

INVESTOR CORPORATE PRESENTATION Q3 FY25



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PURAVANKARA

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Market Insights - Residential

PURAVANKARA

India's residential real estate market demonstrated positive activity throughout 2024, with a strong final quarter performance accentuated by seasonal festive demand. This surge propelled **annual sales over 300,000 housing units** for the second consecutive year.

3,02,900

Units sold in 2024

2,81,600

Units launched in 2024

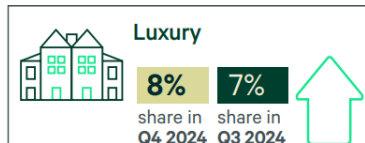
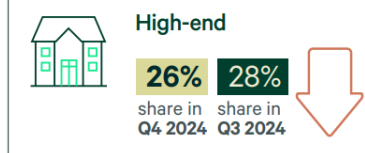
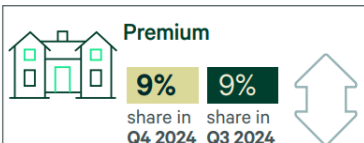
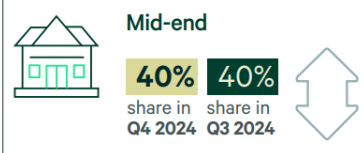
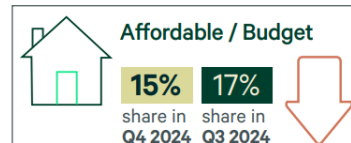
75,350

Units sold in Q4 2024

67,800

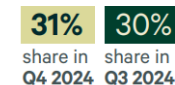
Units launched in Q4 2024

Categories that drove sales

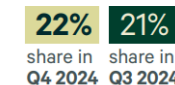


Cities that drove sales

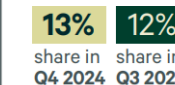
Mumbai



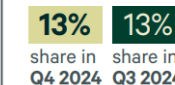
Pune



Delhi-NCR



Bengaluru



Prevailing trends in unit launches in Q4 2024

High-end

36%

share in Q4 2024



Mid-end

32%

share in Q4 2024



Premium

13%

share in Q4 2024



Mumbai

25%

share in Q4 2024



Pune

19%

share in Q4 2024



Delhi-NCR

13%

share in Q4 2024



7%

Q-o-Q growth in housing unit sales in Q4 2024

Strong momentum in leasing activity in the October-December quarter of 2024, with a **record quarterly** space take-up of **22.2 million sq. ft.** This robust performance led to an **all-time high absorption of 79 million sq. ft. in 2024.**

79.0 mn sq.ft.

Absorption in 2024

52.3 mn sq.ft.

Supply in 2024

22.2 mn sq.ft.

Absorption in Q4 2024

16.1 mn sq.ft.

Supply in Q4 2024

10% Y-o-Y jump in office leasing in Q4 2024;
8% Q-o-Q increase in absorption

66% Total share of Mumbai, Hyderabad, and Bengaluru in office leasing in Q4 2024

67% Cumulative share of Bengaluru, Hyderabad, and Pune in development completions in 2024

16% Growth in office space take-up in 2024 on a Y-o-Y basis;
15% Q-o-Q jump in supply addition in Q4 2024

73% Cumulative share of Bengaluru, Mumbai, Hyderabad, and Delhi-NCR in leasing activity in 2024

69% Combined share of Hyderabad, Bengaluru, and Pune in supply addition in Q4 2024

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





Company Overview



PURVA

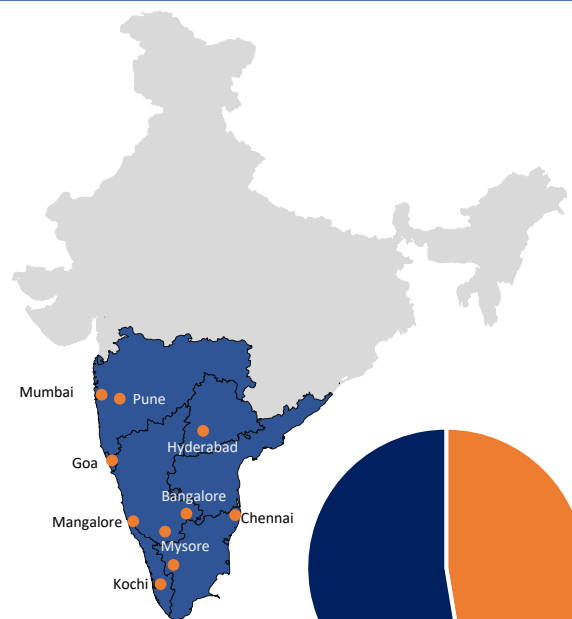
PROVIDENT

More For Sure

PURVALAND

Plotted Development

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



■ Land Assets 47.37% 29.78msft ■ Ongoing 52.62% 33.08msft

Developable Area

85+

Completed residential projects and commercial projects

51 msft

88 projects delivered with 51.53 msft of completed Developable Area.

23,400+

Homes with total Developable Area of over 33.08 msft under development

30 msft

Land bank of over 29.78 msft of Developable Area, with Group's economic interest of 27.23 msft



Operational Overview Sales and Collections

Key Business Highlights – 9M FY25

PURAVANKARA

~INR **3,724** Cr

Sales Value*

9M FY24 sales of INR 3,966 Cr

4.24 msft

Sales volume**

9M FY24 sales volume of 5 msft

~INR **2,991** Cr

Customer Collections*

19% YoY increase indicating
improving operating efficiencies

~INR **8,783**

Average Realization ₹ per sft

11% YoY increase

~INR **1,529** Cr

Total Revenue

Revenue grew by 16% YoY

~INR **99** Cr loss

PAT

PAT for 9M FY24 was profit of INR 49 Cr

21%

EBIDTA Margin^

EBIDTA margin for 9M FY24 was 30%

*inclusive of taxes

**Saleable Area

^EBIDTA/Total Income

Key Business Highlights – Q3FY25

PURAVANKARA

~INR **1,265** Cr

Sales Value*

Q3FY24 sales of INR 1,241 Cr

1.43 msft

Sales volume**

Q3FY24 sales volume of INR 1.63 msft

~INR **993** Cr

Customer Collections*

6% YoY increase

~INR **8,847**

Average Realization ₹ per sft

16% YoY increase

~INR **334** Cr

Total Revenue

Revenue for Q3FY24 was INR 596 Cr

~INR **94** Cr loss

PAT

PAT for Q3FY24 was profit of INR 78 Cr

10%

EBIDTA Margin^

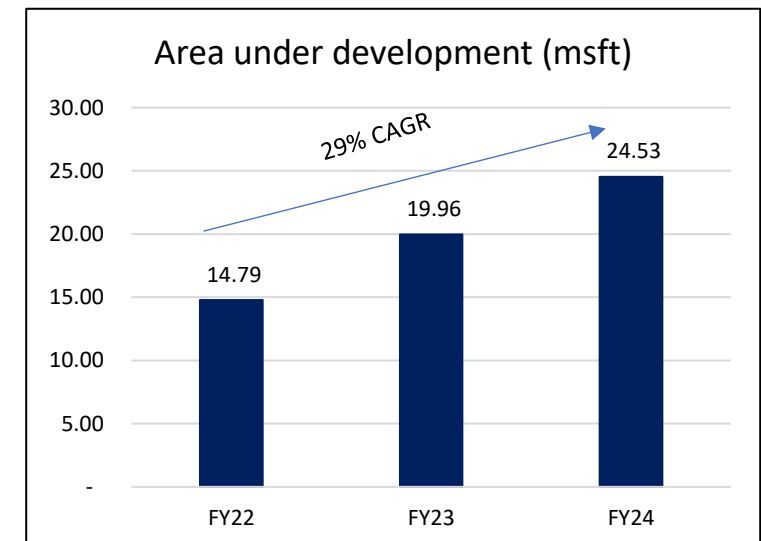
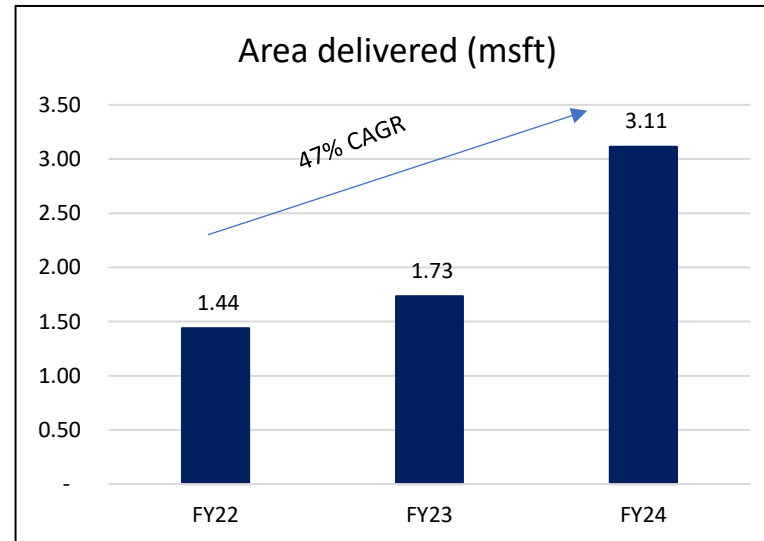
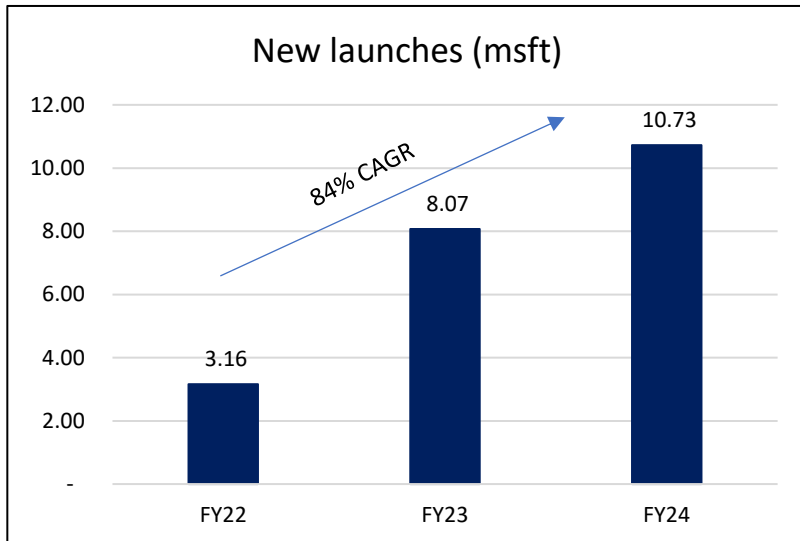
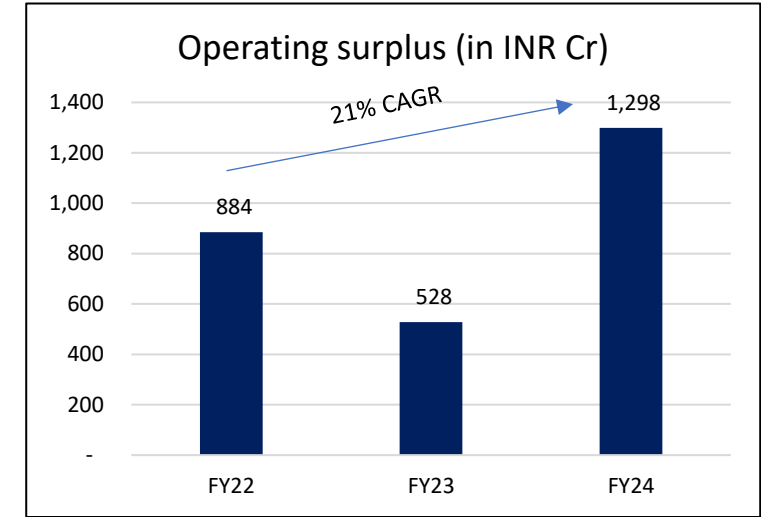
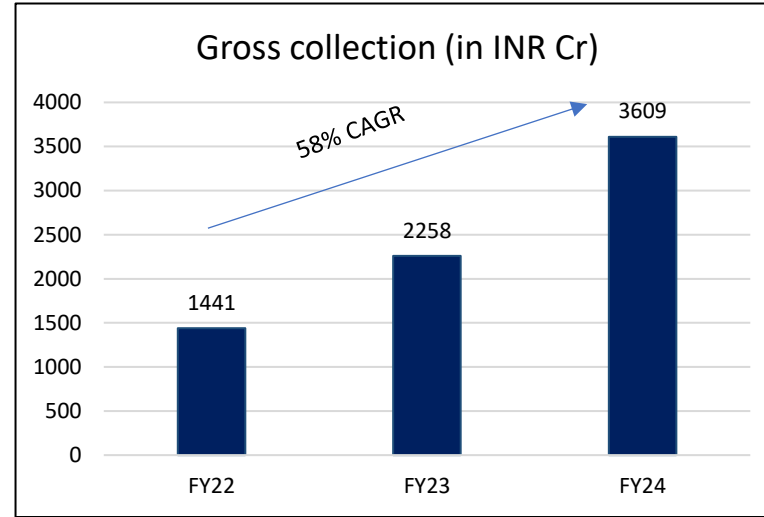
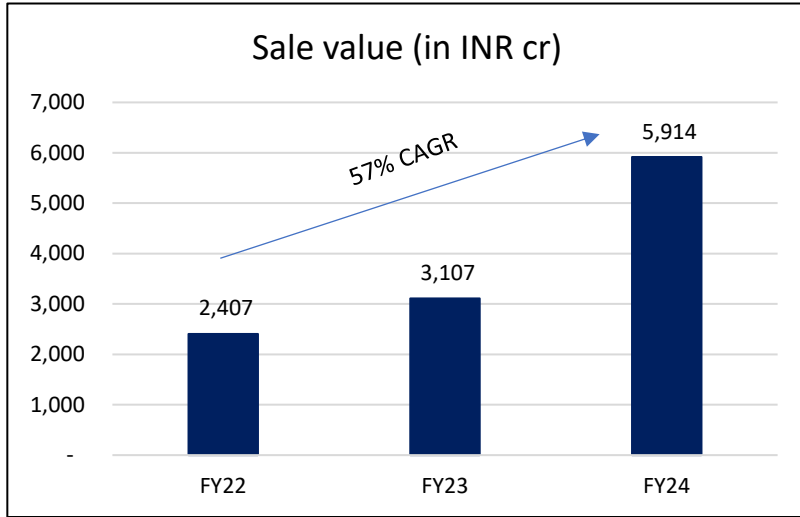
EBIDTA margin for Q3FY24 was 37%

*inclusive of taxes

**Saleable Area

^EBIDTA/Total Income

Last 3 years performance



A detailed architectural rendering of a modern apartment complex at dusk. The scene features several tall, multi-story buildings with balconies and large windows, some of which are illuminated from within. In the foreground, there is a swimming pool with lounge chairs and umbrellas. To the left, a couple is walking on a paved path. The area is landscaped with various trees and plants. A large orange arrow points downwards from the top left corner. The text "Diversified Offerings Across Market Segments" is overlaid on the left side of the image.

Diversified Offerings Across Market Segments

Sales 9M FY25 Vs 9M FY24

Based on Bookings

	Period Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-24	Dec-23	%	Dec-24	Dec-23	%	Dec-24	Dec-23	%	Dec-24	Dec-23	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	1.38	2.09	-34%	894	1311	-32%	1,651	2,114	-22%	11,966	10,113	18%
Provident	2.23	1.91	17%	2416	1859	30%	1,813	1,374	32%	8,129	7,193	13%
Purva Land	0.63	1.00	-37%	479	781	-39%	260	478	-46%	4,124	4,782	-14%
Total Gross	4.24	5.00	-15%	3789	3951	-4%	3,724	3,966	-6%	8,783	7,932	11%

- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.21 msft during 9M FY25 and 0.37 msft during 9M FY24
- “Purva” –
 - Despite no new launches, sustenance sales remained strong, achieving an 18% increase in realization.
 - Positioned to leverage a robust pipeline of new launches in Q4 FY25, expected to drive further growth.
- “Provident” –
 - Sales value grew 32% YoY, supported by consistent sales in ongoing projects and the successful launch of ‘Botanico’, ‘Bayscape’, and ‘Ecopolitan Phase 2’.
 - Significant YoY 32% growth in Provident sales value, demonstrating strong demand
- “Purva Land” –
 - Sales value was lower due to the absence of new launches during the period.
- Highest ever sustenance sales with value of INR 3,219 crore.
- Higher realizations of +11% YoY overall (+18% for Purva, +13% for Provident), reflecting pricing strength.

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

* Sales value include taxes but does not include registration charges

Sales Q3FY25 Vs Q3FY24

Based on Bookings

	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Dec-24	Dec-23	%	Dec-24	Dec-23	%	Dec-24	Dec-23	%	Dec-24	Dec-23	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.35	0.66	-47%	233	402	-42%	454	663	-32%	12,975	10,084	29%
Provident	0.89	0.54	65%	1049	497	111%	737	419	76%	8,276	7,759	7%
Purva Land	0.19	0.43	-56%	142	346	-59%	75	158	-53%	3,922	3,679	7%
Total Gross	1.43	1.63	-12%	1424	1245	14%	1,265	1,241	2%	8,847	7,621	16%

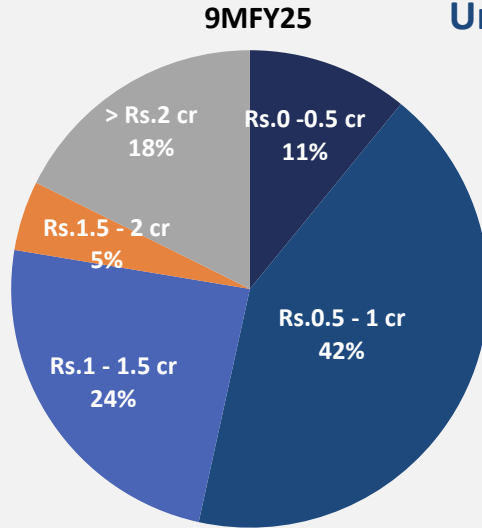
- Group's gross sales include economic interest attributable to landowners under revenue share arrangement – which was 0.04 msft during Q3FY25 and 0.10 msft during Q3FY24
- “Purva” –
 - Purva maintained its sustenance sales velocity achieving a 29% increase in realization.
- “Provident” –
 - The sales value increased by 76% YOY due to consistent sales in ongoing projects and successful launch of ‘Ecopolitan Phase 2’.
- “Purva Land” –
 - The sales value is lower due to no new launch during the quarter.
- Average realisation is at 16% higher YoY because of mix of inventory, while Puravankara and Provident saw increase of 29% & 7% YoY respectively.
- Our overall sale value for Q3 FY25 has grown at 2% y-o-y.

