

Date: 11.08.2023

To

The General Manager Department of Corporate Services BSE Ltd. 1 st Floor, New Trading Ring, Rotunda Building, P J. Towers, Dalal Street, Fort, <u>Mumbai 400 001.</u> corp.relations@bseindia.com Stock Code: 532891	The Manager Listing Department National Stock Exchange of India Ltd. Exchange Plaza, 5 th Floor, Plot No. C-1, G Block, Bandra-Kurla Complex, Bandra (E), <u>Mumbai 400 051.</u> cc_nse@nse.co.in Stock Code: PURVA
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Dear Sir/ Madam,

Sub: Presentation on the operation and financial results for the quarter ended June 30, 2023

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

The Board of Directors approved the Consolidated and Standalone – Un-Audited Financial Results for the Quarter ended June 30, 2023, as reviewed and recommended by the Audit Committee at its meeting held today. In this connection please find attached herewith Presentation on the operation and financial results of the Company in terms of Regulation 30 read with Schedule III, Regulation 46 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is for your information and records.

Thanking you

Yours sincerely

For Puravankara Limited

(Sudip Chatterjee)

Company Secretary & Compliance Officer

Membership No F 11373

PURAVANKARA



INVESTOR PRESENTATION

Q1 FY24

* Company Overview	3 – 9
* Operational Overview – Area and Sales	10 – 14
* Land Bank	15 – 17
* Updates on Financials	18 – 19
* Updates on Cash flows	20 – 23
* Updates on Debt	24 – 28
* Updates on inventory : Project Status	29 – 34
* Other corporate information	35 – 48
* Disclaimer	49

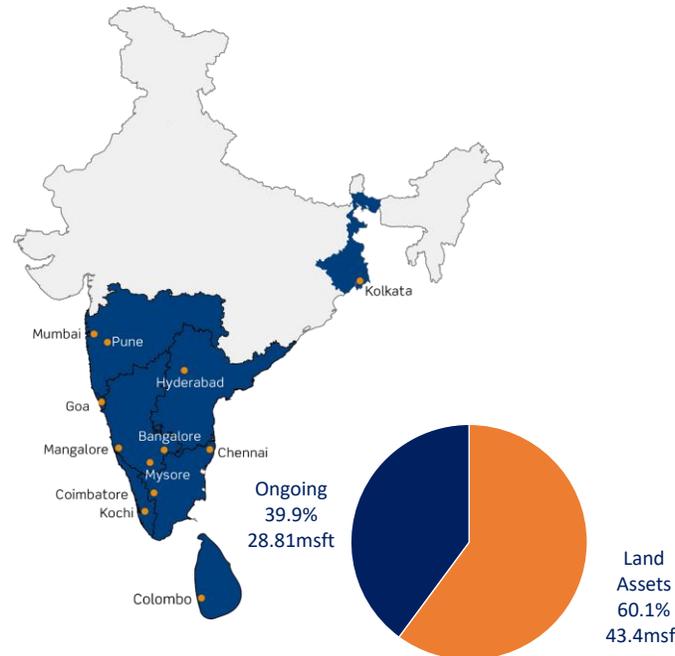
Differentiated Brands Offering Wider Customer Base; Larger Market Share.

PURVA

PROVIDENT
More For Sure

PURVALAND
Plotted Development

- Established in 1975, 48 years of experience in real estate development
- India's most reliable real estate developer, with an established presence in luxury residences, commercial, premium affordable housing and plotted development.
- Partnership with IFC, IFC EAF for USD 76 million for affordable housing development in India
- ICRA has maintained Puravankara Ltd.'s rating at "A-" Stable.



80+

Completed residential and commercial projects

21,000 +

Homes with Total Area of Over 28.81 msft Under Development

45 msft

81 projects delivered with over 45 msft of Completed Development

43 msft

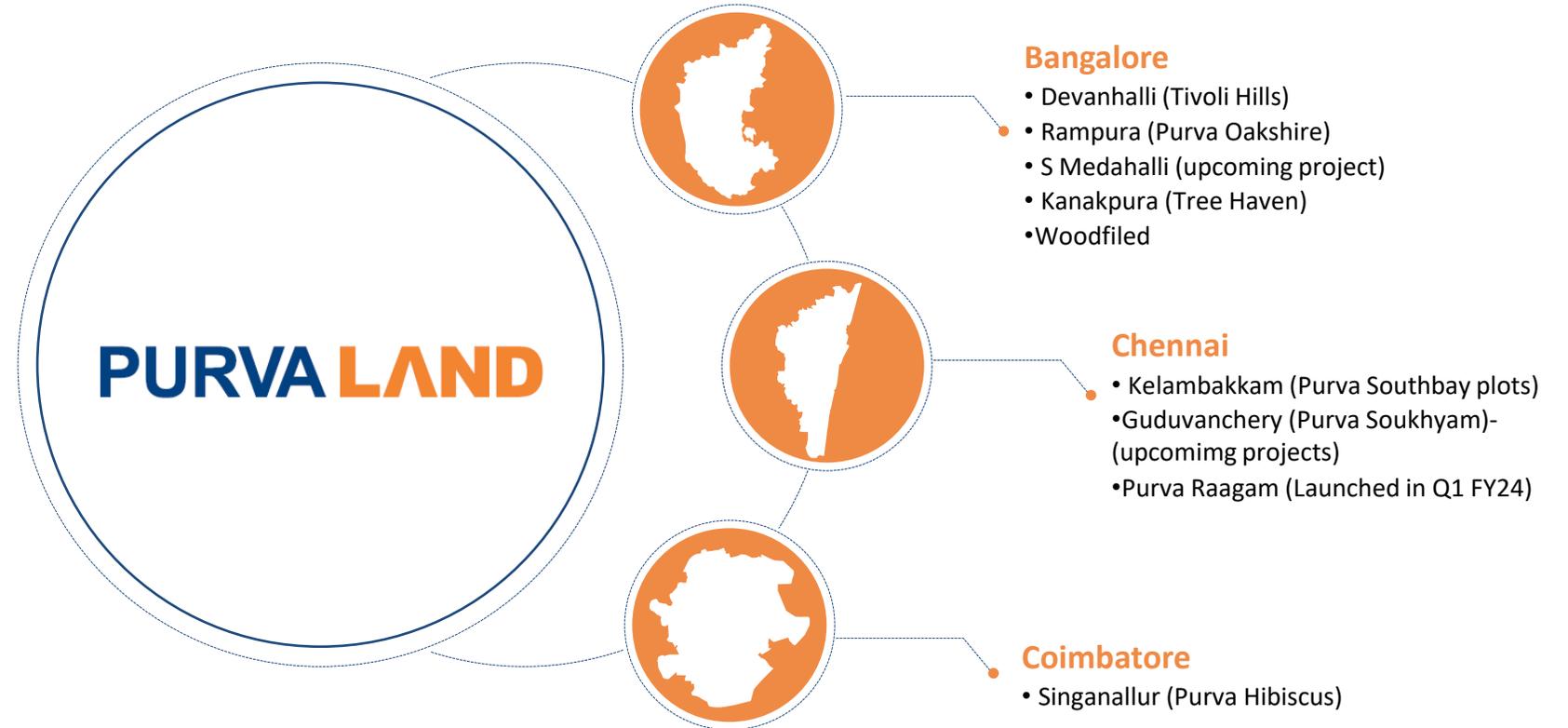
Land bank of over 43.40 msft, with Group's economic interest of 34.24 msft



Company Overview



- Dedicated arm for plotted land development
- To cater to the evolving needs of homebuyers and offer a highly lucrative investment opportunity
- To enable our customers to benefit from a fruitful investment, as well as enjoy greater flexibility with respect to the layout, design, and function of the space
- Currently 9 projects across 3 cities cumulating up to ~8 msft



A wholly owned subsidiary focused on technology enabled construction solutions

- Order book of more than Rs 1200 crores
- Undertakes Residential, Commercial, Infrastructure & Industrial Projects.
- 20+ Msft Completed & 9+ Msft Ongoing
- Provides end to end services starting from Design to Handover
- Technology focussed precast factory, fully operational at Bangalore.
- Diversified & moved to Off-Site Construction Technology – precast
- Marquee clients includes BMRCL, ITC Limited, Jindal Steel & Power, Taj GVK, BIAL, HCC, HRC, Godrej properties, DAE, AMPA.



Provident Parksquare



Metro - BMRCL



Source: JLL for residential and CBRE for commercial
The period considered here is calendar year.

Key Business Highlights – Q1 FY24

~INR **1,126** Cr

Sales Value*

Increase in sales by
119% YoY

1.36 msft

Sales volume

Increase in sales volume by
97% YoY

~INR **696** Cr

Customer Collections*

52% YoY increase indicating
improving operating efficiencies

~INR **8,277**

Average Realization ₹ per sft

Increase by 11% YoY

Achieved highest ever sale value and collections in any quarter and the first quarter of any financial year since inception.

~INR **323** Cr

Revenue from projects

Revenue from projects
grew by 50% YoY

~INR **17** Cr loss

PAT

Loss owing to reduced handover
during the quarter

22%

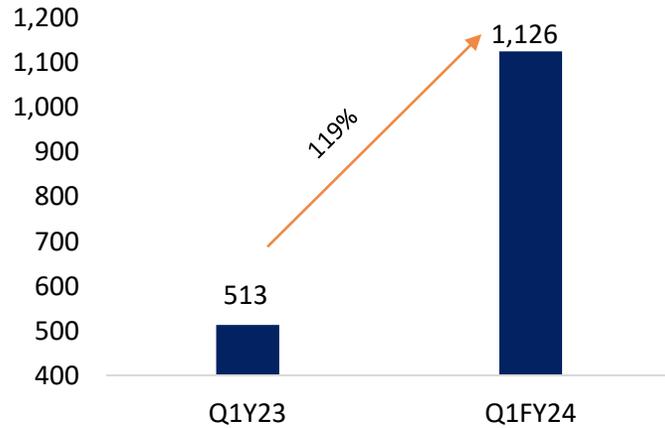
EBIDTA Margin

EBIDTA for Q1FY24 is 75Cr

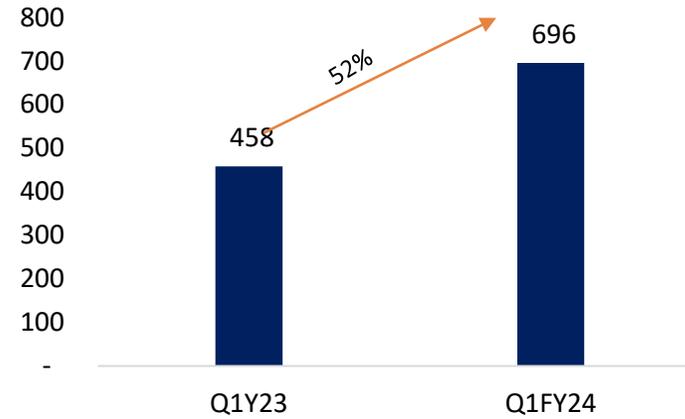
*inclusive of taxes

Operational Highlights – Q1FY23 vs Q1FY24

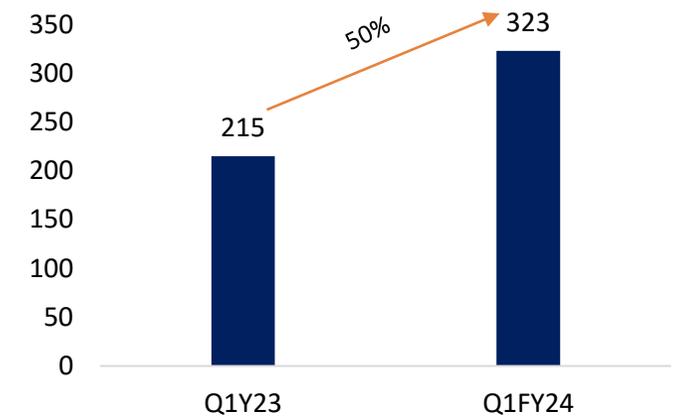
Sales Value (INR Cr)



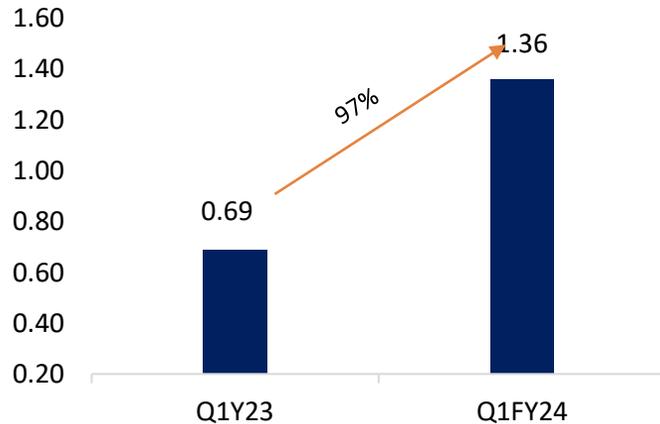
Customer Collections* (INR Cr)



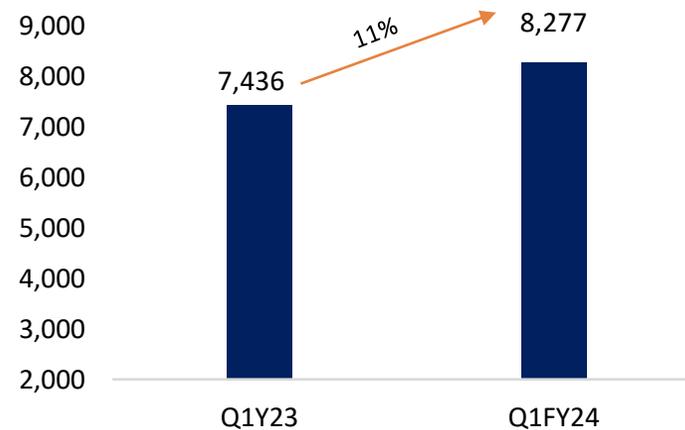
Revenue from projects (INR Cr)



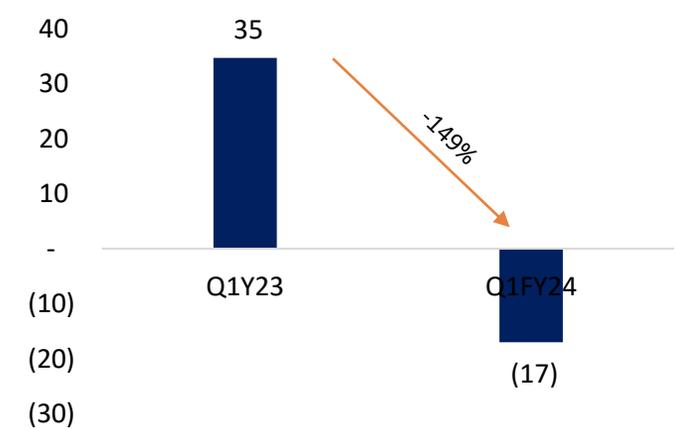
Volume (msft)



Realization (INR per sft.)



PAT (INR Cr)



* Customer collection from Real estate business

A modern residential complex at dusk. The scene features several high-rise apartment buildings with balconies and large windows, some of which are illuminated. In the foreground, there is a swimming pool with lounge chairs and umbrellas. A landscaped garden with trees and a small stream flows into the pool. A couple is walking on a path in the lower left. The text 'Operational Overview Area and sales' is overlaid on the left side of the image.

Operational Overview Area and sales

Sales Q1FY24 Vs Q1FY23

Based on Bookings

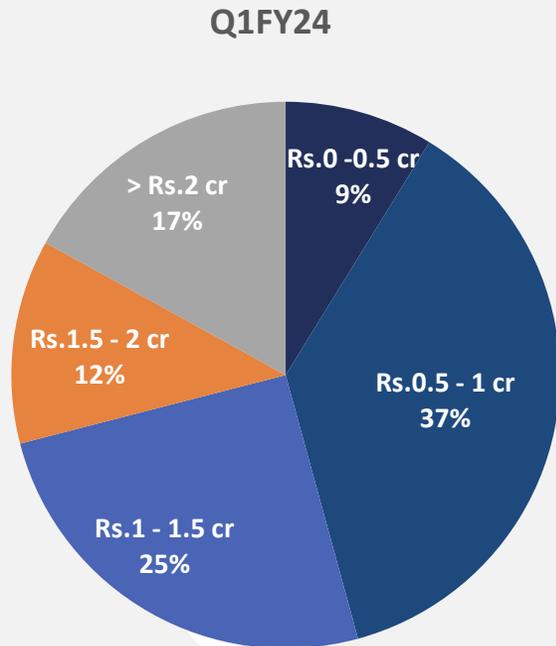
	Quarter Ended											
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Jun-23	Jun-22	%	Jun-23	Jun-22	%	Jun-23	Jun-22	%	Jun-23	Jun-22	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.70	0.22	221%	438	116	278%	715	215	232%	10,211	9,888	3%
Provident	0.30	0.33	-9%	315	343	-8%	215	228	-6%	7,168	6,911	4%
Purva Land	0.36	0.14	160%	274	94	191%	196	70	181%	5,441	5,033	8%
Total Gross	1.36	0.69	98%	1027	553	86%	1126	513	119%	8,277	7,478	11%

- Group’s gross sales include economic interest attributable to Landowners under revenue share arrangement – which was 0.11 msft during Q1FY24 and 0.06 msft during Q1FY23
- Achieved highest ever sale value of Rs 1,126 Crore for the first quarter of any financial year since inception.
- “Puravankara” –
 - The sales value experienced a remarkable 232% surge, attributed to both consistent sales in ongoing projects and strong contributions from newly launched projects.
- “Provident” –
 - Though there is minor decline in the sales value , increased momentum in the sustenance projects and strong launch pipeline will add to the sales value going forward.
- “Purva Land” –
 - The sales value has increased by 181% YoY due to newly launched projects Purva Oakshire and Purva Raagam.

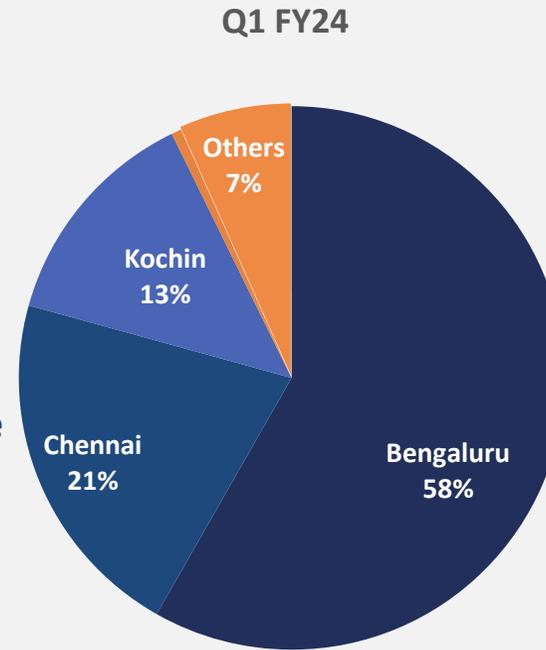
* Sales value include taxes but does not include Registration Charges

Sales area Classification – Unit Value & Regional contribution

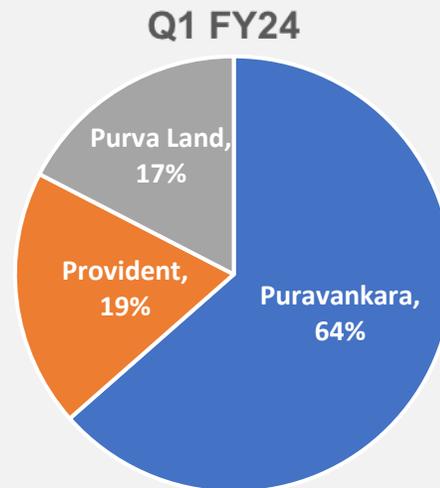
Unit Value wise contribution to sales value



Region wise contribution to sales value

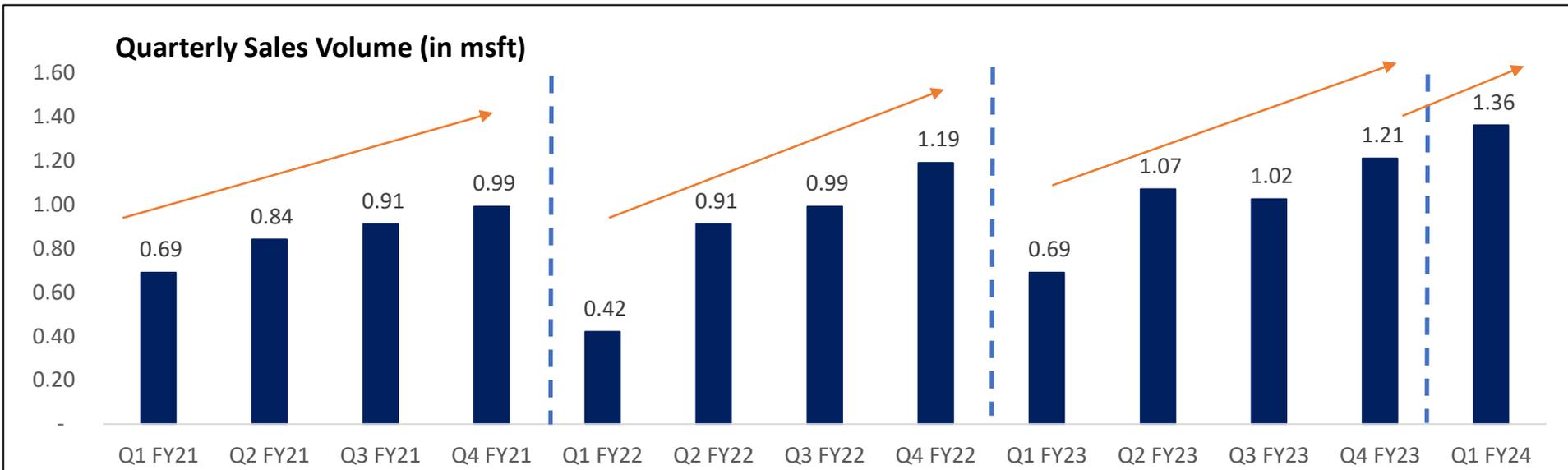
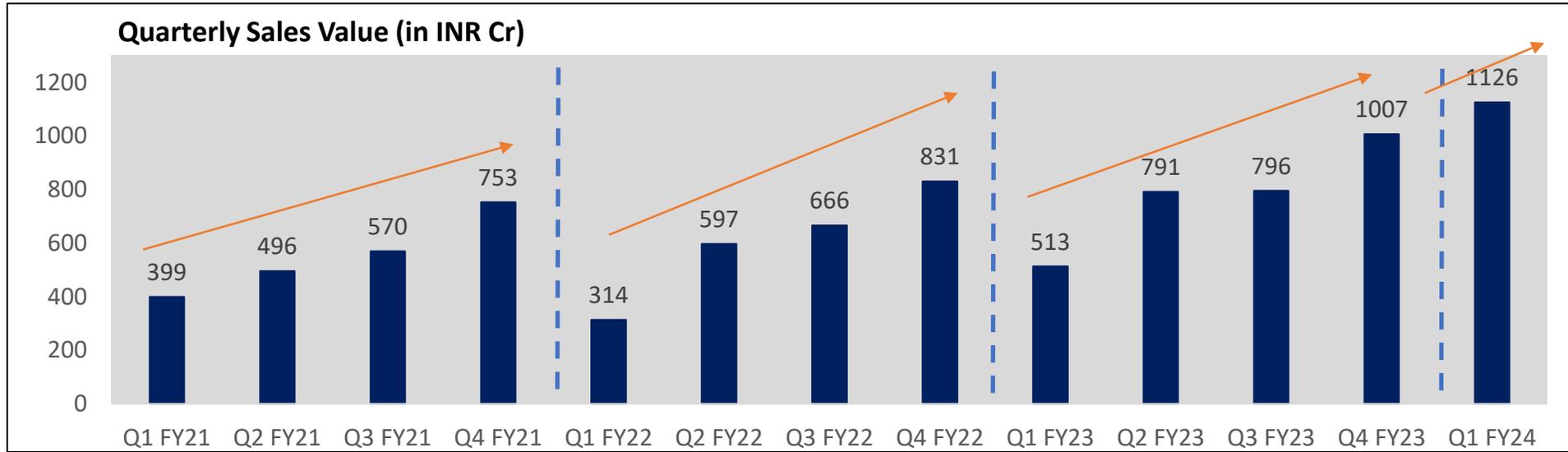


Brand Wise Sales Value



- Unit Value wise –83% of the Group’s sales are accounted by units which costs less than Rs 2 Cr
- Unit Value wise –46% of the Group’s sales are accounted by units which costs less than 1 Cr
- ~42% of the sales were from outside Bengaluru Real estate market.

Steady Sales Performance



June quarter sales are traditionally lower in the real estate industry when compared to other quarters.

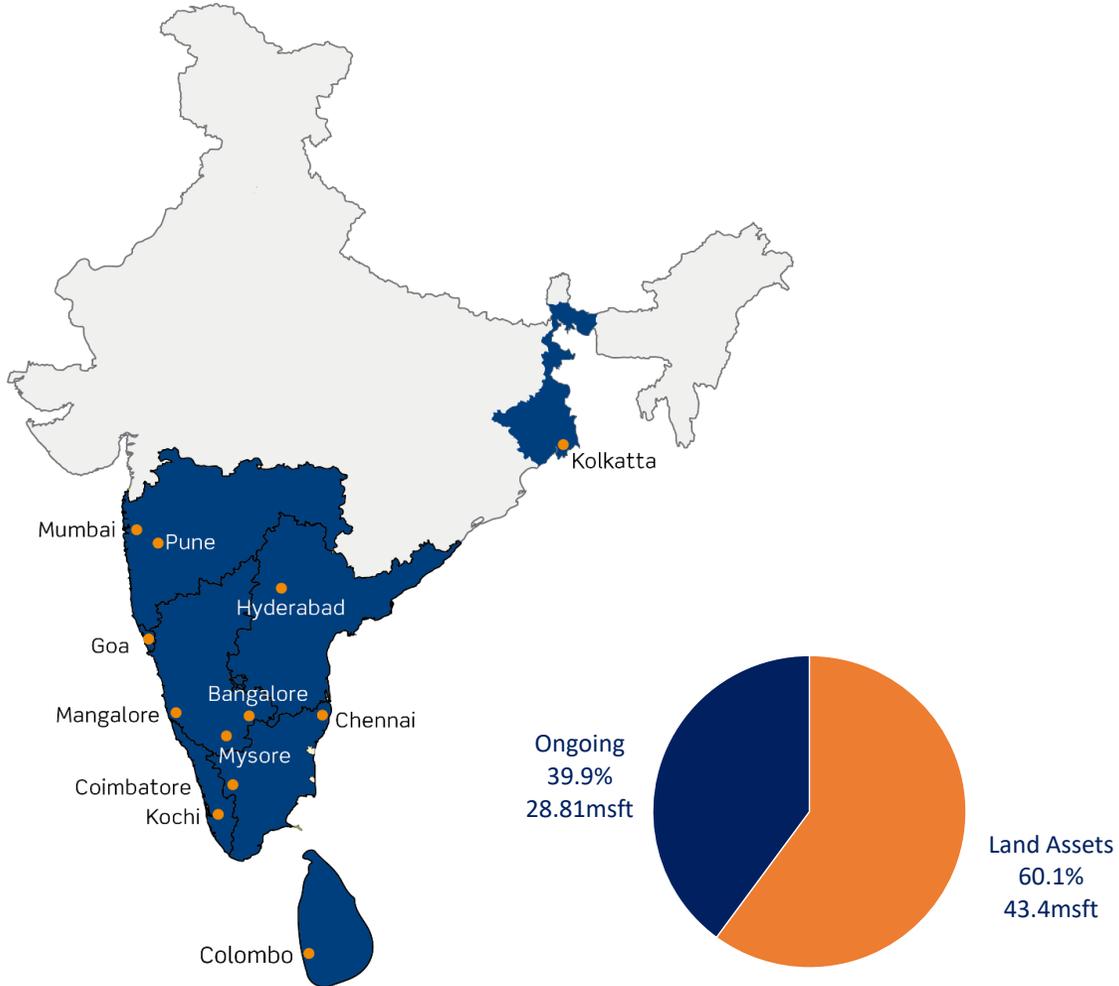
Our June Pre-sales bookings stood at 1126 crores which is more than immediate previous quarter 1007 crores.



Land Bank

► Artist's impression of Purva Atmosphere

Diversified across markets, brands and stages of development



in million sq. ft.

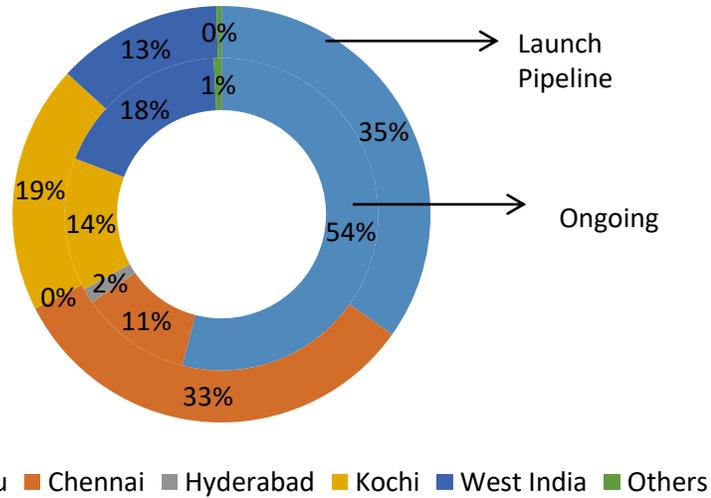
	Completed	Ongoing	Land Assets	Total
		(A)	(B)	(A)+(B)
South India				
Bengaluru	31.88	15.56	28.71	44.28
Chennai	6.54	3.30	4.42	7.72
Hyderabad	2.49	0.45	0.00	0.45
Kochi	1.89	3.97	2.94	6.91
Others	1.70	0.23	0.45	0.68
West India	0.14	5.30	2.65	7.94
Colombo	0.00	0.00	4.23	4.23
Kolkata	0.70	0.00	0.00	0.00
Total	45.34	28.81	43.40	72.21
<i>Puravankara*</i>	31.52	17.48	36.37	53.86
<i>Provident</i>	13.82	11.32	7.03	18.35
Group's economic interest	39.36	24.03	34.24	58.27
<i>Puravankara*</i>	26.80	14.29	28.78	43.08
<i>Provident</i>	12.56	9.74	5.45	15.19

Note:

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

Ongoing and New Launches

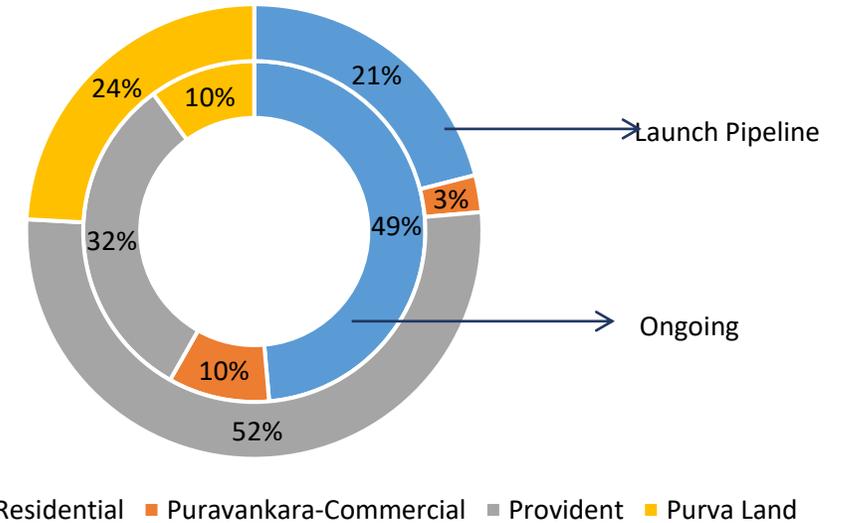
Non-Bengaluru projects now account for 46% of the share of ongoing and 65% of launch pipeline



in msft	Ongoing	Launch Pipeline	Ongoing	Launch Pipeline
Bengaluru	15.56	5.31	54%	35%
Chennai	3.30	4.99	11%	33%
Hyderabad	0.45	0.00	2%	0%
Kochi	3.97	2.94	14%	19%
West India	5.30	1.95	18%	13%
Others	0.23	0.06	1%	0%
Total	28.81	15.25		

Note: 1. Based on Developable Area in msft
 2. # Ongoing projects includes 10 million sqft of area not open for sale.

Provident accounts for 52% of the launch pipeline; in line with the market trends and the Group's strategy



in msft	Ongoing	Launch Pipeline	Ongoing	Launch Pipeline
Puravankara-Residential	14.00	3.20	49%	21%
Puravankara-Commercial	2.76	0.40	10%	3%
Provident	9.15	7.97	32%	52%
Purva Land	2.89	3.68	10%	24%
Total	28.81	15.25		

Launch Pipeline

Sr. no	Location/ Project Name	City	Development Model	Development Type	Developable Area	Inventory that will be opened at the time of launch	PPL Share in JD	Saleable area (msft)	Expected launch date
Puravankara									
1	Bellandur	Bengaluru	Owned	Residential	0.47	0.47	100%	0.47	Q4FY24
2	Amaiti 2	Coimbatore	Owned	Residential	1.07	0.54	100%	1.07	Q3FY24
3	Puravankara- Winworth - 2	Kochi	Owned	Residential	0.86	0.43	100%	0.86	Q4FY24
4	Winworth Commercial	Kochi	Owned	Commercial	0.40	0.40	100%	0.40	Q4FY24
5	Windermere 4B	Chennai	Owned	Residential	0.75	0.75	100%	0.75	Q3FY24
6	Clermont Tower B	Mumbai	Owned	Residential	0.05	0.05	100%	0.05	Q2FY24
					Total	3.61		3.61	
Provident									
1	Purva Southbay Residential	Chennai	Owned	Residential	0.84	0.42	100%	0.84	Q3FY24
2	Mundhwa	Pune	Joint Venture	Residential	1.49	0.75	32%	0.48	Q4FY24
3	Ecopolitan	Bengaluru	Joint Development	Commercial	1.42	0.57	87%	1.23	Q2FY24
4	IVC Road (Deansgate)	Bengaluru	Owned	Residential	0.60	0.60	100%	0.60	Q2FY24
5	Botanico	Bengaluru	Joint Development	Residential	1.54	0.46	74%	1.14	Q3FY24
6	Provident- Winworth - 2	Kochi	Owned	Residential	1.68	0.50	100%	1.68	Q3FY24
7	Palmvista (C2 & D1 & D2))	Mumbai	Joint Development	Residential	0.41	0.41	64%	0.26	Q3FY24
					Total	7.97		6.22	
Purva Land									
1	S Medahalli	Bengaluru	Joint Development	Plotted	1.04	0.52	91%	0.95	Q3FY24
2	Purva Soukhyam	Chennai	Owned	Plotted	2.64	0.79	100%	2.64	Q4FY24
					Total	3.68		3.59	
					Total Launch Pipeline	15.25		7.65	13.42

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. All the projects are at different stages of approval
5. Some of the projects will be launched in phases
6. Estimated top line of over INR 7800Cr; and gross surplus of over 3300Cr (This does not include Windermere 4B, Sound of Water III, Amaiti 2, Clermont Tower B and Palmvista which is already included in projected cashflows of ongoing not open for sale).



Update on Financials

Consolidated Statement of Profit & Loss for the quarter ended June 30, 2023

Particulars	Quarter Ended		
	Q1FY24	Q4FY23	Q1FY23
Income from operations			
Revenue from projects	323.26	388.99	214.85
Other Income	12.55	57.40	82.50
Total Income from operations	335.81	446.38	297.35
Expenses			
Sub-contractor cost	210.09	200.92	181.82
Cost of raw materials and components consumed	46.22	117.84	43.92
Land purchase cost	19.47	197.69	-
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-157.77	-316.83	-178.10
Employee benefit expense	47.92	42.96	38.83
Finance expense	98.08	102.16	87.65
Depreciation and amortization expense	5.17	3.81	3.98
Other expenses	93.66	130.27	71.24
Total expenses	362.84	478.82	249.34
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures	-27.03	-32.43	48.01
Share of profit/(loss) of associates and joint ventures, net	-0.78	32.75	-0.48
Exeptional Item	0.00	-0.93	0.00
Profit before tax	-27.81	1.24	47.53
Tax expense	-9.95	-25.47	13.09
Net Profit for the period	-17.86	26.71	34.44
Other Comprehensive Income/(Loss) (net of tax expense)	0.71	1.57	0.23
Total Comprehensive Income/(Loss) for the period	-17.15	28.28	34.67

All numbers in INR Cr

- Our revenue from projects increased by 50% to 323 Cr in Q1FY24; which was Rs 214 Cr in Q1FY23
- Total comprehensive loss for Q1FY24 is Rs 17 Cr which was profit of 35 Cr in Q1FY23



Update on Cash flows



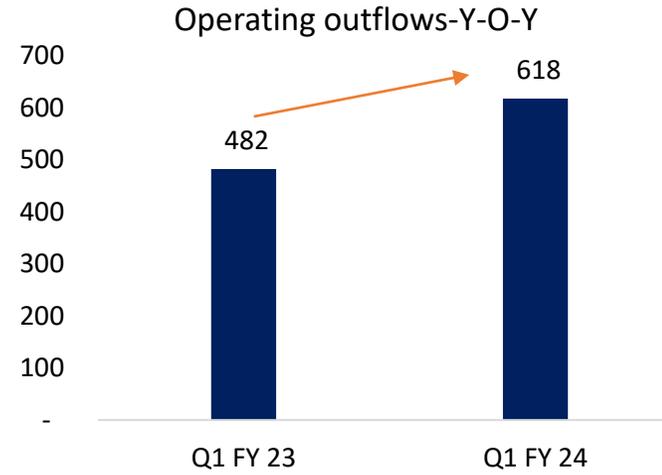
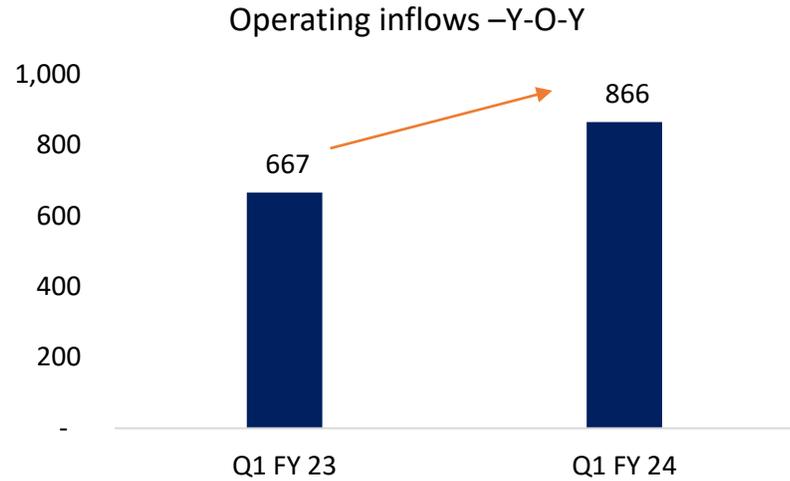
Direct Cashflows

All numbers in INR Cr

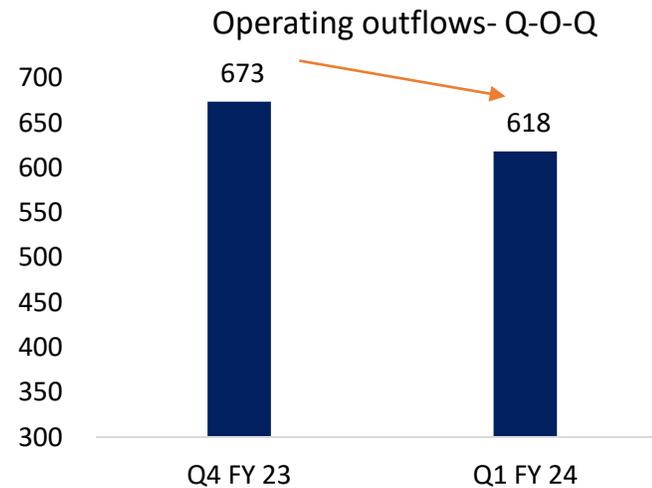
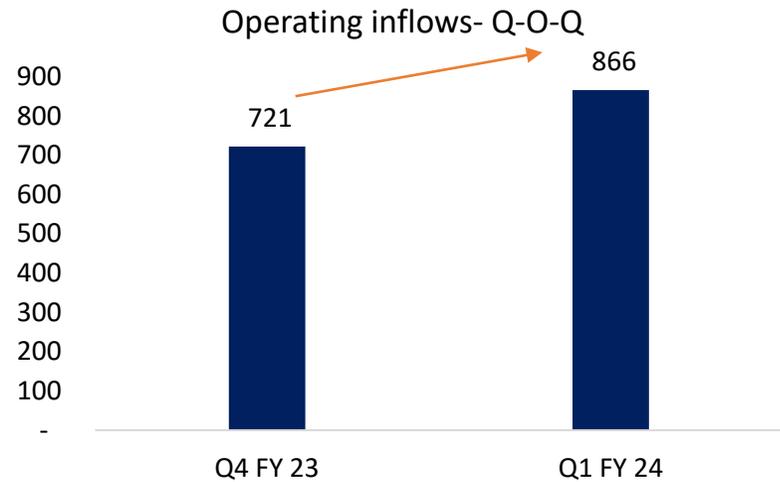
	Cash Flow Statement	FY 23	Q1 FY 23	Q4 FY 23	Q1 FY 24	QoQ	YoY
A	Operating Inflows	2,807.6	666.8	721.3	865.7	20%	30%
	Collection from operations	2,680.6	543.9	721.3	865.7	20%	59%
	Collection from other than operations	127.0	122.9	0.0	0.0		
B	Operating Outflows	(2,279.7)	(482.5)	(673.4)	(617.7)	-8%	28%
C=A-B	Operating Surplus	527.9	184.4	47.9	248.0	418%	34%
	Less						
	Interest Cost(Net)	(348.8)	(90.7)	(77.9)	(75.2)	-3%	-17%
	Tax Paid	(96.9)	(18.2)	(34.0)	(27.4)		
D	Operating Surplus after tax and interest	82.2	75.4	(64.0)	145.3	327%	93%
	Investment Activity						
	Land Payments including advances & deposits	(208.1)	(5.9)	(6.7)	(56.1)		
	Purchase of Fixed Assets	(1.6)	(1.6)	0.0	0.0		
	Other Assets & Investments	(3.4)	0.0	(1.9)	0.0		
E	Total from Investing Activity	(213.1)	(7.5)	(8.6)	(56.1)	549%	647%
	Financing Activity						
	Loan Drawal/(Repayments)	392.5	(41.5)	51.0	(45.1)		
	Investment equity in nature	(64.0)	(68.0)	0.0	0.0		
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	(5.6)	(0.0)	(0.0)	0.0		
	Dividend (Net of TDS)	(118.5)	0.0	0.0	0.0		
F	Total from Financing Activity	204.4	(109.5)	51.0	(45.1)		
G=D+E+F	Net Operating Surplus	73.5	(41.6)	(21.7)	44.1	304%	206%
	Opening Cash and Bank Balances	344.8	344.8	440.0	418.3		
	Closing Cash and Bank Balances	418.3	303.2	418.3	462.4	11%	53%

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

Cash Flow - Trends



Operating inflows increased by 30% YoY & 20% QoQ indicating improvement in customer collections



All numbers in INR Cr

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

Cash Flow Potential

		Puravankara	Provident	Purva Land	Total
Balance collections from sold units ¹	(A)	1,685	905	462	3,052
Value of Inventory open for sale ²	(B)	3,795	1,311	421	5,528
Balance cost to go ³	(C)	2,812	1,067	233	4,111
Surplus (A) + (B) – (C)	(D)	2,669	1,149	649	4,468
Surplus from Inventory not open for sale (F)-(G+H)	(E)	1,475	787	-	2,262
Value of Inventory not open for sale	(F)	3,325	2,047	-	5,372
Balance cost to complete	(G)	1,749	1,160	-	2,910
Contingencies ⁴	(H)	100	100	-	200
Total Estimated Surplus (D + E)		4,145	1,936	649	6,730

		Commercial projects
Capital Value	(A)	2,524
Balance cost to go	(B)	1,352
Surplus (A) + (B)	(D)	1,172

The projects that are yet to be launched are not included. However, the surplus from pipeline projects will be 3300 crores and hence total surplus will be 11,200 crores.

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

- Cashflow Visibility of **Rs.6730 Crores** in next 3-4 years
- Balance receivables of **~Rs.3052 crore** from sold units, covers **~74%** of the balance cost to complete the Inventory open for sale
- Cashflows from 2 new commercial projects launched last financial year is shown separately with surplus of **Rs.1172 crores**



Update on Debt

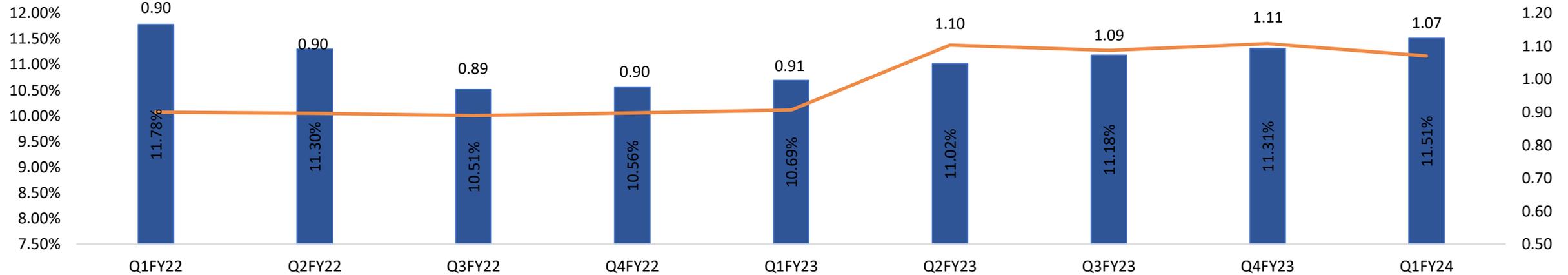
Debt movement pattern

All numbers in INR Cr

in Rs. Cr	Q1FY24	Q4FY23	Q3FY23	Q2FY23	Q1FY23
Opening Balance	2626	2575	2525	2192	2190
Net Addition (Repayment)	-45	51	50	333	2
Debt Outstanding	2581	2626	2575	2525	2192
Less: Cash and Cash Equivalents	462	418	440	381	303
Net debt	2119	2208	2135	2144	1889
Cost of Debt	11.51%	11.31%	11.18%	11.02%	10.69%
Net Worth	1976	1993	1965	1944	2083
Net Debt / Equity Ratio	1.07	1.11	1.09	1.10	0.91

Gross debt has reduced by 45 crores from last quarter indicating responsible financial management and a stronger position.

Weighted Average Cost of Debt & Net Debt / Equity Ratio



Debt does not include NCD/OCD worth INR 412 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

Debt Composition			
	Q4FY23	Q1FY24	Movement
Residential	2,267	2,203	-64
Land	220	220	0
Capex towards Commercial development	139	158	19
Total Gross Debt	2,626	2,581	-45
Less Cash and equivalent	418	462	44
Net Debt*	2,208	2,119	-89

- There is reduction of debt outstanding in loans taken for residential projects
- The commercial project's debt has seen a positive increase since its successful launch last year, coinciding with the commencement of construction, demonstrating the company's confidence in its growth prospects and commitment to bringing the project to fruition.
- In coming quarters, construction progress of commercial projects will further result in increase of debt towards commercial projects.

*Debt does not include NCD/OCD worth INR 412 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

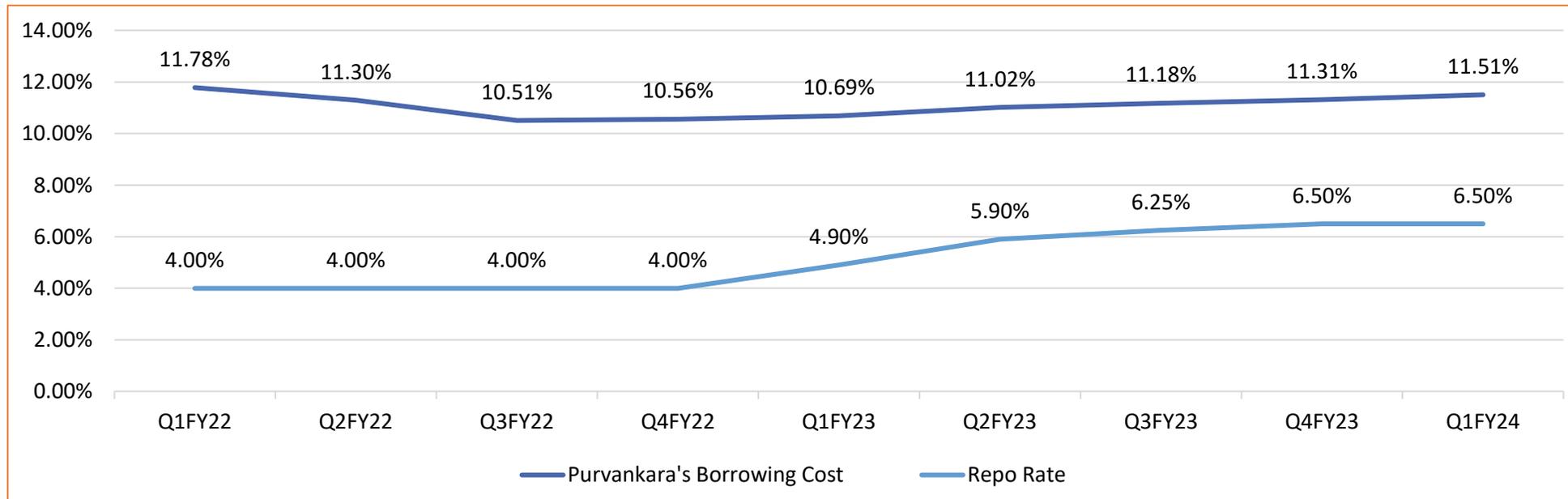
Borrowing Cost Management

Debt/ sft of under construction area

	Q1FY24	Q4FY23	Q3FY23	Q2FY23	Q1FY23	Q4 FY22	Q3 FY22	Q2FY22	Q1FY22	Q4FY21	Q4FY20	Q4FY19
Net Debt	2119	2208	2135	2144	1889	1846	1857	1860	1848	2299	2536	2743
Ongoing Projects (msft)*	21	20	17	16	15	15	14	13	13	13	13	13
Debt/ sqft (Rs/ sqft)	1008	1106	1291	1376	1277	1248	1333	1444	1435	1785	1872	2077

Debt per sft of under construction area has reduced by ~51% in last 4 years

Cost of debt movement compared with Repo rate



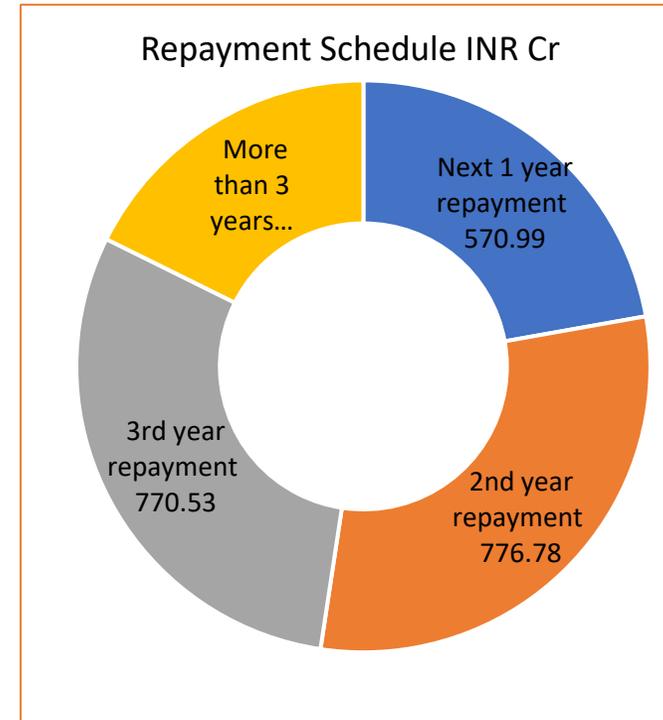
With our aggressive launches- our debt per sft of area under construction is continuously decreasing; indicating efficient capital use

During last 1.5 year, the repo rate has increased by 250 bps. However, our cost of debt was only marginally increased

*ongoing open for sale and includes commercial projects.

Debt Management & Repayment Schedule

Particulars		Amount (in Rs crore)
Group A - Ongoing (including not launched for sale) projects		
Balance customer collection	A	13,952
Balance cost to go	B	7,222
Surplus from ongoing (including not launched for sale) projects	C= A-B	6,730
Group B - Projects which are in launch pipeline		
Unsold Inventory value	D	7,800
Cost to complete	E	4,500
Surplus from projects which are in launch pipeline	F=D-E	3,300
Group C - Surplus from Commercial projects		
	G	1,172
Total Surplus	H=C+F+G	11,201
Gross debt	I	2581
cash and cash equivalent	J	462
Net Debt	K = I-J	2,119



Group's net debt is Rs 2,119 Crore which compares favorably against the Group's projected surplus of Rs ~ 11,200 Cr

Of this, ~ Rs 6730 Cr is surplus from approved projects

1. Debt does not include NCD/OCD worth INR 412 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation



Project Status



Project Status – Completed Projects as on June 30, 2023

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	Nos	Msft	%	Nos	Mn sft	%
COMPLETED														
Provident														
1	Provident Kenworth I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1453	1.39	1,401	1.35	97%	52	0.03	2%
2	Park Square	Judicial Layout, