00	0.00	0.00
Profit before tax	68.24	55.44	285.78
Tax expense/(credit)	26.24	(11.08)	138.22
Net Profit for the year	42.00	66.52	147.56
Other Comprehensive Income/(Loss) (net of tax expense/credit)	0.39	(3.19)	(1.52)
Total Comprehensive Income/(Loss) for the period	42.39	63.33	146.04

- Our Total Income for FY24 increased by 61% y-o-y
- Total comprehensive income for FY24 is INR 42 Cr when compared to INR 63 Cr in FY23
- Our pre-sales value for FY24 is INR 5,914 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 June 30, 2024

All numbers in INR Cr

Particulars	Q1FY25	Q1FY24
Income		
Revenue from operations	658.33	323.26
Other income	17.22	12.55
Total income	675.55	335.81
Expenses		
Sub-contractor cost	247.95	210.09
Cost of raw materials and components consumed	65.75	46.22
Land purchase cost	455.00	19.47
Purchase of stock of flats	307.43	-
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	(738.14)	(157.77)
Employee benefit expense	69.76	47.92
Finance expense	119.06	98.08
Depreciation and amortization expense	7.49	5.17
Other expenses	120.11	93.66
Total expenses	654.41	362.84
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	21.14	(27.03)
Share of profit/(loss) of associates and joint ventures, net	0.38	(0.78)
Profit before tax	21.52	(27.81)
Tax expense/(credit)	6.74	(9.95)
Net Profit for the period	14.78	(17.86)
Other comprehensive Income/(loss) (net of tax expense/credit)	0.31	0.71
Total comprehensive income/(loss) for the period	15.09	(17.15)

- Total income for Q1 FY25 up by 101% y-o-y
- Total comprehensive income for Q1FY25 is INR 15 crore when compared to loss of INR 17 Cr in Q1FY24



Update on Cash flows

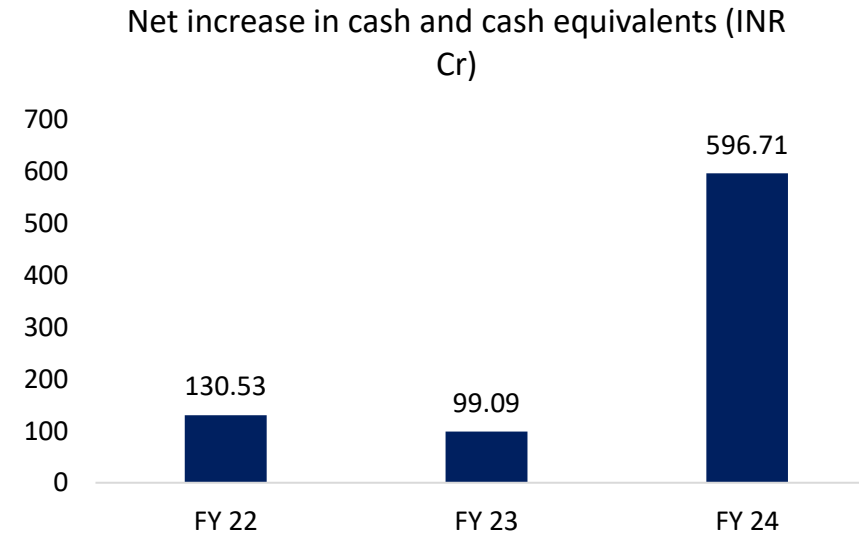
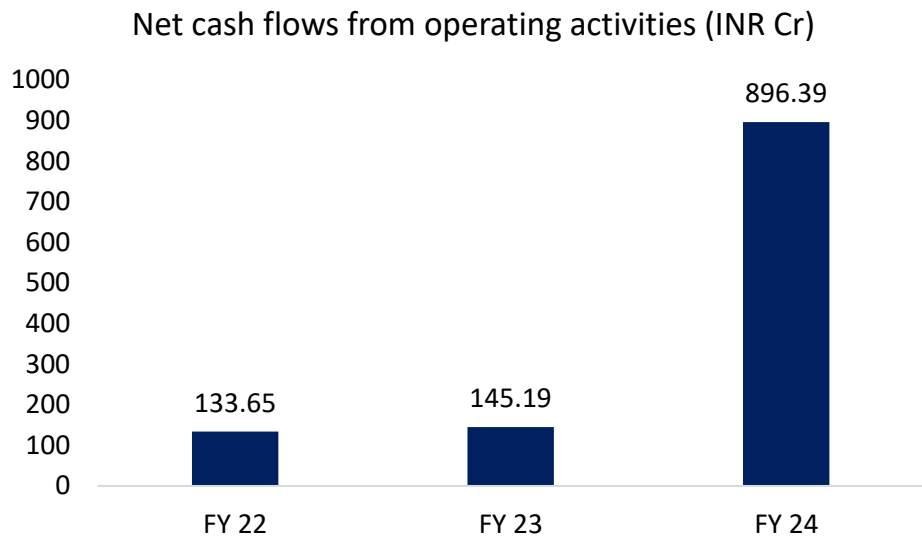