* Sales value include taxes but does not include registration charges

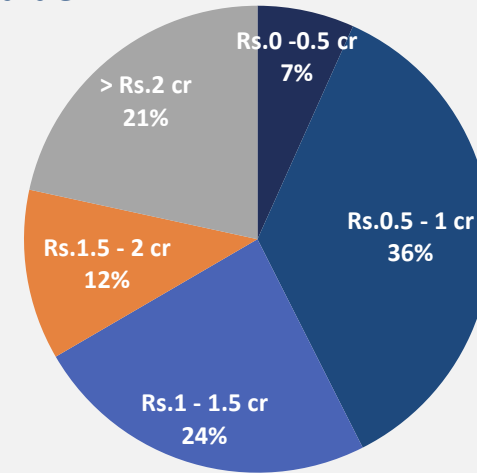
* Sales pertains to the bookings of that respective period which is reported.

Sales area classification – unit value & regional contribution

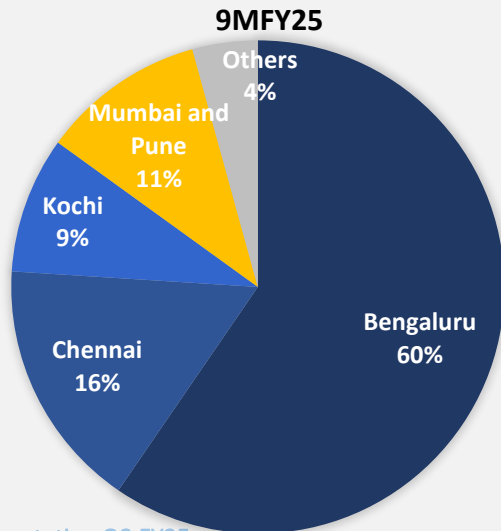
Unit Value wise contribution to sales value



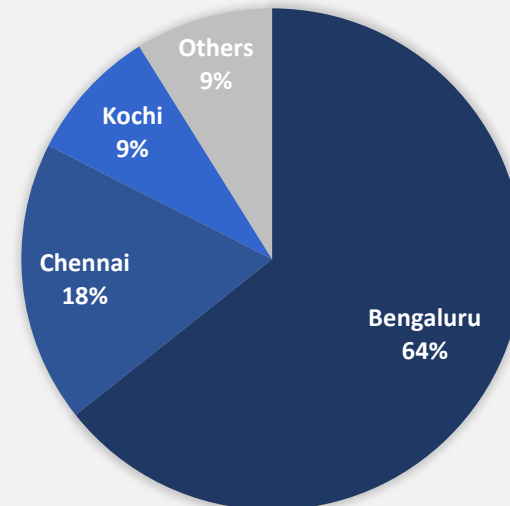
FY24



Regional contribution to sales value



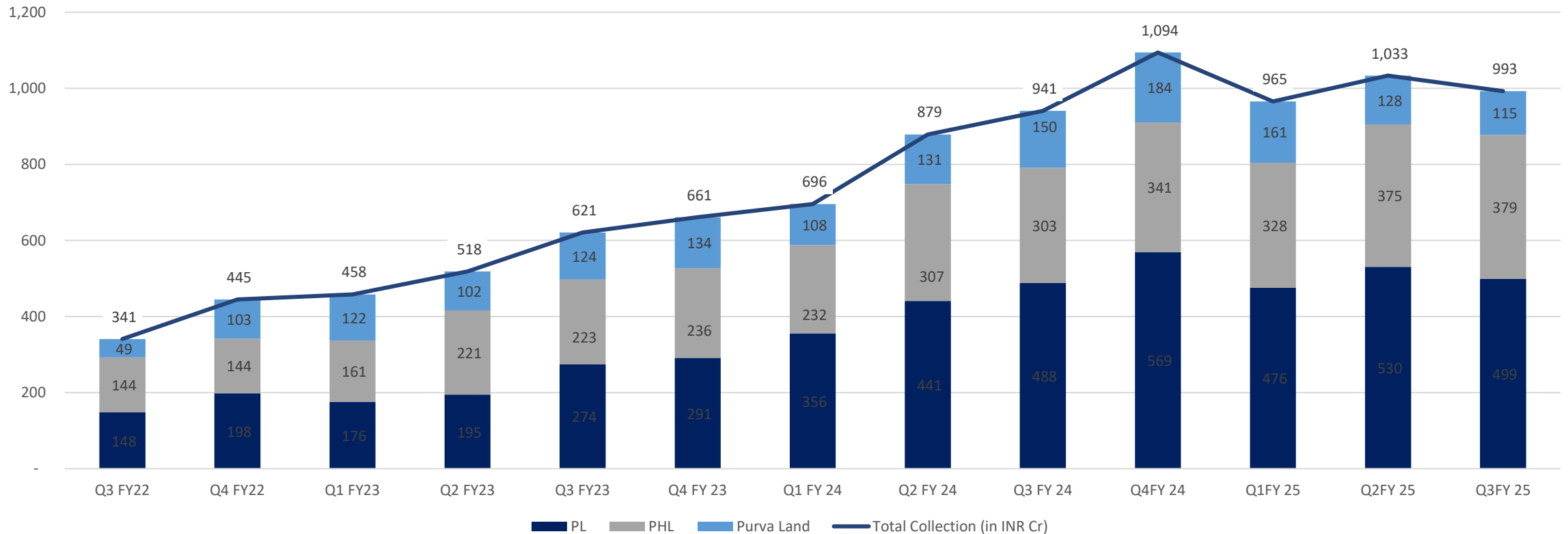
FY24



- Unit Value wise –82% of the Group's sales are accounted by units, for which average sales price per unit is less than Rs 2 Cr in 9M FY25
- Unit Value wise –53% of the Group's sales are accounted by units which costs less than 1 Cr in 9M FY25
- ~40% of the sales volume were from outside Bengaluru Real estate market in 9M FY25 vs 36% in FY24.
- 11% of sales volume in 9M FY25 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

Collection trend (INR cr)

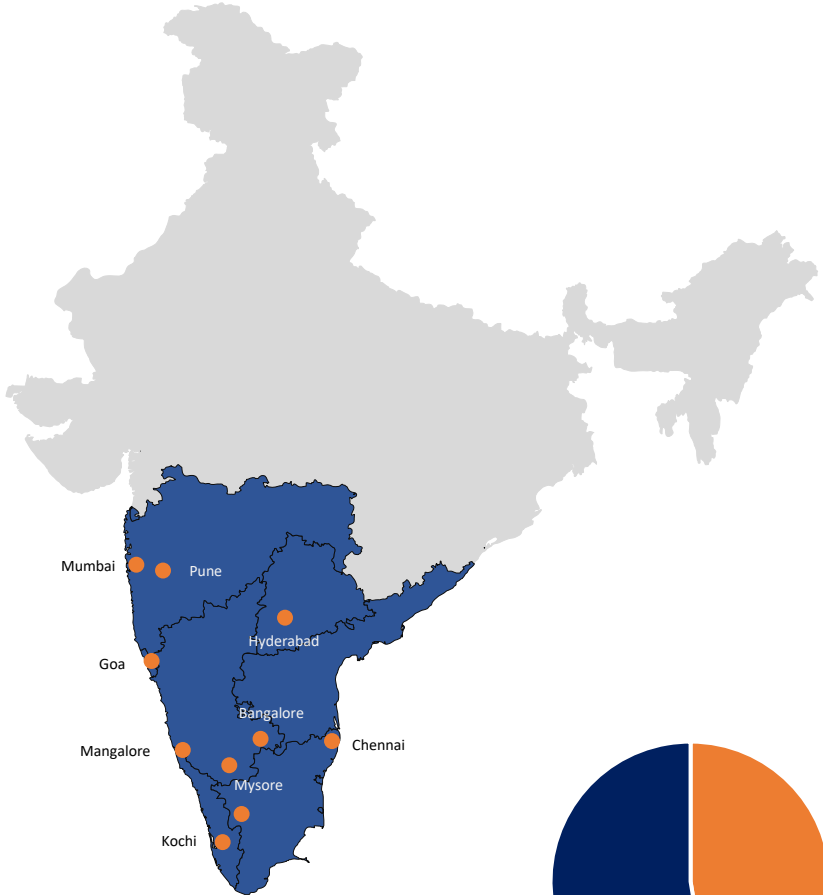


- 9M FY25 customer collections improved by 19% Y-o-Y and Q3 FY25 increased by 6% Y-o-Y
- Collections have increased significantly, growing from around INR 350 cr per quarter in FY22 to a current quarterly run rate of INR 1,000 cr approx.
- PL contributed 50% ,PHL 36% and Purva Land 14% of the total collection 9M FY25.



