Investor Presentation Q1 FY23

PURAVANKARA®

Purva Palm Beach

Table of Contents

* Company Overview	3 - 6
* Development Bank	7 - 9
* Operational Overview – Area and Sales	10 – 11
* Launch pipeline	12
* Update of Financials	13 – 14
* Cash Flow Statements	15 – 16
* Debt	17
* Appendix 1 : Project Status	28 – 21
* Appendix 2 : Other corporate information	22 – 29
* Appendix 3 : Our completed projects	30 - 31
* Appendix 4 : Select ongoing projects	32 – 35
* Disclaimer	36

Company Overview

Artist's impression of Provident Capella

Overview

- One of India's most trusted real estate majors with an established presence in the residential segment (luxury and affordable housing) and in commercial office spaces
- With over 4 decades of domain expertise, Puravankara has established itself as one of the most admired brands
- Completed 77 residential projects and commercial projects, spanning 43.65 msft , primarily across the gateway cities of south and west India
- Area under Development totaling 24.99 msft
- Landbank totaling 56.95 msft (Puravankara Group's economic interest – 43.63 msft)
- Pan India presence- with projects in Bengaluru, Chennai, Hyderabad, Pune, Mumbai, Kochi, Goa, Kolkata, Coimbatore and Mangalore
- Three key brands :
  - "Puravankara" for luxury housing and commercial offices
  - "Provident" for the affordable luxury segment
  - "Purva Land" for plotted development project
- Creating value for clients by collaborating with world class contractors and vendors while leveraging robust internal processes
- Starworth Infrastructure and Construction Limited (SICL) is a wholly owned subsidiary which specialises in technology focused construction , including precast
- Partnership with IFC, IFC EAF for USD 76 million for affordable housing development in India
- ICRA upgraded the rating for Puravankara Ltd to "A-" Stable from "BBB+" positive

World Class Technology

- 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

Purva Land – Plotted development

- Dedicated arm for plotted 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 ~5 msft

BANGALORE

- Devanhalli (Tivoli Hills)
- Rampura, Vaderahalli
- S Medahalli
- Kanakpura (Tree Haven)

Chennai

- Kelambakkam (Purva Southbay plots)
- Sriperumbudur

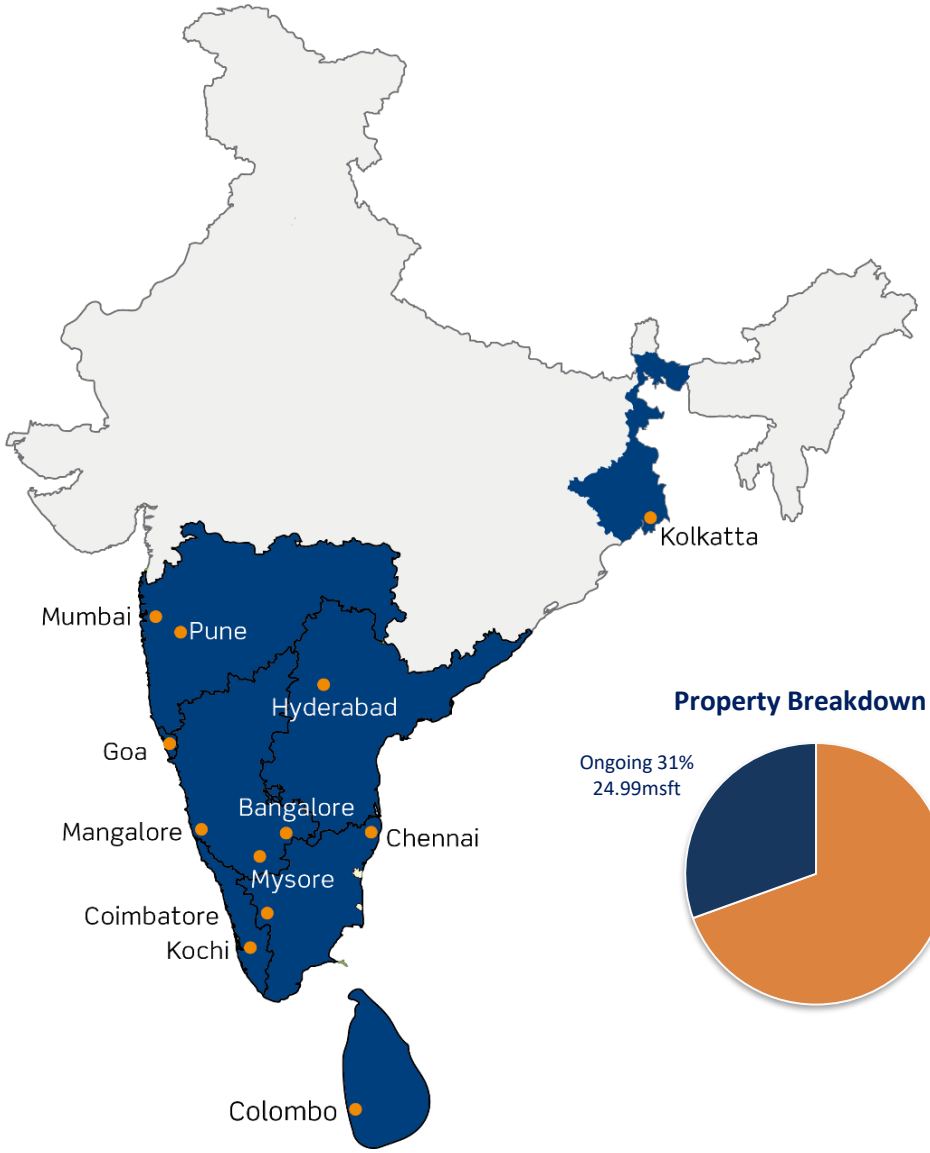
Coimbatore

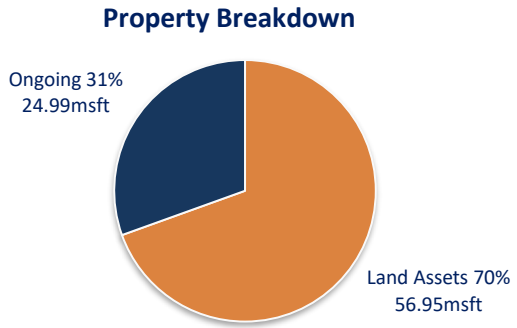
- Singanallur

Development Bank

Artist's impression of Purva Atmosphere

Diversified across markets, brands and stages of development





in million sq. ft.