Cashflows statement

	FY 24	FY 23	FY 22
Net cash flows from operating activities (A)	896.39	145.19	133.65
Net cash flows from investing activities (B)	12.92	94.79	525.45
Net (decrease)/increase in cash flows from financing activities (C)	(312.6)	(140.89)	(528.57)
Net increase in cash and cash equivalents (A + B + C)	596.71	99.09	130.53
Cash and cash equivalents at the beginning of the year*	254.87	155.78	25.25
Cash and cash equivalents at the end of the year	851.58	254.87	155.78

Our net cashflows from operating activities for FY 24 is up by 517% YOY

Overall net cashflows for FY 24 increased by 234% YOY



Note: cashflow presented is as per audited INDAS 7 Cash Flow format

*Cash and cash equivalents does not include cash credits facilities and fixed deposits whose maturity period is more than 3 months.



Growing sustainably with good governance practices



Sustainability

- ❖ Puravankara published its second consolidated ESG report for FY'22 and FY'23 along with Business Responsibility Sustainability Reporting (BRSR)
- ❖ Received **IGBC Gold pre-certification** for Purva Zentech & Purva Meraki
- ❖ Purva complies to **ASHRAE** standards for all Commercial projects
- ❖ 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
- ❖ Targeting **USGBC Gold** for our commercial project - Purva Aerocity
- ❖ Significant initiatives to reduce Scope 1 and 2 emissions
- ❖ Gender diversity target of **35% by 2030**; 1% especially abled employees
- ❖ Creating 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*

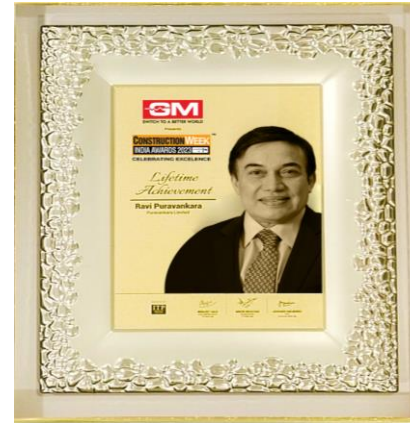
Awards and accolades



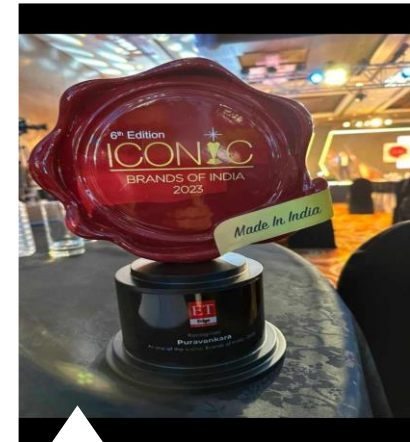
CIDC Vishwakarma Award 2024
Creating social development and impact through CSR efforts



CREDAI CARE 2023
Lifetime achievement award for Chairman Ravi Puravankara



Construction Week Awards 2023
Lifetime achievement award for Chairman Ravi Puravankara



ET EDGE AWARDS
Iconic Brands of India 2023



NATIONAL SAFETY COUNCIL -2023
State Level Safety Award for SICL



ET INFRA FOCUS AWARDS
Most Admired Company in Urban Infrastructure



ET BUSINESS EXCELLENCE AWARDS 2023
Woman Achiever of the Year in Real Estate for Amanda Joy Puravankara

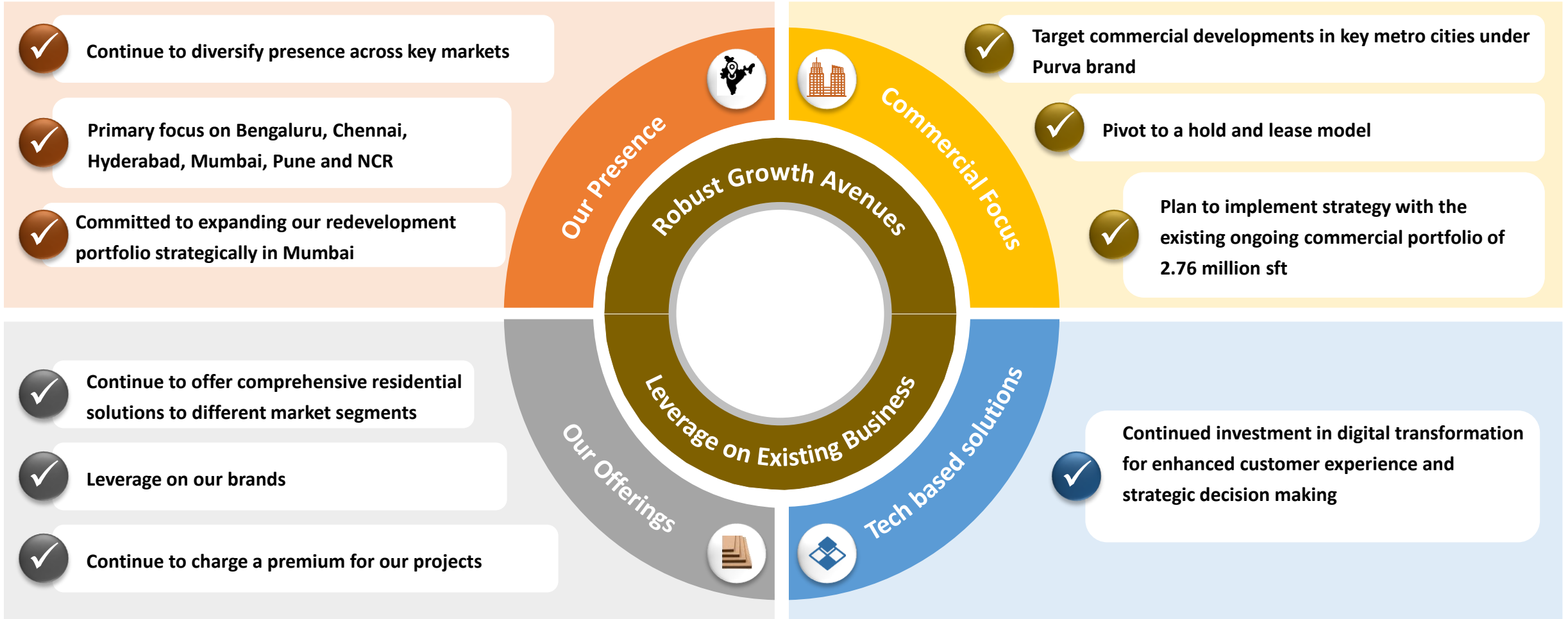


CONSTRUCTION EXCELLENCE AWARDS 2023 for Starworth Infrastructure and Construction Limited



Our Strategies





Our Journey begins in Redevelopment segment in Mumbai



- Saleable Area - 0.6 msft
- Location – Apnagar, Lokhandwala, Andheri West
- Development agreement (DA) signed for unit 4 & 5.
- Unit 3 also has appointed us as the developer with Saleable Area of 0.24 msft.



- Saleable Area – 0.21 msft
- Location – Deccan, Pali Hills, Mumbai
- Appointed as the preferred developer.
- Development agreement is in the process.

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

MMR has a leading market share across top-cities

MMR has the highest market share in supply and absorption of units

28% share of Pan India Demand

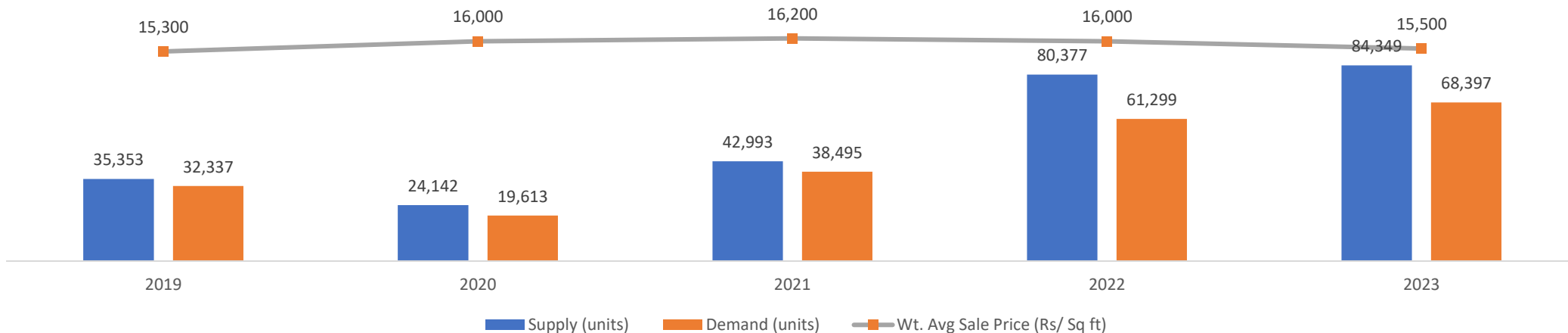
27% share of Pan India Supply



Robust Demand for Redevelopment Market

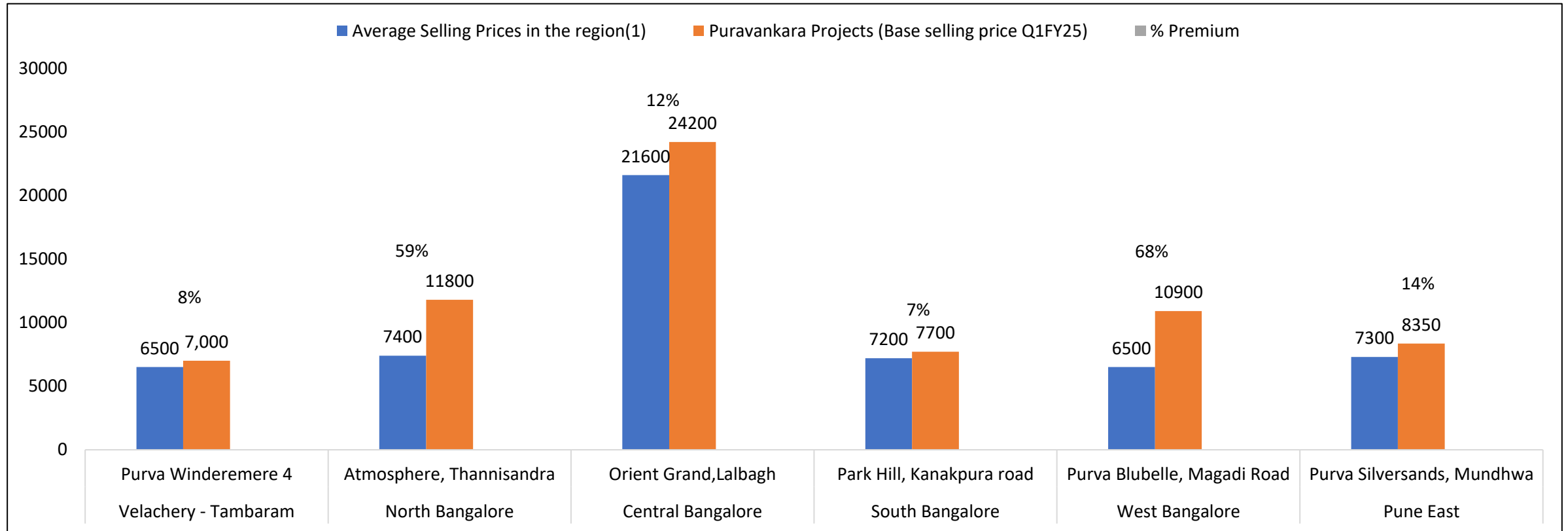
- Limited availability of open / un-developed land
- Presence of significantly old residential properties and real estate establishments with a need for redevelopment
- Supportive government initiatives encouraging developers to undertake redevelopment and unlock value

Housing demand continues to witness a sustained momentum



Source : CBRE

Our projects are priced at a premium to their respective markets **PURAVANKARA**



(1) Source CBRE. Selling Prices mentioned are an average Base Sale Price only (rounded), based on average selling prices across all product and position classes within the outlined micro markets. It is not in any way reflective of any specific product or positioning

Micromarkets covered within each region is mentioned below:

Velachery – Tambaram: Velachery, Adambakkam, Alandur, Medavakkam, Pallikaranai, Madipakkam

North Bangalore –Yelahanka, Sahakar Nagar, Hennur Road, Hebbal, Jakkur, Bellary Road, Devanahalli, Thanisandra Road, RT Nagar, Dodballapur Road, Nagavara, Bagalur, Rachenahalli

Central Bangalore – Richmond Town, Vittal Mallya Road, Lavelle Road, Benson Town, Richards Town, Cunningham Road, Ulsoor, Palace Road, Brunton Road, Ali Askar Road, Cox Town, Frazer Town, Langford Town, Banaswadi

South Bangalore – Bannerghatta Road, JP Nagar, Jayanagar, BTM Layout, Banashankari, Hosur Road, Electronic City, Bommanahalli, Basavanagudi, Kanakapura Road, Maragondanahalli, Koramangala, Begur, Bommasandra, Jigani, Attibele, Anekal, Jakkasandra

West Bangalore – Magadi Road, Rajarajeshwari Nagar, Vijay Nagar, Okalipuram, Mysore Road, Nayandahalli, Kengeri

Pune East - Kharadi, Hadapsar, Wagholi, Manjari

Note: Our average realisation is higher than the base selling price presented in the graph



Project Status



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

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	%
COMPLETED														
Puravankara														
1	Silversand - I	Keshavnagar, Pune	0.73	821	100%	0.73	821	0.73	616	0.67	93%	205	0.05	7%
2	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	73	0.15	40%	108	0.22	60%
2	Zenium - I	Airport Road Bengaluru	0.65	436	51%	0.33	221	0.33	210	0.31	96%	11	0.01	4%
Provident														
3	Kenworth I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1453	1.39	1,424	1.37	98%	29	0.02	1%
4	Kenworth II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	198	0.25	84%	36	0.04	15%
5	Park Square	Judicial Layout, Bengaluru	1.32	1429	87%	1.32	1429	1.32	1,398	1.29	98%	31	0.03	2%
6	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	63	0.08	58%	42	0.06	42%
Purva Land														
7	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	834	1.31	94%	29	0.08	6%
8	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	341	0.46	95%	15	0.02	5%
Total Completed - (A)			7.42	6540	100%	6.43	5663	6.42	5,157.00	5.89	92%	506	0.54	8%

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

Project Status – Under Construction as on June 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	%	Nos	Mn sft	%
UNDER CONSTRUCTION														
Puravankara														
1	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	94	0.14	47%	118.00	0.15	53%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	86%	1.37	914	1.37	816	1.22	89%	98.00	0.15	11%
3	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.37	245	0.37	155	0.23	63%	90.00	0.14	37%
4	Clermont	Chembur, Mumbai	0.27	260	100%	0.27	260	0.27	152	0.16	61%	108.00	0.10	39%
5	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	181	0.24	68%	99.00	0.11	32%
6	Marina One	Kochi	1.43	486	50%	0.71	486	0.71	395	0.58	82%	91.00	0.13	18%
7	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	28	0.08	66%	16.00	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%	50.00	0.13	95%
9	Park Hill	Mallasandra, Bengaluru	0.87	492	100%	0.87	492	0.87	344	0.61	70%	148.00	0.26	30%
10	Silversand II	Keshavnagar, Pune	0.13	337	100%	0.13	337	0.13	135	0.05	40%	202.00	0.08	60%
11	Sound of Water II	Kammanahalli, Bengaluru	0.19	53	58%	0.12	33	0.12	25	0.09	75%	8.00	0.03	25%
12	Sound of Water III	Kammanahalli, Bengaluru	0.24	61	57%	0.14	34	0.14	10	0.04	30%	24.00	0.10	70%
13	Windermere - IV	Medavakkam, Chennai	1.57	1432	100%	1.57	1432	1.57	386	0.45	28%	1,046	1.12	72%
14	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	366	0.41	84%	70.00	0.07	16%
Provident														
15	Adora De Goa	Zuari Nagar, Goa	1.79	2,508	100%	1.79	1902	1.63	1407	1.11	62%	494	0.69	32%
16	Botanico	Soukya Rd, Bengaluru	1.52	1,275	100%	1.52	1275	1.52	410	0.51	34%	865	1.01	66%
17	Capella	Soukya Rd, Bengaluru	0.65	763	100%	0.65	763	0.65	536	0.47	72%	227	0.18	28%
18	Deansgate	IVC Rd, Bengaluru,	0.30	147	100%	0.30	147	0.30	74	0.15	49%	73	0.15	51%
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	236	0.23	83%	52	0.05	17%
21	Kenvista	Kondhwa, Pune	0.39	431	71%	0.28	306	0.28	68	0.04	14%	238	0.24	86%
22	PalmVista	Daighar Gaon, Thane	0.83	1100	64%	0.41	509	0.41	353	0.29	71%	156	0.12	29%
23	Park Square	Judicial Layout, Bengaluru	0.59	601	100%	0.59	601	0.59	493	0.48	83%	108	0.10	17%
24	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	455	0.47	88%	60	0.06	12%
Purva Land														
25	Kensho Hills	S.Medihalli, Bengaluru	0.79	509	89%	0.70	452	0.70	381	0.57	81%	71	0.13	19%
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	25%	0.19	166	0.19	110	0.12	63%	56	0.07	37%
28	Soukhyam	Guduvancheri, Chennai	3.14	2241	100%	3.14	2241	3.14	503	0.65	21%	1738	2.48	79%
Total Under Construction (C)			21.77	18082		18.51	15422	18.35	9075	10.54	57%	6346	7.97	43%

Project Status – Not yet open for Sale as on June 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	Msft	Nos	Msft	%
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	Marina One	Kochi	0.92	170	50%	0.46	85	-	-	-	0%	85	-	0%
4	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
5	Emerald Bay	Keshavnagar, Pune	0.59	624	100%	0.59	624	-	-	-	0%	624	-	0%
6	Windermere 4C	Medavakkam, Chennai	0.59	478	100%	0.59	478	-	-	-	0%	478	-	0%
Commercial														
7	Zentech Business Park	Kanakapura, Bengaluru	0.76	-	78%	0.60	-	-	-	-	0%	-	-	0%
8	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.00	-	100%	2.00	-	-	-	-	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	Palmvista	Daighar Gaon, Thane	0.44	415	64%	0.28	281	-	-	-	0%	281	-	0%
12	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
13	Sunworth III,IV	Mysore Road, Bengaluru	2.62	2496	100%	2.62	2496	-	-	-	0%	2,496	-	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	0.04	0	0.00	0%	0	-	0%
Total - Phases to be launched (D)			9.83	5277		8.97	5009				0%	5,009		0%
Total Ongoing - (B) + (C) + (D)			31.60	23,359		27.48	20,431	18.35	9,075	10.54	57%	9310	7.97	43%

Ongoing (open for sale) residential projects- city wise

City	Total Projects	Developable Area	Puravankara's share	Sold Area	Inventory (sft in million)
Mumbai	2	1.10	0.67	0.45	0.22
Bengaluru	16	10.24	8.85	6.24	2.61
Chennai	3	5.48	4.90	1.22	3.68
Kochi	2	1.97	1.25	1.06	0.20
Pune	4	1.19	1.05	0.47	0.58
Goa	1	1.79	1.79	1.11	0.69
Total	28	21.77	18.51	10.54	7.97



Appendix 1:
**Other Corporate
Information**

Appendix 1: Recently completed projects



PURVA SOMERSET
Bengaluru



PURVA SILVERSANDS
Pune

Appendix 1: Recently completed projects



PROVIDENT NEORA
Bengaluru



EQUINOX
Bengaluru

Appendix 2: Ongoing projects



PURVA ATMOSPHERE
Bengaluru



PURVA PARKHILL
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PROVIDENT ADORA DE GOA

Goa



PROVIDENT WINWORTH

Kochi

Appendix 3 : Ongoing commercial projects



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

Puravankara Limited

130/1, Ulsoor Road,

Bengaluru - 560042

Tel: 080-25599000/43439999

Corporate Identification Number : L45200KA1986PLC051571

Website:- <https://www.puravankara.com/>

Investor Relations Contact:

Mr. Neeraj Gautam, President- Finance

Email – neeraj.gautam@puravankara.com;

Tel: +91-80-4343 9999

Asha D, Senior Manager - Corporate Finance & IR

Email – asha.d@puravankara.com;

Tel: +91-80-4343 9999

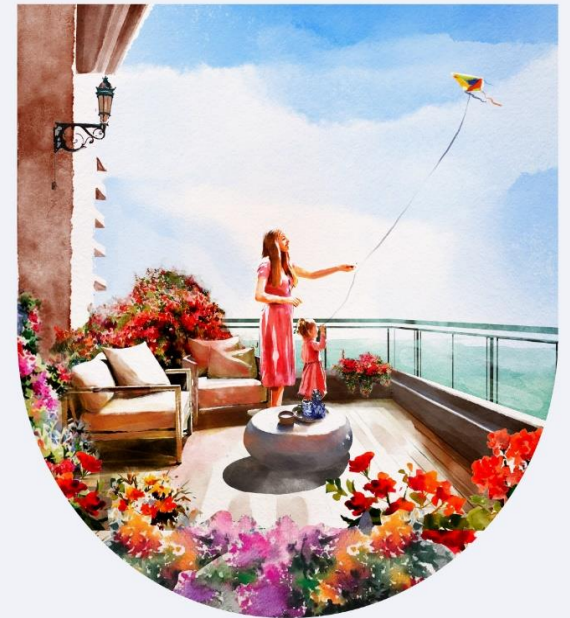
AT PURVA, WE DO WHATEVER IT TAKES TO CREATE MAGIC FOR YOU.
WE SPEND HOURS CRAFTING BLUEPRINTS, SO YOU HAVE HOMES YOU'LL ADMIRE FOR A LIFETIME. WE GO THE EXTRA MILE TO FIND THE RIGHT LOCATION, SO YOU LIVE IN PROXIMITY TO EVERYTHING YOU LOVE.

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