Expanding with a Pan-India Presence

Diversified across markets, brands and stages of development



Land Assets 47.37% 29.78msft Ongoing 52.62% 33.08msft

Developable Area

Developable Area as at 31 Dec 2024 in million sq. ft.

	Completed	Ongoing (A)	Land Assets (B)	Total Assets (A)+(B)
South India				
Bengaluru	36.14	17.61	14.66	32.27
Chennai	6.54	6.13	0.00	6.13
Hyderabad	2.78	0.00	0.00	0.00
Kochi	2.74	3.12	2.88	6.00
Others	2.40	2.06	1.07	3.13
West India				
Mumbai	0.14	1.43	5.13	6.56
Pune	0.79	2.73	2.04	4.77
Overseas				
Colombo	0.00	0.00	4.00	4.00
Total Developable Area	51.53	33.08	29.78	62.86
<i>Puravankara</i>	33.86	15.01	23.50	38.50
<i>Provident</i>	14.51	13.43	4.61	18.04
<i>Purva Land</i>	3.16	4.64	1.68	6.32
Group's economic interest	44.74	29.46	27.23	56.69
<i>Puravankara</i>	28.39	12.90	22.08	34.98
<i>Provident</i>	13.25	12.45	3.88	16.33
<i>Purva Land</i>	3.10	4.11	1.28	5.38
<i>Land Bank under settlement/clearances</i>			14.31	14.31
Total Developable Area	51.53	33.08	44.09	77.17

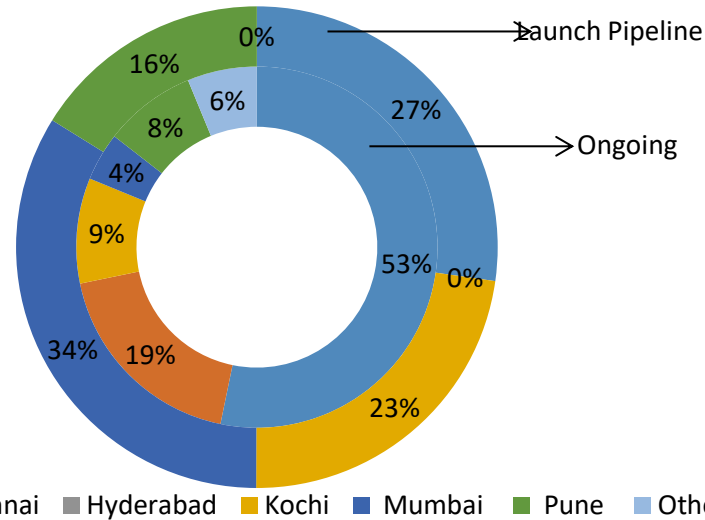
Note:

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 73% of Planned projects. Mumbai & Pune together constitute 50% of the Planned projects indicating our new journey in West India.



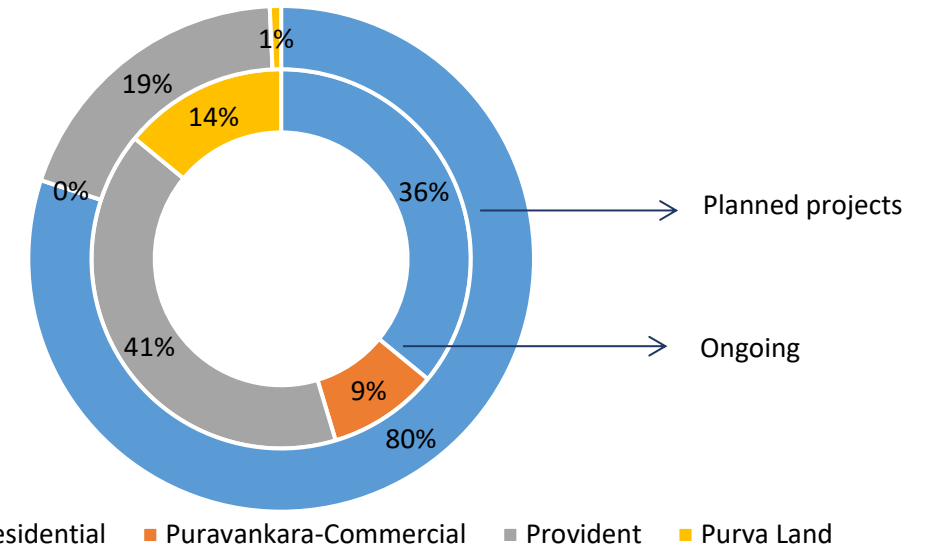
in msft	Ongoing	Planned projects	Ongoing	Planned projects
Bengaluru	17.61	3.44	53%	27%
Chennai	6.13	0.00	19%	0%
Kochi	3.12	2.88	9%	23%
Mumbai	1.43	4.27	4%	34%
Pune	2.73	2.04	8%	16%
Others	2.06	0.00	6%	0%
Total	33.08	12.63	100%	100%

Note: 1. Based on Developable Area in msft

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

Investor Presentation Q3 FY25

Brand wise Ongoing and Planned projects;



in msft	Ongoing	Planned projects	Ongoing	Planned projects
Puravankara-Residential	11.89	10.11	36%	80%
Puravankara-Commercial	3.12	0.00	9%	0%
Provident	13.43	2.43	41%	19%
Purva Land	4.64	0.09	14%	1%
Total	33.08	12.63	100%	100%

Planned projects

PURAVANKARA

Sr. no	Location/ Project Name	City	Development Model	Developable Area	PL Share in JD	Saleable area (msft)	Inventory that will be opened at the time of launch	Expected launch date
Puravankara								
1	Bellandur	Bengaluru	Owned	0.47	100%	0.47	0.47	Q4FY25/Q1FY26
2	Puravankara- Winworth - 2	Kochi	Owned	1.29	100%	1.29	0.65	Q2FY26/Q3FY26
3	Grand Hills	Bengaluru	Owned	0.57	100%	0.57	0.57	Q4FY25
4	Mundhwa	Pune	Joint Venture	2.04	32%	2.04	1.02	Q4FY25
5	Apna ghar redevelopment	Mumbai	Redevelopment	1.49	62%	0.93	0.62	Q3FY26
6	Thane	Mumbai	Owned	2.78	100%	2.78	0.53	Q4FY25
7	Hebbagodi	Bengaluru	Owned	0.77	100%	0.77	0.77	Q4FY25/Q1FY26
8	Westend	Bengaluru	JDA	0.26	65%	0.26	0.26	Q1FY26
9	Hennur Road	Bengaluru	JDA	0.43	100%	0.43	0.43	Q1FY26
				10.11		9.55	5.33	
Provident								
10	Cityspire - Winworth (2)	Kochi	Owned	1.59	100%	1.59	0.40	Q1FY26/Q2FY26
11	Mallasandra	Bengaluru	Owned	0.84	100%	0.84	0.42	Q1FY26/Q2FY26
				2.43		2.43	0.82	
Purva Land								
12	Bouganvilla	Bengaluru	Owned	0.09	100%	0.09	0.09	Q4FY25
				0.09		0.09	0.09	
				Total New Launches	12.63	12.07	6.24	
				New phase launches	3.04	3.04	1.19	

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change & are in relation to financial year April - March
3. All the projects are at different stages of approval and some of the projects will be launched in phases
4. Estimated surplus from total new launches (excluding new phases) is approx. INR 5,762 crore



Efficient capital management

Debt movement

Debt/ sft of under construction area

	Dec-24	Sep-24	Jun-24	Mar-24	Mar-23	Mar-22
Net Debt	2824	2430	2237	2151	2208	1846
Ongoing Projects (msft)	26	26	25	25	20	15
Debt/ sft (Rs/ sft)	1096	928	912	874	1106	1248
Debt/ sft for Residential & Land	910	813	813	795	1021	1248
Debt/ sft for commercial	186	115	99	80	85	0
Total	1096	928	912	874	1106	1248

*ongoing open for sale and includes commercial projects.

Debt movement pattern

in Rs. Cr	Dec 24	Sep 24	June 24	March 24	March 23	March 22
Opening Balance	3369	3,281	3,082	2,563	2,575	2,283
Net Addition (Repayment)	191	88	199	519	51	-93
Debt Outstanding**	3560	3,369	3,281	3,082	2,626	2,190
Less: Cash and Cash Equivalents	736	939	1044	931	418	345
Net debt	2824	2,430	2,237	2,151	2,208	1,846
Cost of Debt*	11.73%	11.62%	11.64%	11.59%	11.31%	10.56%
Net Worth	1785	1,879	1,909	1,890	1,993	2,049
Net Debt / Equity Ratio	1.58	1.29	1.17	1.14	1.11	0.90

During the quarter, our loan increased by INR 54 crore due to the consolidation of Pune Projects LLP, following the acquisition of control.

* Cost of debt is weighted average of closing balance of debt and interest rates as at 31st December 2024

**Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores, Purva Excellence Fund of Rs. 144 crores as these investments are payable when able nature.

It also does not include unamortised processing fee, accrued interest and others to the extent of Rs. 58 crores

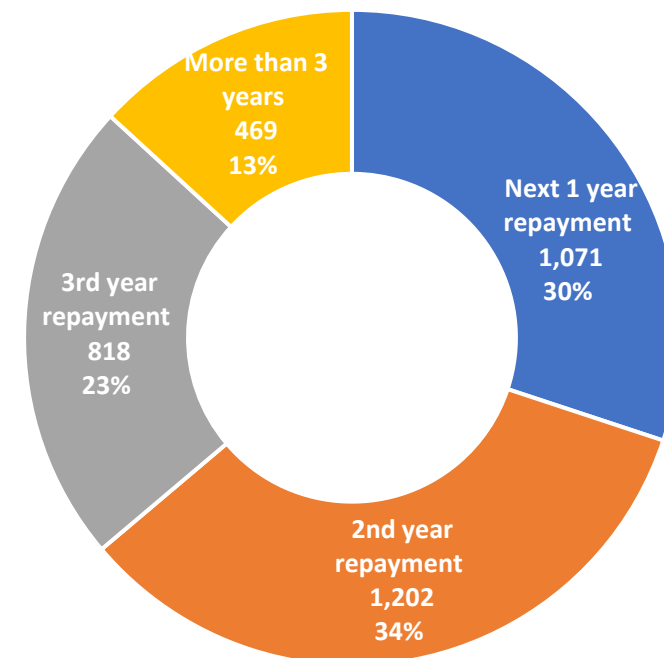
- While we invested over INR 1,200 crore in 9M FY25, our debt/sft for residential and land loans has decreased by 27% from INR 1,248 in Q4FY22 to INR 910 in Q3FY25.
- Our overall debt/sft has increased, primarily due to Capex towards commercial projects -the debt/sft for commercial has increased from Q4FY22 to Q3FY25 by INR 186/sft
- Debt/sft also increased due to additional borrowing for business expansion, & deferment of project launches due to delayed approvals.
- With a strong pipeline of 12.63 msft , we are confident of further reduction in debt/sft in the next two quarters.
- Invested approx. INR 1,236 crore in land during 9M FY25 (Added approx. 7 msft with GDV over INR 12,000 crore), strengthening the development pipeline, positioning us for sustained growth and value creation.
- Commercial capex increased by INR 178 crore this quarter.

Debt composition and repayment schedule

Debt Composition			
	As at 30 Sep 2024	As at 31 Dec 2024	Increase/(decrease)
Residential	2,190	2,192	2
Land	878	889	11
Capex towards Commercial development	301	479	178
Total Gross Debt	3,369	3,560	191
Less Cash and equivalent	939	736	-204
Net Debt*	2,430	2,824	394

- Residential debt levels have remained largely unchanged.
- While land-related debt has increased by 138 crore due to acquisition of Kanakapura land (GDV of 670 crore) , some land loans have also been transferred to the residential segment showcasing our efficiency and hence the net debt on land has increased by only INR 11 crore.
- Capital expenditure on commercial projects increased by INR 178 crore during the quarter, contributing to asset creation, expected to complete 2.2 msft in the next financial year.
- During the quarter, our debt increased by INR 54 crore due to the consolidation of Pune Projects LLP, following the acquisition of control.
- We have done land investment of approx. INR 1,236 crores in 9M FY25 including acquisition of landowner 's share of INR 377 crore

Repayment Schedule as at 31 Dec 2024 INR Cr



**Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores and Purva Excellence Fund of Rs. 144 crores, as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of Rs.58 crores*



Update on Financials

Consolidated statement of profit & loss for nine months ended December 31, 2024

PURAVANKARA

All numbers in INR Cr

Particulars	9MFY25	9MFY24
Income from operations		
Revenue from projects	1,472.05	1,265.29
Other Income	57.39	47.97
Total Income from operations	1,529.43	1,313.26
Expenses		
Sub-contractor cost	836.49	713.05
Cost of raw materials and components consumed	239.59	155.46
Land purchase cost	671.50	200.14
Purchase of stock of flats	393.43	0.00
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-1,511.87	-645.15
Employee benefit expense	222.20	162.75
Finance expense	402.63	307.68
Depreciation and amortization expense	23.76	18.37
Other expenses	360.24	329.63
Total expenses	1,637.97	1,241.93
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	-108.53	71.33
Share of profit/(loss) of associates and joint ventures, net	6.27	-5.75
Exceptional Item	0.75	0.00
Profit before tax	-101.51	65.58
Tax expense	-6.60	16.87
Net Profit for the period	-94.92	48.71
Other Comprehensive Income/(Loss) (net of tax expense)	-3.60	0.56
Total Comprehensive Income/(Loss) for the period	-98.52	49.27

- Our Total Income for 9M FY25 increased by 16% y-o-y
- Total comprehensive loss for 9M FY25 is INR 99 Cr when compared to profit of INR 49 Cr in 9M FY24
- Our pre-sales value for 9M FY25 is INR 3,724 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.
- We are expecting occupancy certificates(OC) for the projects Atmosphere, Oakshire, Capella & Adora De Goa in next 2 quarters with total saleable area of 3.95 msft with total GDV of INR 3200 crore out of which sold value is INR 2550 crore

Consolidated statement of profit & loss for the quarter ended December 31, 2024

PURAVANKARA

All numbers in INR Cr

Particulars	Q3FY25	Q2FY25	Q3FY24
Income			
Revenue from operations	318.18	495.54	573.70
Other income	16.03	24.14	22.18
Total income	334.20	519.68	595.88
Expenses			
Sub-contractor cost	337.32	251.21	229.13
Cost of raw materials and components consumed	99.80	74.04	48.37
Land purchase cost	181.48	35.02	9.94
Purchase of stock of flats	0.00	86.00	
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-532.59	-241.14	-93.91
Employee benefit expense	77.97	74.47	59.11
Finance expense	142.79	140.78	105.05
Depreciation and amortization expense	8.28	8.00	6.73
Other expenses	136.18	103.95	122.16
Total expenses	451.23	532.33	486.58
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	-117.03	-12.65	109.30
Share of profit/(loss) of associates and joint ventures, net	-1.98	7.87	-3.01
Exceptional Item	0.75	0.00	0.00
Profit before tax	-118.26	-4.78	106.29
Tax expense/(credit)	-25.62	12.28	28.50
Net Profit for the period	-92.64	-17.06	77.79
Other comprehensive Income/(loss) (net of tax expense/credit)	-1.10	-2.82	0.09
Total comprehensive income/(loss) for the period	-93.73	-19.88	77.88

- Total income for Q3 FY25 is INR 334 crore
- Total comprehensive loss for Q3FY25 is INR 94 crore when compared to profit of INR 78 Cr in Q3FY24

Profits - Percentage of Completion Method (POCM)

We recognize revenue in accordance with Ind AS 115, which permits revenue recognition only upon the handover of units to customers. This contrasts with the percentage of completion method (POCM), which more appropriately reflects the business performance i.e sales, construction progress, and profit achievements.

While we have reported a loss of ₹99 crore for 9M FY25 under Ind AS 115, if our profit before tax were determined using the Percentage of Completion Method (POCM), for the nine months ended December 31, 2024, this figure would be positive. Under POCM, our profits before tax was INR 160 crore for FY24, while as per Ind AS, the profits before tax declared was INR 68 crore. Furthermore, The current year's number will be published upon completion of the tax assessment which is also based on percentage of completion method.

Note: The profit before taxes under the POC method does not align with the applicable consolidation accounting principles under Ind AS. It is solely used to assess performance based on the percentage of project completion. Tax calculations are not derived from these profits and instead consider other applicable allowances and disallowances.



Update on Cash flows



Direct cashflows

All numbers in INR Cr

	Cash Flow Statement	Q1 FY 25	Q2 FY 25	Q3 FY 25	9M FY 25	9M FY 24	9M YOY
A	Operating Inflows	966	1,182	1,062	3209	2,826	14%
	<i>Collection from operations</i>	966	1,182	1,062	3209	2,826	14%
B	Operating Outflows	(685)	(874)	(898)	(2457)	(1,861)	32%
C=A-B	Operating Surplus	281	308	163	752	965	-22%
	<i>Less</i>						
	Interest Cost(Net)	(104)	(116)	(126)	-345	(240)	
	Tax Paid	(34)	(49)	(44)	-126	(105)	
D	Operating Surplus after tax and interest	143	143	(6)	281	619	-55%
	Investment Activity						
	Land Payments including advances & deposits	(628)	(317)	(291)	-1236	(92)	
	Purchase of Fixed Assets	0	(0)	(0)	0	(19)	
	Other Assets & Investments	0	0	(43)	-43	(106)	
E	Total from Investing Activity	(628)	(317)	(334)	-1279	(217)	490%
	Financing Activity						
	Loan Drawal/(Repayments)*	199	88	137	423	(63)	
	Exit/Investment equity in nature	399	(19)	0	381	74	
	Loan to Associates/Subsidiaries/Others- Inflow/(outflow)	0	(0)	(0)	0	(10)	
	Dividend (Net of TDS)	0	0	0	0	0	
F	Total from Financing Activity	598	69	137	804	1	96951%
G=D+E+F	Net Operating Surplus	113	(105)	(203)	-195	403	-148%
	Opening Cash and Bank Balances	931	1,044	939	931	418	123%
	Closing Cash and Bank Balances	1,044	939	736	736	822	-10%

*During the quarter, our loan increased by INR 54 crore due to the consolidation of Pune Projects LLP, following the acquisition of control. This increase is not included in loan drawdown as it is a non-cash item for this period.

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

The Group has invested approximately INR 1,236 crore in land acquisitions, reinforcing its commitment to long-term growth and development.

It also ensures a steady pipeline of new business opportunities, supporting sustainable expansion and value creation in the years ahead.

Cash flow potential

		Puravankara	Provident	Purva Land	Total
Balance collections from sold units 1	(A)	1,873	2,142	573	4,588
Value of Inventory open for sale 2	(B)	2,903	2,276	971	6,150
Balance cost to go 3	(C)	2,545	2,972	369	5,887
Surplus (A) + (B) – (C)	(D)	2,231	1,447	1,174	4,851
Surplus from Inventory not open for sale (F)-(G+H)	(E)	998	758	0	1,757
Value of Inventory not open for sale	(F)	2,518	2,418	0	4,936
Balance cost to complete	(G)	1,420	1,560	0	2,980
Contingencies 4	(H)	100	100	0	200
Total Estimated Surplus (D +E)		3,229	2,205	1,174	6,608

		Commercial projects
Capital Value	(A)	2,833
Balance cost to go	(B)	871
Surplus (A) + (B)	(D)	1,962

- Cashflow Visibility of **Rs.6,608 Crores** in next 3-5 years
- Balance receivables of **~Rs.4,588 crore** from sold units, covers **~ 78%** of the balance cost to complete the Inventory open for sale
- Cashflows from 2 new commercial projects is shown separately with surplus of Rs.1,962 crores

The projects that are yet to be launched are not included. However, the surplus from pipeline projects will be INR 5,762 crores and hence total surplus will be INR 14,332 crores.

Note:

1. Includes debtors and unbilled amount and value of inventory has been arrived based on current selling rates
2. Balance cost to go is based on estimates and subject to review on periodic basis
3. The cost does not include sales & marketing cost and income tax.
4. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties

Cashflow and debt management

Particulars		Amount (in Rs crore)
Group A - Ongoing (including not launched for sale) projects		
Balance customer collection	A	15,674
Balance cost to go	B	9,066
Surplus from ongoing (including not launched for sale) projects	C= A-B	6,608
Group B - Projects which are in launch pipeline		
Unsold Inventory value	D	14,257
Cost to complete	E	8,495
Surplus from projects which are in launch pipeline	F=D-E	5,762
Group C - Surplus from Commercial projects	G	1,962
Total Surplus	H=C+F+G	14,332
Gross debt*	I	3,560
cash and cash equivalent	J	736
Net Debt	K = I-J	2,824

- Net debt stands at INR 2,824 crore, well-supported by a projected surplus of ~INR 14,332 crore.
- Of this, ~INR 6,608 crore is surplus from approved projects, while ~INR 5,762 crore is expected from a promising pipeline of upcoming projects, reinforcing future cash flow stability.

*Debt does not include NCD issued to HCARE Fund 3 of Rs.417 crores, Purva Excellence Fund of Rs. 144 crores as these investments are payable when able nature. It also does not include unamortised processing fee, accrued interest and others to the extent of Rs. 58 crores

- Continue to focus on land acquisition to replenish the land bank and speedy launches within 12 to 15 months of acquisition.
- Continue to focus on delivery of projects on time.
- Capital raise plan –
 - Qualified Institutional Plan (QIP)
 - Alternate Investment Fund (AIF)
 - Platform level funding
 - Commercial platform
 - Low-cost debt
- Focus on cost control and margin protection -
 - Cost of construction
 - Cost of finance
 - Overheads
- Risk mitigation measures in terms of delay in construction and approvals.
- Focus on digital transformation
- ESG – We are committed to obtaining green building certifications for all our projects.



Project Status



Puravankara expands its redevelopment portfolio in Mumbai

PURAVANKARA



- Saleable Area (our share) - 0.67 msft (Unit 4 & 5)
- Location – Apnagar, Lokhandwala, Andheri West
- Development agreement (DA) signed for unit 4 & 5.
- DA is in process for Unit 3 (cluster of 4 societies)- 0.26 msft

- Saleable Area (Our share) – 0.35 msft
- Location – Deccan, Pali Hills, Mumbai
- Appointed as the preferred developer.
- Development agreement signed.

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

*We are actively pursuing multiple opportunities and are shortlisted with advance discussions ongoing with few societies
Currently, we have total redevelopment in Mumbai of 1.37 msft of saleable area.*

Update on possession and occupancy certificate

We have given total possession of 1,839 units in 9M FY25 across the Puravankara Group.

Projects	Q3 FY 25	Q2 FY 25	Q1 FY 25	9M FY25	9M FY24	FY 24	FY 23	FY 22
Total possession in units	319	591	929	1,839	1,405	2,614	1,644	1,203
Total possession in area (msft)	0.43	0.77	1.16	2.36	1.63	3.11	1.73	1.44

We have given 1839 units in 9M FY25, up by 31% Y-o-Y

We have delivered 2.36 msft in 9M FY25 vs 1.63 msft in 9M FY24 , up by 44% YOY

Projects for which occupancy certificate (OC) was received (FY24 and 9M FY25)

Projects	OC received Quarter/Period	Saleable		Revenue Recognized			Pending to be Recognized			Unsold	
		No. of Units	Area (msft)	No. of Units	Area (msft)	Value(Cr) Our share	No. of Units	Area (msft)	Value(Cr) Our share	No. of Units	Area (msft)
Tivoli Hills	FY 24	863	1.39	779	1.21	615.49	55	0.11	61.47	29	0.08
Provident Park Square-IV	FY 24	327	0.28	308	0.27	125.86	13	0.01	7.37	6	0.00
Provident Park Square-V-B1-1A	Q3 FY 25	119	0.07	105	0.06	45.68	11	0.01	4.96	3	0.00
Provident Kenworth II	FY 24	234	0.29	193	0.24	138.68	11	0.01	8.79	30	0.04
Provident Equinox-I	FY 24	384	0.38	379	0.37	208.83	1	0.00	0.52	4	0.00
Purva Zenium	FY 24	436	0.65	396	0.59	214.36	25	0.04	26.31	15	0.02
Provident Neora	FY 24	249	0.23	234	0.21	128.04	15	0.01	8.08	-	-
Purva Marina One PH-I	FY 24	293	0.43	185	0.28	255.31	108	0.14	136.11	-	-0.00
Purva Promenade	FY 24	152	0.20	152	0.20	108.08	-	-	-	-	-
Purva Silversand I	FY 24	665	0.73	572	0.62	387.67	55	0.06	40.39	38	0.04
Purva Raagam	Q3 FY 25	664	0.77	76	0.09	40.96	422	0.46	189.61	166	0.21
Purva Somerset House	Q1 FY 25	181	0.36	65	0.13	191.74	9	0.02	30.82	107	0.21
Grand Total		4,567	5.78	3,444	4.29	2,460.70	725	0.88	514.41	398	0.61

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

Project Status – Completed Projects with inventory as on Dec 31, 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	%	Nos	Mn sft	%
COMPLETED														
Puravankara														
1	Silversand - I	Keshavnagar, Pune	0.73	665	100%	0.73	665	0.73	627	0.68	94%	38	0.04	6%
2	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	77	0.16	44%	104	0.20	56%
3	Zenium - I	Airport Road Bengaluru	0.65	436	51%	0.33	221	0.33	213	0.32	97%	8	0.01	3%
Provident														
4	Kenworth I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1453	1.39	1,426	1.37	98%	27	0.02	1%
5	Kenworth II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	204	0.25	87%	30	0.04	13%
6	Park Square	Judicial Layout, Bengaluru	1.39	1548	87%	1.39	1548	1.39	1,521	1.37	98%	27	0.02	2%
7	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	63	0.08	58%	42	0.06	42%
Purva Land														
8	Raagam	Thirumazhisai, CHENNAI	0.77	664	100%	0.77	664	0.77	498	0.56	73%	166	0.21	27%
9	Tivoli Hills	Devanahalli, Bengaluru	1.39	863	100%	1.39	863	1.39	834	1.32	94%	29	0.08	6%
10	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	343	0.46	96%	13	0.02	4%
Total Completed - (A)			8.26	7167	100%	7.27	6290	7.27	5,806.00	6.57	90%	484	0.70	10%

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

Project Status – Under Construction as on Dec 31, 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	115	0.17	58%	97	0.12	42%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	87%	1.39	914	1.39	842	1.27	91%	72	0.12	9%
3	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.37	245	0.37	169	0.25	69%	76	0.11	31%
4	Clermont	Chembur, Mumbai	0.35	312	100%	0.35	312	0.35	204	0.22	63%	108	0.13	37%
5	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	219	0.28	80%	61	0.07	20%
6	Marina One	Kochi	1.43	486	50%	0.71	486	0.71	463	0.68	96%	23	0.03	4%
7	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	30	0.09	70%	14	0.04	30%
8	Orient Grand	Lal Bagh Main Rd, Bengaluru	0.26	97	55%	0.14	53	0.14	6	0.02	11%	47	0.13	89%
9	Park Hill	Mallasandra, Bengaluru	0.87	492	100%	0.87	492	0.87	409	0.73	83%	83	0.15	17%
10	Silversand II	Keshavnagar, Pune	0.13	337	100%	0.13	337	0.13	165	0.06	49%	172	0.07	51%
11	Sound of Water II	Kammanahalli, Bengaluru	0.19	53	58%	0.12	33	0.12	28	0.10	83%	5	0.02	17%
	Sound of Water III	Kammanahalli, Bengaluru	0.24	61	57%	0.14	34	0.14	16	0.06	47%	18	0.07	53%
12	Windermere - IV	Medavakkam, Chennai	1.57	1432	100%	1.57	1432	1.57	470	0.54	35%	962	1.03	65%
13	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	409	0.45	94%	27	0.03	6%
Provident														
14	Adora De Goa	Zuari Nagar, Goa	1.63	1,902	100%	1.63	1902	1.63	1488	1.18	72%	413	0.45	28%
15	Bayscape	Kelambakkam, Chennai	0.83	676	100%	0.83	676	0.83	117	0.14	17%	559	0.68	83%
16	Botanico	Soukya Rd, Bengaluru	1.52	1,275	100%	1.52	1275	1.52	646	0.80	52%	629	0.73	48%
17	Capella	Soukya Rd, Bengaluru	0.65	763	100%	0.65	763	0.65	667	0.56	86%	96	0.09	14%
18	Deansgate	IVC Rd, Bengaluru,	0.30	147	100%	0.30	147	0.30	99	0.20	66%	48	0.10	34%
19	Ecopolitan	Gummanahalli, Bengaluru	1.06	956	86%	0.91	824	0.91	786	0.86	94%	38	0.05	6%
	Ecopolitan-II	Gummanahalli, Bengaluru	0.35	581	100%	0.35	581	0.35	475	0.29	82%	106	0.06	18%
20	Equinox	Mysore Road, Bengaluru	0.28	288	100%	0.28	288	0.28	272	0.27	95%	16	0.01	5%
	Equinox-3	Mysore Road, Bengaluru	0.38	384	100%	0.38	384	0.38	225	0.22	57%	159	0.16	43%
21	Kenvista	Kondhwa, Pune	0.39	431	71%	0.28	306	0.28	106	0.06	22%	200	0.21	78%
22	PalmVista	Daighar Gaon, Thane	1.08	1251	64%	0.69	796	0.69	415	0.34	50%	381	0.34	50%
23	Park Square	Judicial Layout, Bengaluru	0.51	482	100%	0.51	482	0.51	434	0.47	91%	48	0.04	9%
24	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	486	0.51	94%	29	0.03	6%
Purva Land														
25	Kensho Hills	S.Medahalli, Bengaluru	0.79	509	89%	0.70	452	0.70	387	0.58	83%	65	0.12	17%
26	Oakshire	Rampura, Bengaluru	0.72	449	38%	0.27	175	0.27	170	0.26	96%	5	0.01	4%
27	Soukhyam	Guduvancheri, Chennai	3.14	2241	100%	3.14	2241	3.14	672	0.88	28%	1569	2.26	72%
Commercial														
28	Zentech Business Park	Kanakapura, Bengaluru	0.92	-	78%	0.72	-	0.72	0	0.01	1%	0	0.71	99%
	Total Under Construction (C)		23.57	18537		20.75	17117	20.75	10990	12.56	61%	6126	8.19	39%

Project Status – Not yet open for Sale as on Dec 31, 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	%	Nos	Mn sft	%
PHASES NOT OPEN FOR SALE														
Puravankara														
1	Amaiti II	Trichy Road, Coimbatore	1.07	288	100%	1.07	288	-	-	-	0%	288	-	0%
2	Marina One	Kochi	0.92	170	50%	0.46	85	-	-	-	0%	85	-	0%
3	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
4	Emerald Bay	Keshavnagar, Pune	0.59	624	100%	0.59	624	-	-	-	0%	624	-	0%
5	Windermere 4C	Medavakkam, Chennai	0.59	478	100%	0.59	478	-	-	-	0%	478	-	0%
Commercial														
6	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.20	-	100%	2.20	-	-	-	-	0%	-	-	0%
Provident														
7	Deansgate	IVC Rd, Bengaluru,	0.29	141	100%	0.29	141	-	-	-	0%	141	-	0%
8	Kenvista	Kondhwa, Pune	0.95	765	71%	0.67	543				0%	543	-	0%
9	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
10	Sunworth III,IV	Mysore Road, Bengaluru	2.24	2112	100%	2.24	2112	-	-	-	0%	2,112	-	0%
Commercial														
11	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
	Total - Phases to be launched (D)		9.51	4877		8.71	4521		-		0%	4,521		0%
	Total Ongoing - (B) + (C) + (D)		33.08	23,414		29.46	21,638	20.75	10,990	12.56	61%	8994	8.19	39%

Ongoing (open for sale) residential projects- city wise

City	Total Projects	Area	Puravankara's share	Sold Area	Inventory Mnsft
Mumbai	2	1.43	1.04	0.57	0.47
Bengaluru	16	11.81	10.24	7.48	2.76
Chennai	3	5.53	5.53	1.56	3.97
Kochi	2	1.97	1.25	1.19	0.06
Pune	4	1.19	1.05	0.57	0.47
Goa	1	1.63	1.63	1.18	0.45
Total	28	23.57	20.75	12.56	8.19

The background image shows a modern urban environment. In the center, there are two tall, dark-colored apartment buildings with many windows. The foreground features a street with several cars, including a white SUV, a dark sedan, and a white sedan. There are green trees and bushes along the street, and a few people are visible walking. The sky is clear and blue. A large orange arrow points downwards from the top left corner towards the text.

Growing sustainably with good governance practices



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



Governance Structure to drive long term growth

PURAVANKARA

Executive Team



Ravi Puravankara
Chairman



Ashish Puravankara
Managing Director



Nani R. Choksey
Vice Chairman



Abhishek Kapoor
Executive Director & CEO



Deepak Rastogi
Chief Financial Officer

Non-Executive Directors



Anup Shah Sanmukh

*Non- Executive Independent
Director*



Shailaja Jha

*Non- Executive Independent
Director*



K G Krishnamurthy

*Non- Executive Independent
Director*

Appendix 1:
**Other Corporate
Information**

Awards and Accolades

PURAVANKARA



Construction Week Awards 2023
Lifetime achievement award for
Chairman Ravi Puravankara



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



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



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



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



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

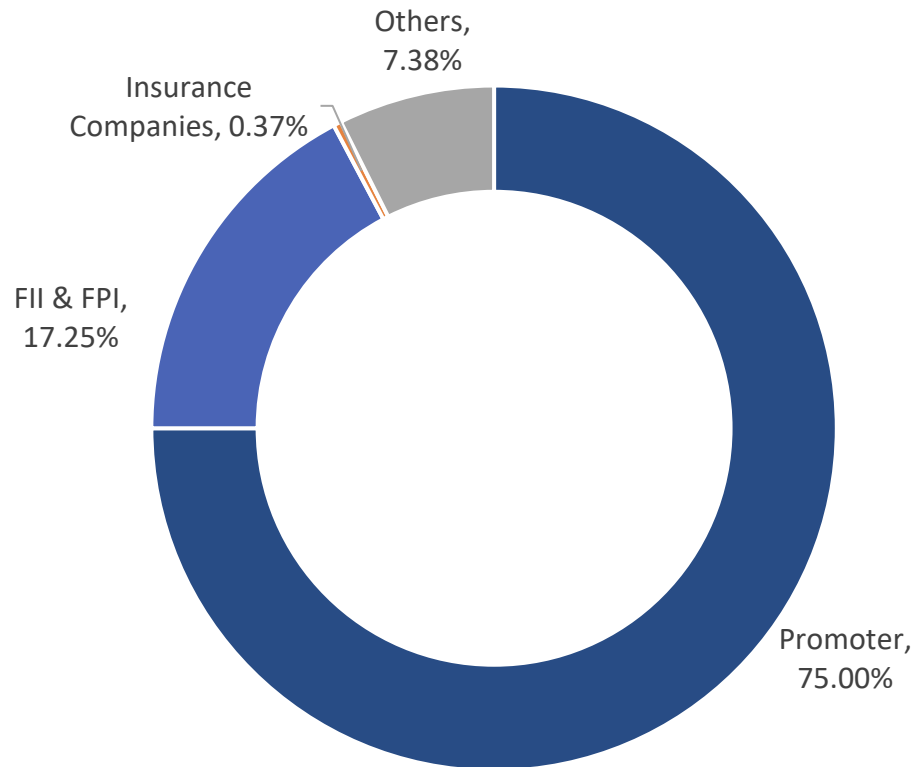


CREDAI CARE 2023
Lifetime achievement award for
Chairman Ravi Puravankara



ET INFRA FOCUS AWARDS
Most Admired Company in Urban
Infrastructure

Shareholding Pattern as of December 31, 2024



FPIs

Gothic Corporation
Atyant Capital
Duke Endowment

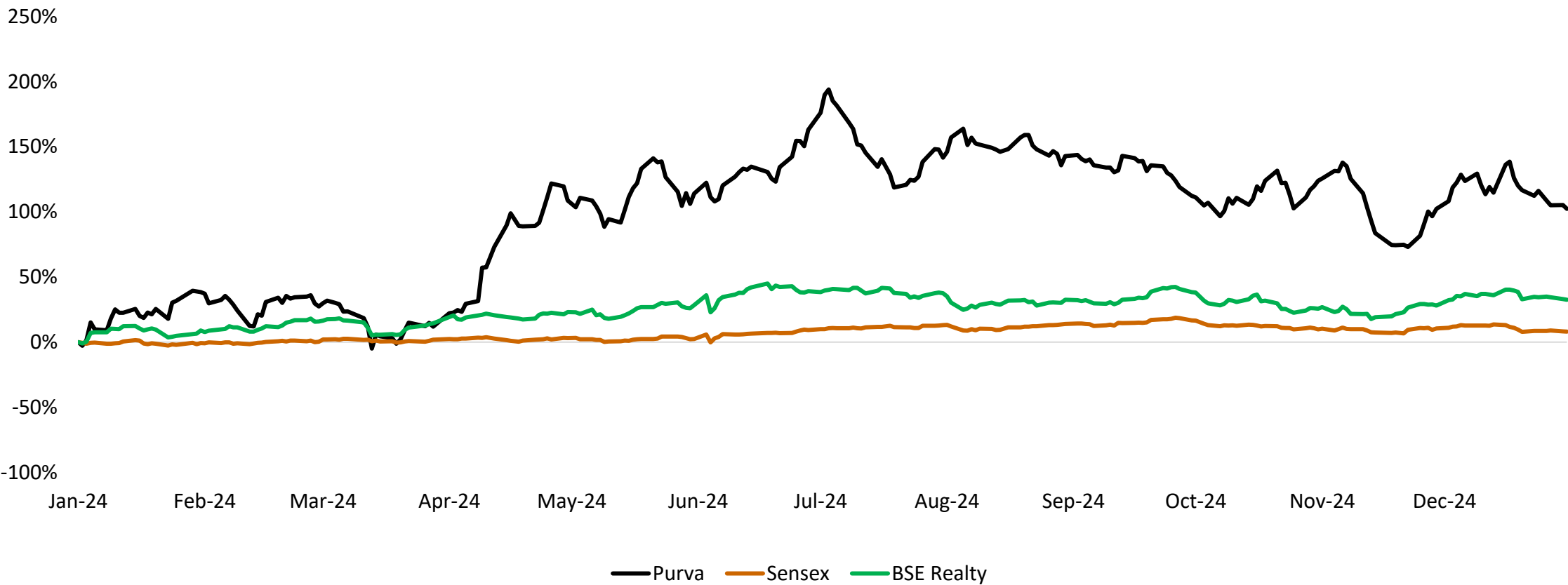
Insurance and Bodies Corporate

Life Insurance Corporation

Notes

1. Promoter Shares are unencumbered

Share Price Movement



Notes: Graph rebased to 100

	01-Jan-24	31-Dec-24	% Change
PURVA	189.75	379.05	102.32%
SENSEX	72,218.39	78,139.01	8.12%
BSE REALTY	6,176.84	8,234.10	32.56%

Key Strengths and building a strong strategy



Brand Positioning , Quality , Pricing & strategy

Our philosophy, "The You Philosophy," places customers at the heart of everything we do.

Expanding our presence as a trusted, innovative, and sustainable real estate developer in new markets.

Over 90% of our inventory is sold with zero snags, ensuring top-tier quality.

We command a premium in the market, reflecting our brand strength and customer trust.



Geographical expansion & Business Development

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

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

Added ~7 million sq. ft. in 9M FY25, with GDV exceeding INR 12,000 crore.
Invested over INR 1,200 crore in strategic land acquisitions to strengthen future growth potential.



Strategic bandwidth & Rich Talent

Strong & Experienced Leadership

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

Business scaling up, growth opportunities for all

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

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



Product Diversification

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

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

Appendix 1: Recently completed projects

PURAVANKARA



PURVA SOMERSET
Chennai



PURVA SILVERSANDS
Pune

Appendix 1: Recently completed projects

PURAVANKARA



PROVIDENT NEORA
Bengaluru



EQUINOX
Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PURVA CELESTIAL (ZENIUM 2)

Bengaluru



PURVA PARKHILL

Bengaluru

Appendix 2: Ongoing projects

PURAVANKARA



PROVIDENT ADORA DE GOA
Goa



PROVIDENT ECOPOLITAN
Bengaluru

Appendix 3 : Ongoing commercial projects

PURAVANKARA



PURVA AEROCITY

Bengaluru



PURVA ZENTECH

Bengaluru

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company and its subsidiaries and joint ventures. The forward-looking statements appear in a number of places throughout this presentation and include statements regarding the intentions, beliefs or current expectations of our Company concerning, amongst other things, the expected results of operations, financial condition, liquidity, prospects, growth, strategies and dividend policy of our Company and the industry in which we operate. In addition, even if the result of operations, financial conditions, liquidity and dividend policy of our Company, and the development of the industry in which we operate, are consistent with the forward-looking statements contained in this presentation, those results or developments may not be indicative of results or developments in subsequent periods.

Forward-looking statements include statements as to our Company’s business strategy, planned projects, (including, without limitation, any operating projections or forecasts), new business and other matters discussed in this presentation that are not historical facts. These forward-looking statements contained in this presentation (whether made by our Company or any third party), are predictions and involve known and unknown risks, uncertainties, assumptions and other factors that may cause the actual results, performance or achievements of our Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements or other projections.

THANK YOU

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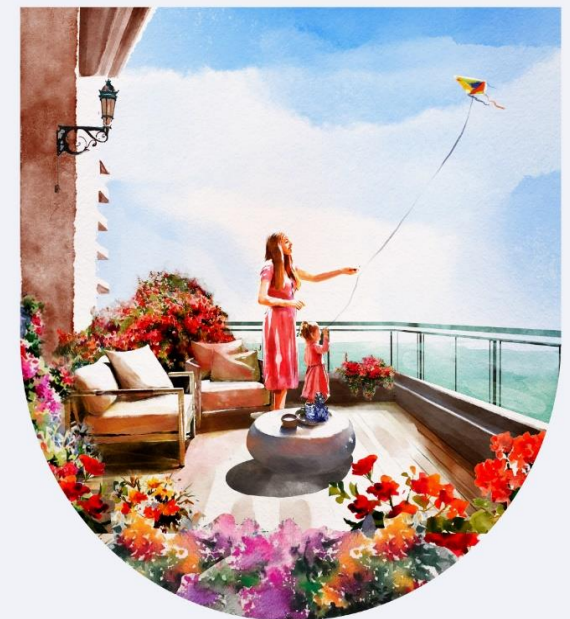
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AT PURVA, WE DO WHATEVER IT TAKES TO CREATE MAGIC FOR YOU.
WE SPEND HOURS CRAFTING BLUEPRINTS, SO YOU HAVE HOMES YOU'LL
ADMIRE FOR A LIFETIME. WE GO THE EXTRA MILE TO FIND THE RIGHT
LOCATION, SO YOU LIVE IN PROXIMITY TO EVERYTHING YOU LOVE.
WE EMPLOY CUTTING EDGE TECHNOLOGY, SO YOUR LIFESTYLE WILL
BE A CUT ABOVE THE REST.

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

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

BECAUSE FOR US, IT'S ALWAYS ABOUT YOU.



PURVA

ALWAYS ABOUT YOU.

Find out more at www.puravankara.com