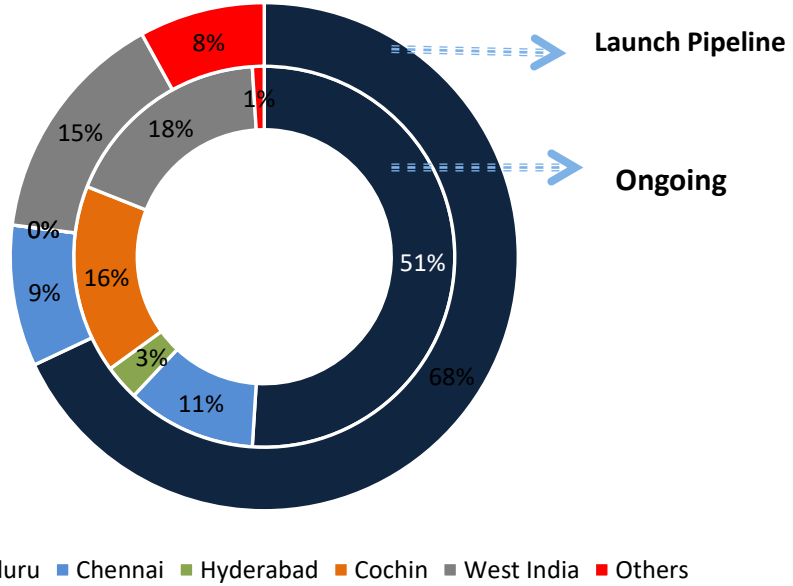
	Completed	Ongoing (A)	Land Assets (B)	Total (A)+(B)
South India				
Bengaluru	30.83	**12.85**	38.12	**50.97**
Chennai	6.26	**2.75**	6.83	**9.58**
Hyderabad	2.26	**0.68**	-	**0.68**
Kochi	1.89	**3.97**	3.67	**7.64**
Others	1.57	**0.23**	1.01	**1.24**
West India	0.14	**4.51**	3.09	**7.60**
Colombo	-	**-**	4.23	**4.23**
Kolkata	0.70	**-**	-	**-**
Total	**43.65**	**24.99**	**56.95**	**81.94**
*Puravankara**	*31.10*	*13.79*	*47.29*	*61.08*
Provident	*12.55*	*11.20*	*9.66*	*20.86*
Group's economic interest	**37.88**	**21.29**	**43.63**	**64.92**
*Puravankara**	*26.39*	*11.18*	*38.52*	*49.70*
Provident	*11.49*	*10.11*	*5.11*	*15.22*

Note:

1. ** Includes JVs and other subsidiaries*
2. *Group's economic interest is estimated developer's share after reducing economic interest of JD|JV partners*
3. *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%*

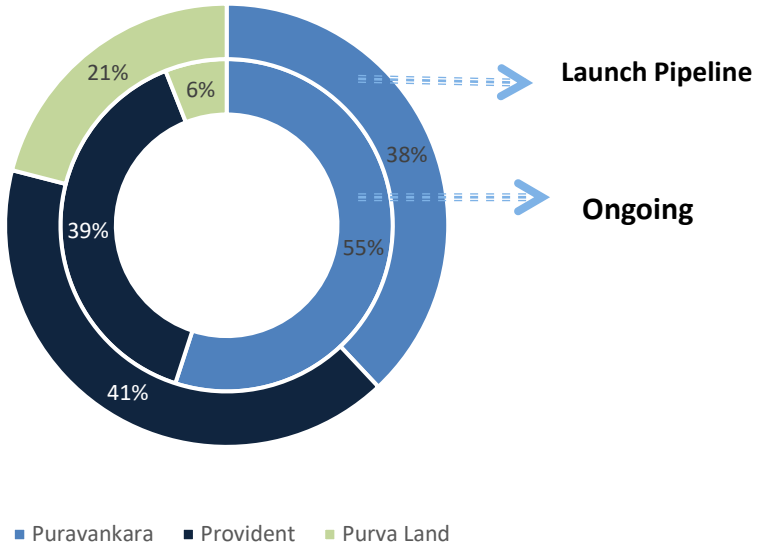
Ongoing and New Launches

Non-Bengaluru projects now account for 49% of the share of ongoing and 32% of launch pipeline



in msft	Ongoing	New Launches
Bengaluru	12.85	10.39
Chennai	2.75	1.33
Hyderabad	0.68	0.00
Cochin	3.97	0.00
West India	4.51	2.34
Others	0.23	1.22
Total	**24.99**	**15.28**

Provident accounts for 42% of the launch pipeline; in line with the market trends and the Group's strategy



in msft	Ongoing	New Launches
Puravankara	13.79	5.82
Provident	9.80	6.28
Purva Land	1.40	3.18
Total	**24.99**	**15.28**

Note: :1. Based on Developable Area in msft
2.# Ongoing projects includes 10.20 million sqft of area not open for sale.

Operational Overview – Area and sales

Sales Q1FY23 Vs Q1FY22

Based on Bookings	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Jun-22	*Jun-21*	*%*	*Jun-22*	*Jun-21*	*%*	*Jun-22*	*Jun-21*	*%*	*Jun-22*	*Jun-21*	*%*
	msft	*msft*		*Nos.*	*Nos.*		*Rs.in crs*	*Rs.in crs*		*Rs.psft*	*Rs.psft*	
Puravankara	0.24	0.29	*-17%*	128	167	*-23%*	227	242	*-6%*			
Completed Projects	*0.01*	*0.07*	*-86%*	*10*	*45*	*-78%*	*10*	*42*	*-77%*	*9,750*	*6,069*	*61%*
Ongoing Projects	*0.23*	*0.22*	*5%*	*118*	*122*	*-3%*	*217*	*200*	*9%*	*9,436*	*9,089*	*4%*
Provident	0.45	0.13	*246%*	425	129	*229%*	286	71	*301%*			
Completed Projects	*0.07*	*0.05*	*40%*	*66*	*46*	*43%*	*36*	*21*	*73%*	*5,177*	*4,184*	*24%*
Ongoing Projects	*0.38*	*0.08*	*375%*	*359*	*83*	*333%*	*250*	*51*	*395%*	*6,581*	*6,313*	*4%*
Total Gross	**0.69**	**0.42**	***64%***	**553**	**296**	***87%***	**513**	**314**	***63%***	**7,436**	**7,473**	***0%***

- Group's gross sales include economic interest attributable to Landowners under revenue share arrangement – which was 0.06 msft during Q1FY23, and 0.05 msft during Q1FY22
- Achieved highest ever sale value of Rs 513 Crore for the first quarter of any financial year since inception
- No new launches during the quarter. The entire sales were achieved from the bookings of inventory in ongoing projects

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

Launch Pipeline

Sr. no	Location/ Project Name	City	Development Model	Development Type	Developable Area	PPL Share in JD	Saleable area (msft)	Expected launch date
Puravankara								
1	Lalbagh (Purva Orient Grand)	Bengaluru	Joint Development	Residential	0.21	55%	0.12	Q2FY23
2	Zenium II*	Bengaluru	Joint Development	Residential	0.48	70%	0.34	Q2FY23
3	Windermere 4*	Bengaluru	Owned	Residential	2.17	100%	2.17	Q3FY23
4	Purva Zentech Business park	Bengaluru	Joint Development	Commercial	0.76	70%	0.53	Q4FY22
5	Bellandur	Bengaluru	Owned	Residential	0.47	100%	0.47	Q4FY23
6	HSR Layout	Bengaluru	Owned	Residential	0.12	100%	0.12	Q2FY23
7	Amaiti 2	Coimbatore	Owned	Residential	1.07	100%	1.07	Q4FY23
8	Magadi Road	Bengaluru	Joint Development	Residential	0.54	64%	0.35	Q3FY23
				Total	**5.82**		**5.17**	
Provident								
1	Kondwa (Provident Kenvista)	Pune	Joint Development	Residential	1.09	69%	0.75	Q2FY23
2	Purva Southbay Residential	Chennai	Owned	Residential	0.84	100%	0.84	Q4FY23/ Q1FY24
3	Mundhwa	Pune	Joint Venture	Residential	1.25	32%	0.40	Q1FY24
4	KIADB Hardware Park	Bengaluru	Joint Development	Residential	1.40	85%	1.19	Q4 FY23
5	IVC Road	Bengaluru	Owned	Residential	1.70	100%	1.70	Q4 FY23
				Total	**6.28**		**4.88**	
Purva Land								
1	Purva Land - Coimbatore plots	Coimbatore	Owned	Plotted	0.15	100%	0.15	Q2 FY23
2	Purva Land - Rampura, Vaderahalli	Bengaluru	Joint Development	Plotted	1.14	38%	0.43	Q3/Q4 FY23
3	Thirumazhsai (Provident Amaya)	Chennai	Joint Venture	Plotted	0.49	25%	0.12	Q3FY23
4	S Medahalli	Bengaluru	Joint Development	Plotted	1.40	87%	1.22	Q3/Q4 FY23
				Total	**3.18**		**1.92**	
			Grand Total		**15.28**		**11.97**	

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*

** New phases on existing projects which were not open for sale*

Update on financials

Consolidated Statement of Profit & Loss for the quarter ended June 30, 2022

All numbers in INR Cr

Particulars	Q1FY23	Q4FY22	Q1FY21
Income from operations			
Revenue from projects	214.85	295.55	181.50
Other Income	82.50	24.57	360.62
Total Income from operations	**297.35**	**320.12**	**542.12**
Expenses			
Sub-contractor cost	181.82	205.16	102.59
Cost of raw materials and components consumed	43.92	44.16	12.90
Land purchase cost	0.00	142.93	9.16
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-178.10	-249.99	-68.58
Employee benefit expense	38.83	37.00	31.70
Finance expense	87.65	83.93	87.25
Depreciation and amortization expense	3.98	4.13	4.82
Other expenses	71.24	75.98	68.29
Total expenses	**249.34**	**343.30**	**248.12**
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	**48.01**	**-23.18**	**294.00**
Share of profit/(loss) of associates and joint ventures, net	-0.48	-3.21	-0.68
Profit before tax	**47.53**	**-26.39**	**293.32**
Tax expense	13.09	-6.33	139.17
Net Profit for the period	**34.44**	**-20.06**	**154.15**
Other Comprehensive Income/(Loss) (net of tax expense)	0.23	-1.93	0.61
Total Comprehensive Income/(Loss) for the period	**34.67**	**-21.99**	**154.76**

Cash Flow

All numbers in INR Cr

	Cash Flow Statement	Q1 FY 22	Q2 FY 22	Q3 FY 22	Q4 FY 22	Q1 FY 23
A	**Operating Inflows**	817.4	382.7	455.9	575.4	666.8
B	**Operating Outflows**	(271.8)	(300.1)	(330.4)	(444.9)	(482.5)
C=A-B	**Operating Surplus**	545.7	82.6	125.5	130.6	184.4
	Less					
	Interest Cost(Net)	(75.3)	(65.9)	(74.3)	(72.1)	(90.7)
	Tax Paid	(18.2)	(16.4)	(17.1)	(25.3)	(18.2)
D	**Operating Surplus after tax and interest**	452.2	0.3	34.0	33.2	75.4
	Investment Activity					
	Land Payments including advances & deposits	(0.6)	(4.7)	(20.1)	(9.7)	(5.9)
	Purchase of Fixed Assets	(0.3)	(0.2)	(0.6)	(1.1)	(1.6)
	Other Assets & Investments	(0.0)	(0.0)	(11.0)	(0.0)	0.0
E	**Total from Investing Activity**	(0.8)	(5.0)	(31.7)	(10.8)	(7.5)
	Financing Activity					
	Loan Drawal/(Repayments)	(366.4)	51.6	97.5	(92.5)	(41.5)
	Investment by IFC	0.0	0.0	0.0	0.0	(68.0)
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	(0.1)	(5.8)	(3.4)	(10.4)	(0.0)
	Dividend including DDT	0.0	(0.0)	0.0	0.0	0.0
F	**Total from Financing Activity**	(366.5)	45.8	94.1	(102.9)	(109.5)
G=D+E+F	**Net Operating Surplus**	84.8	41.1	96.5	(80.6)	(41.6)
	Opening Cash and Bank Balances	203.1	287.8	328.9	425.4	344.8
	Closing Cash and Bank Balances	287.8	328.9	425.4	344.8	303.2

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

Projected Cash Flow

All numbers in INR Cr

		Puravankara	Provident	Total
Balance collections from sold units [1]	**(A)**	**1,190**	**1,360**	**2,550**
Value of Inventory open for sale [2]	**(B)**	**2,402**	**1,992**	**4,394**
Balance cost to go [3]	**(C)**	**1,531**	**1,319**	**2,849**
Surplus (A) + (B) – (C)	**(D)**	**2,061**	**2,034**	**4,095**
Surplus from Inventory not open for sale (F)-(G+H)	**(E)**	**1,586**	**450**	**2,036**
Value of Inventory not open for sale	***(F)***	*3,237*	*1,261*	*4,499*
Balance cost to complete	**(G)**	*1,551*	*712*	2,263
Contingencies [4]	**(H)**	*100*	*100*	200
Total Estimated Surplus (D +E)		**3,648**	**2,483**	**6,131**

Note:

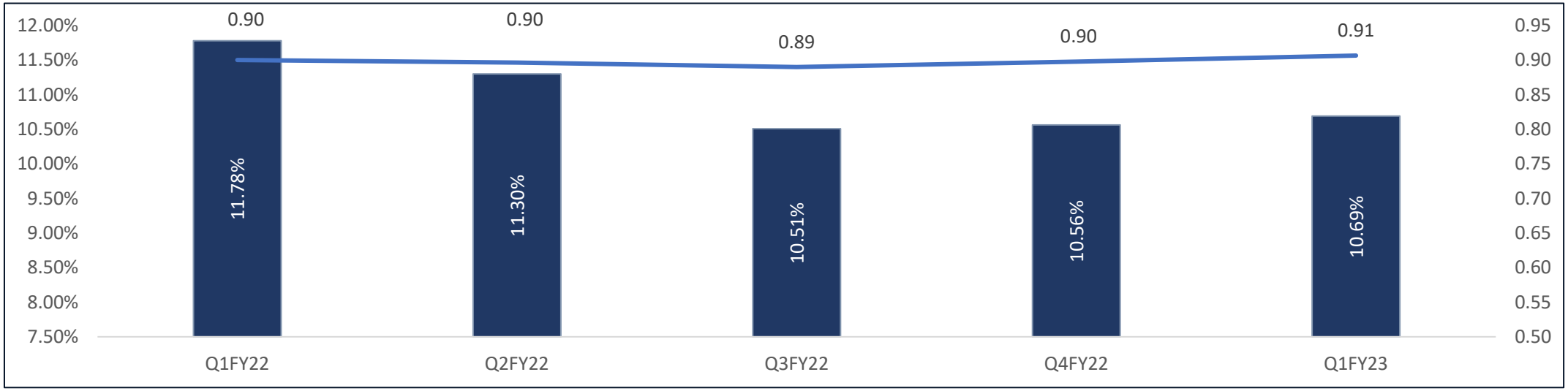
1. *Includes debtors and unbilled amount*
2. *Value of inventory has been arrived based on current selling rates*
3. *Balance cost to go is based on estimates and subject to review on periodic basis*
4. *The cost does not include sales & marketing , GST, general overheads and interest costs*
5. *Contingencies 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*

Debt movement pattern

All numbers in INR Cr

in Rs. Cr	*Q1FY23*	*Q4 FY22*	*Q3 FY22*	*Q2FY22*	*Q1FY22*
Opening Balance	**2190**	**2,283**	**2,189**	**2,136**	**2,502**
Net Addition (Repayment)	1.70	-93	94	53	-366
Debt Outstanding	***2192***	***2190***	***2283***	***2189***	***2,136***
Less: Cash and Cash Equivalents	303	345	425	329	288
Net debt	***1,889***	***1,846***	***1,857***	***1,860***	***1,848***
Cost of Debt	10.69%	10.56%	10.51%	11.30%	11.78%
Net Worth	2083	2,049	2,077	2,075	2,064
Net Debt / Equity Ratio	**0.91**	**0.90**	**0.89**	**0.90**	**0.90**

Weighted Average Cost of Debt & Net Debt / Equity Ratio



Debt does not include NCD/OCD worth INR 396 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

Appendix 1 – Project Status

Provident Sunworth

Project Status – Completed Projects as on June 30, 2022

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	%
COMPLETED														
Puravankara														
1	Coronation Square	Kotnur, Bengaluru	0.14	48	71%	0.10	34	0.10	31	0.08	76%	3	0.02	24%
2	Tree Haven	Kanakapura Road, Bengaluru	0.10	38	45%	0.05	17	0.05	10	0.02	53%	7	0.02	47%
COMMERCIAL														
4	Primus	OMR, Chennai	0.18		60%	0.10		0.11	0	0.04	42%	0	0.07	66%
Provident														
5	Cosmo City - I,II	Pudupakkam, Chennai	2.24	2,174	100%	2.24	2,174	2.24	2,146	2.21	98%	28	0.03	2%
6	Kenworth - I	Rajendra Nagar, Hyderabad	1.27	1,160	73%	0.93	850	0.93	840	0.92	99%	10	0.01	1%
7	Kenworth - IB	Rajendra Nagar, Hyderabad	0.40	360	73%	0.29	261	0.29	238	0.26	90%	23	0.03	10%
8	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	61	0.08	56%	44	0.06	44%
9	Sunworth - I,II	Mysore Road, Bengaluru	2.74	2784	100%	2.74	2784	2.74	2745	2.69	98%	39	0.04	2%
10	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	359	0.37	92%	29	0.03	7%
11	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	312	0.41	86%	44	0.07	14%
	Total Completed - (A)		**8.31**	**7624**	**90%**	**7.46**	**6969.2**	**7.46**	**6742**	**7.08**	**95%**	**227**	**0.39**	**5%**

Project Status – Under Construction as on June 30, 2022

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	30	0.05	15%	182	0.25	85%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	87%	1.39	912	1.39	437	0.69	49%	475	0.70	51%
3	Clermont	Chembur, Mumbai	0.27	260	100%	0.27	260	0.27	50	0.06	23%	210	0.20	77%
4	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	59	0.08	23%	221	0.27	77%
5	Marine Drive I	Kochi	1.68	586	50%	0.84	293	0.84	210	0.62	74%	83	0.22	26%
6	Promenade	Hennur Road, Bengaluru	0.20	152	70%	0.14	107	0.14	99	0.10	68%	8	0.05	32%
7	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	683	0.64	83%	138	0.13	17%
8	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	30	0.06	18%	151	0.30	82%
9	Sound of Water II	Kammanahalli, Bengaluru	0.14	45	58%	0.08	26	0.08	6	0.02	24%	20	0.06	76%
10	South Bay	Kelambakkam,Chennai	0.22	215	100%	0.22	215	0.22	215	0.22	100%	0	0.00	0%
11	Westend-Phase2	Hosur Road, Bengaluru	0.09	55	78%	0.07	42.9	0.07	43	0.07	100%	0	0.00	0%
12	Zenium - I	Airport Road Bengaluru	0.65	436	70%	0.45	305	0.45	231	0.24	53%	74	0.21	47%
Provident														
13	Adora De Goa	Zuari Nagar, Goa	1.63	2,346	84%	1.37	1,630	1.37	1265	0.97	70%	365	0.41	30%
14	Capella	Soukya Rd, Bengaluru	0.65	763	74%	0.48	565	0.48	270	0.25	53%	295	0.23	47%
15	Equinox	Mysore Road, Bengaluru	0.66	672	100%	0.66	672	0.66	245	0.24	36%	427	0.42	64%
16	Kenworth - II	Rajendra Nagar, Hyderabad	0.63	790	73%	0.46	576	0.46	419	0.34	73%	157	0.12	27%
17	Kenworth Commercial	Rajendra Nagar, Hyderabad	0.05	0	73%	0.04	0	0.04	0	0.00	7%	0	0.03	93%
18	Neora	Sampigehalli, Bengaluru	0.23	249	100%	0.23	249	0.23	128	0.12	52%	121	0.11	48%
19	PalmVista	Daighar Gaon, Thane	0.46	611	64%	0.29	389	0.29	158	0.13	44%	231	0.16	56%
20	Park Square	Judicial Layout, Bengaluru	1.90	2082	87%	1.66	1817	1.66	1159	1.09	65%	658	0.57	35%
21	Tivoli Hills	Devanahalli, Bengaluru	1.40	838	100%	1.40	838	1.40	596	0.90	64%	242	0.50	36%
22	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	228	0.24	44%	287	0.30	56%
	Total Under Construction (C)		**14.79**	**13175**		**12.36**	**10905**	**12.36**	**6561**	**7.12**	**58%**	**4345**	**5.24**	**42%**

Project Status – Not yet open for Sale as on June 30, 2022

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	%
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	0.83	492	100%	0.83	492	-	-	-	0%	492	-	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	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%
8	Windermere IV	Medavakkam, Chennai	2.17	644	100%	1.28	644	-	-	-	0%	644	-	0%
9	Zenium - II	Airport Road Bengaluru	0.48	326	70%	0.33	228	-	-	-	0%	228	-	0%
Commercial														
10	Zentech Business Park	Kanakapura, Bengaluru	0.76	0	70%	0.532	0	-	-	-	0%	-	-	0%
Provident														
11	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	0.00	0	0	0%	131	-	0%
12	Sunworth III,IV	Mysore Road, Bengaluru	2.62	2496	100%	2.62	2496	-	0	-	0%	2,496	-	0%
Commercial														
13	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
	Total - Phases to be launched (D)		**10.20**	**5592**		**8.04**	**5139**		**0**		**0%**	**5,139**		**0%**
	Total Ongoing - (B) + (C) + (D)		**24.99**	**18767**		**20.40**	**16,045**	**12.36**	**6561**	**7.12**	**58%**	**9,484**	**5.24**	**42%**

Notes:

1. *The Company also holds inventory of 0.14 msft under "Properties Held for sale" as on the reporting date.*
2. *The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%*

Appendix 2: 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

Non Executive Directors

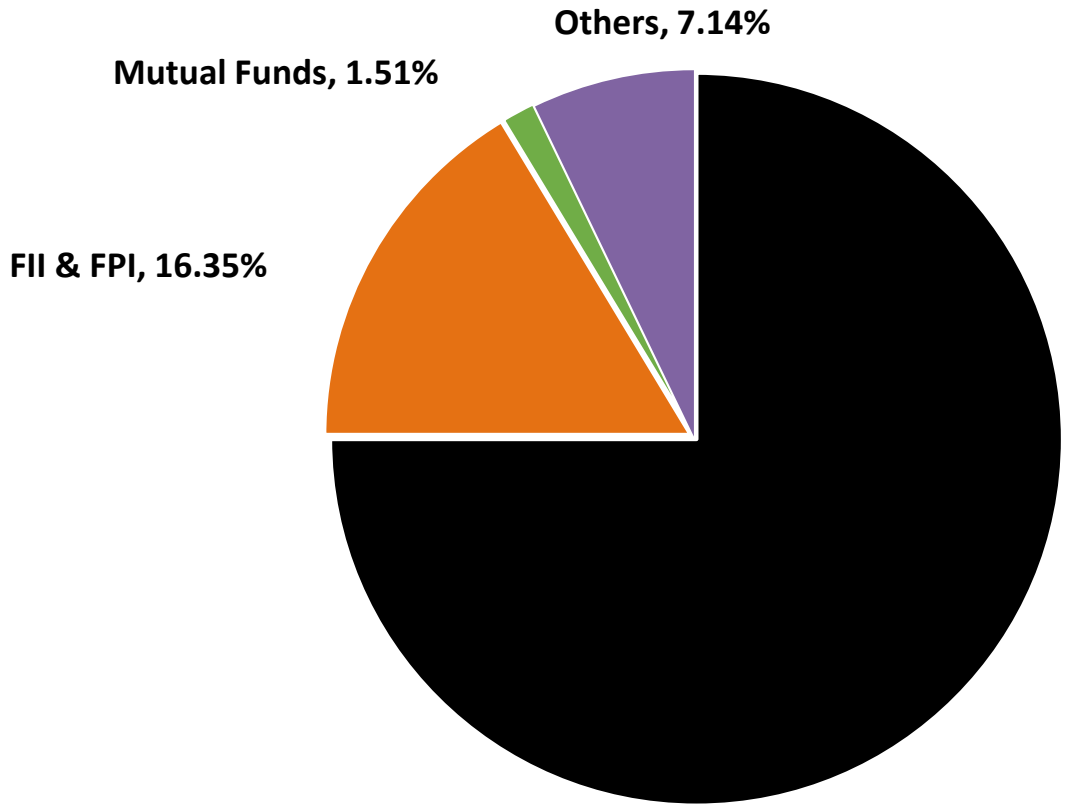
Anup Shah Sanmukh
Non- Executive Independent Director
- Bachelor's degree in Commerce and Law Over 39 years of experience in field of law, specifically real estate law.
- Founder Partner of Anup S Shah Law Firm in Bengaluru

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

Shareholding Pattern as of June 30, 2022

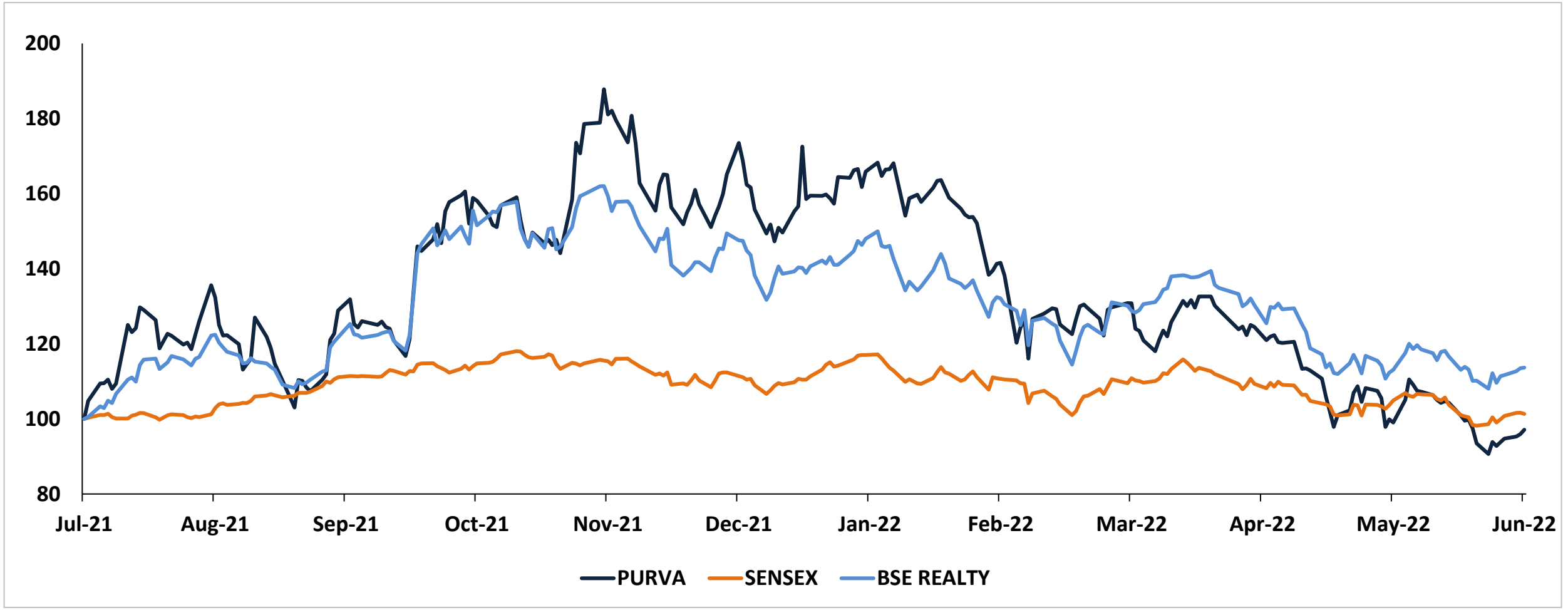


Notes

1. *Promoter Shares are unencumbered*

FPIs	Insurance and Bodies Corporate	Mutual Funds
Gothic Corporation	Life Insurance Corporation	Franklin Templeton
Atyant Capital	General Insurance Corporation	LIC Mutual Fund

Share Price Movement



Notes: Graph rebased to 100

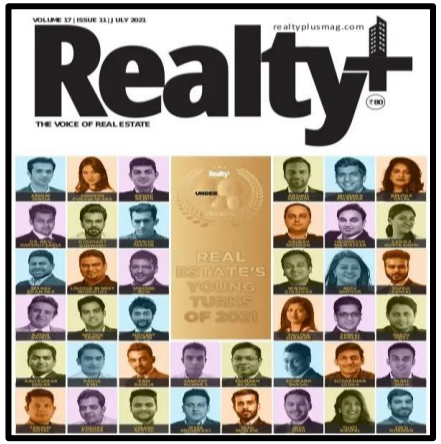
Awards and Accolades

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

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

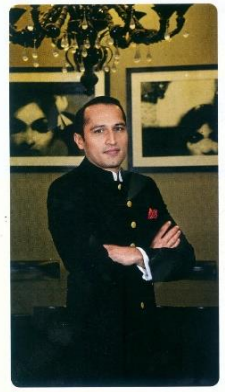
India Property Awards 2019 - For Best Developer of the Year - South - Puravankara Limited

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

Media & Capital Market Recognition

The Best Advice I Ever Got

ASHISH R. PURAVANKARA | MANAGING DIRECTOR | PURAVANKARA LTD



'Persist against all odds'

What was the problem you were grappling with?

In 2006, I was entrusted with setting up Puravankara's operations in Chennai, kick-starting it with three major launches within an aggressive timeline. Chennai was a hotspot for residential real estate and flooded with budding developers. Plus, we had to set up the operations from the ground up and faced multiple challenges associated with approvals, FSI (floor space index), land laws and the like. Also, moving to Chennai was a cultural transition for me, and I was navigating a new space on both a personal and professional fronts. I felt a little impatient and was concerned about achieving our project ambitions on time.

Who did you approach for advice?

I turned to my father, my mentor, for guidance.

What was the advice you received?

His advice was simple yet something I carry with me even today—"persistence". He said that even in the face of adversity, one should never feel deterred and always pursue one's goals. And that perseverance should not be a one-off exercise; it should be a mantra that drives you forward every single day.

How effective was it in resolving the problem?

My father's advice was exactly what I needed then. It was one of my first lessons in business. I worked with my teams to ensure that we received all the necessary approvals, no matter how long or tedious the process was. Not only did we meet the stipulated timeline, but we got our Chennai operations to a flying start with a successful project in the very heart of the city. 'Persistence' is still something that propels me every day.

—ALOKESH BHATTACHARYYA

Business Today | 1 May 2022

BusinessLine

Puravankara records sales of ₹2,407 crore

Haripriya Sureban | Bengaluru, May 28 | Updated On: May 28, 2022

The operating inflows during the year was ₹2,231 crore, up by 73%

Real estate firm Puravankara has reported the sales value of ₹2,407 crore and has recorded a net profit of ₹146 crore for FY22. The total area sold stood at 3.52 million sq ft, up by 3 per cent. The operating inflows during the year was ₹2,231 crore, up by 73 per cent, and the sales realisation was at 6,834 per sq ft, up by 6 per cent.

THE ECONOMIC TIMES | Industry

English Edition | Print Edition

Home | ETPrime | Markets | News | Industry | RISE | Politics | Wealth | Mutual Funds | Tech | Jobs | Opinion | NRI | Panache | ET NOW

Auto | Banking/Finance | Cons. Products | Energy | Renewables | Ind'l Goods/Svs | Healthcare/Biotech | Services | Media/Entertainment

Business News › Industry › Services › Property / Cstruction › Puravankara rejigs leadership team, hires senior professionals before fund raiser

Puravankara rejigs leadership team, hires senior professionals before fund raiser

By Sobia Khan, ET Bureau · Last Updated: Jun 15, 2022, 07:26 PM IST

Synopsis

The firm had recently hired Malanna Sasalu as the head of its affordable housing business and Sanjay Daga to drive its business in Western India. The realignment will see Ashish Puravankara in a more strategic role, while Abhishek Kapoor will have operating responsibilities for the company.

Puravankara is also in the process of raising capital across business segments to expand its operations.

Real estate builder Puravankara has strengthened its leadership team by hiring senior professionals and rejigging responsibilities even as the company is engaged in talks with several investors to raise funds to fund its next phase of growth.

The firm had recently hired Mallanna Sasalu as the head of its affordable housing business and Sanjay Daga to drive its business in Western India.

mint

Puravankara launches ₹750 cr fund to invest in affordable housing projects

Puravankara managing director Ashish Puravankara. Photo: Mint

2 min read . Updated: 21 Apr 2022, 12:37 AM IST

Madhurima Nandy

- The fund will invest in 6-8 mid-sized projects for affordable housing with a four-year development timeline, and plotted projects of up to 1.1-1.5 million sq ft

BW EDUCATION

Puravankara Teams With Vidyasaarathi; Introduces Scholarship Programme

Technology-driven platform Vidyasaarathi manages the entire scholarship lifecycle, including validating the applications, award of scholarships and disbursement of funds

Realty major Puravankara Group has partnered with 'Vidyasaarathi', the online scholarship platform by Protean eGov Technologies (formerly known as NSDL e-Governance Infrastructure). The Puravankara Scholarship Programme has been extended to 24 students across 9 engineering colleges in Pune, Maharashtra. Through this initiative, Puravankara intends to support students pursuing higher education.

Apart from their academic performance, the eligibility criteria included students whose annual family income is less than Rs 5 lakh. Students with a single parent or whose families were affected by Covid-19 were given special preference. A cumulative amount of Rs 10 lakh has been disbursed through the scholarship and will continue to be disbursed every year.

Puravankara sales bookings rise in FY22, focuses on new launches and investments

SHUBHRA TANDON
Mumbai, April 25

BENGALURU-BASED PURAVANKARA (earlier known as Puravankara Projects) is moving towards putting its legacy issues behind. The company has been successful in bringing down its ready stock of residential units by 67% in the last two years, its sales volume from under-construction projects have increased by 51% in the year ended March 2022 and net debt has reduced by about ₹900 crore in the last three years.

Abhishek Kapoor, CEO of Puravankara, told *FE* that the company's focus is back on new launches and monetising existing investments where the land is paid for. "We are now looking at projects where I monetise the investments, get my equity out and re-deploy that further. We are back in that cycle and it means that our return on capital employed will continue to improve as I will start getting a lot of my equity unlocked from these investments as projects start getting monetised," he said.

Till the end of financial year 2020-2021, a large part of the company's sales were coming from ready-to-move (RTM) inventory. Like other developers, Puravankara has also benefited from the heightened sales momentum in the last two years of Covid-19, and was able to reduce its RTM stock significantly. The company had 2.16 million sq ft of RTM stock till the end of December 2018, which is down to 400,000 sq ft now — a sharp reduction of 81%.

This also helped the company reduce debt by nearly ₹900 crore in the last three years from ₹2,750 crore in 3QFY19 to ₹1,860 crore at the of 3QFY22 –76% of the reduction was post-Covid-19. "Puravankara was sitting at a lot of RTM inventory because we complete projects early, and we ended up liquidating and selling large part of it, which was a clear focus for us and that has helped in reducing our debt as well," Kapoor said.

Kapoor joined Puravankara in September 2019 as chief operating officer and was elevated to the position of CEO of the company in April last year. After he joined, Puravankara has seen improvement in the company's performance and change in strategy.

Puravankara recorded total sales volume of 3.52 million sq ft in FY22 with a total sales value of ₹2,406 crore — clocking its highest ever sales value since inception. The developer was ranked 16 in calendar year 2016 in Bengaluru, and has been able to improve its ranking to top 10 in 2019 and in top seven in 2020 and 2021. The company's market share has also improved from 1% in Bengaluru in 2016 to 1.6% in 2021.

Puravankara recorded total sales volume of 3.52 million sq ft in FY22 with a total sales value of ₹2,406 crore

Company's credit ratings have also been upgraded in the last few months. ICRA upgraded the company's ratings to A- and A2+, and revised the outlook to stable. While the company has presence in nine Indian cities, Kapoor said that now the focus will be on Bengaluru, Chennai, Hyderabad, Mumbai and Pune. The company also plans to increase its focus on the West with Mumbai and Pune markets, where it has two projects each at present and plans to launch 3-4 more this year. In all, Puravankara plans to launch 14 projects in the current financial year with over 11 million sq ft of saleable area across Bengaluru, Pune, Mumbai and Chennai.

"Our focus is on under-construction projects and if you look at our numbers, our under-construction business has gone up by 51% on a y-o-y basis, which is the real growth story and that will continue," Kapoor said.

Going forward, in the wake of the reviving housing market in India, Puravankara has carved a separate division to cater to plotted development. Of the launch pipeline, 2.30 million sq ft will be in plotted development, said a note from a domestic brokerage.

The company is also in the process of launching an alternative investment fund of ₹750 crore for funding land purchases, which it expects to launch in the next two months.

"It is a 500+250 crore green shoe, with a first close of ₹200 crore. The fund will have participation from smaller high net worth investors and few anchors — larger HNIs and offices. The returns offered will be in the range of early to mid-teens," Kapoor said. He added that the fund will fulfil the need of the company to have a diversified pool of capital which will enable it to scale up operations.

"Most funds are structured where the capital comes back towards the end of the project. In this particular case, AIF starts getting returns much earlier. The capital will be deployed in land purchase and Puravanakara will do the development. The revenues in a certain percentage will go towards the returns and the investors will start to see capital come to them much earlier," he said.

Enhancing the overall customer experience and ensuring employee well-being, along with robust long term growth strategy have helped us strengthen our position as a thought leader for Q1 FY23

Glimpses of the Global CP Meet in Pune (May 2022) during the launch of an upcoming Provident Housing project in the city.

Glimpses of the Global CP Meet in Dubai (May 2022) during the launch of an upcoming Provident Housing project in Pune.

A slice of the 4 WHC Luxe events (December 2021, February 2022, March 2022 & May 2022) that we curated for the patrons of the WorldHome Collection

Appendix 3: Our Completed Projects

PURVA VENEZIA
Bengaluru

PURVA SKYWOOD
Bengaluru

PURVA SKYDALE
Bengaluru

Appendix 3: Our Completed Projects

PURVA BLUEMONT
Coimbatore

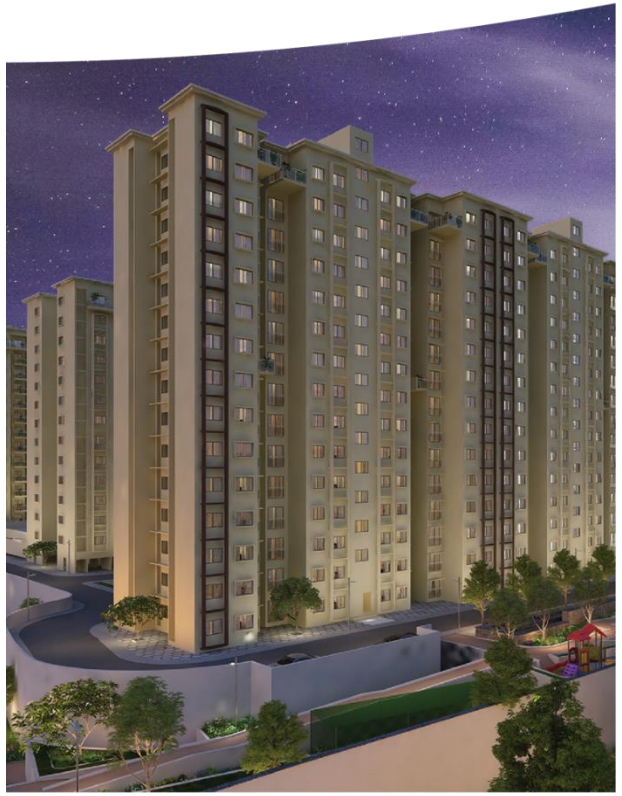
PURVA PALM BEACH
Bengaluru

PURVA ETERNITY
Kochi

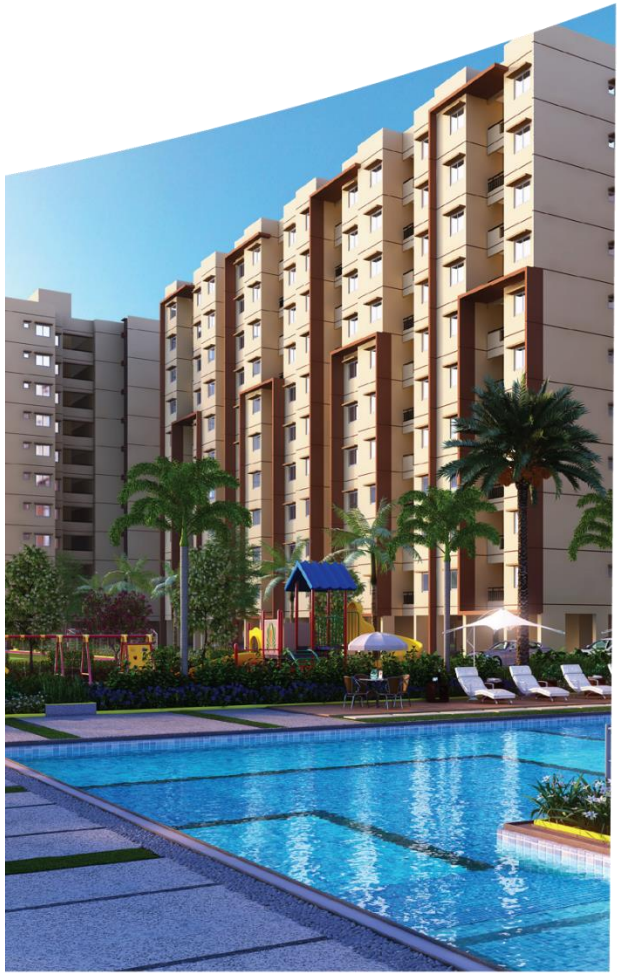
Appendix 4 : Select Ongoing Projects

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

MUNDHWA
Pune

Disclaimer

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

Puravankara Limited
130/1, Ulsoor Road,
Bengaluru - 560042
Tel: 080-25599000/43439999
Corporate Identification Number : L45200KA1986PLC051571
Website:- www.puravankara.com

Investor Relations Contact:

Mr. Neeraj Gautam, Executive Vice President
Email – Neeraj.Gautam@Puravankara.com; Tel: +91-80-4343 9999

Krishna Kumar, Senior General Manager
Email – Krishna.kumar@puravankara.com; Tel: +91-80-4343 9357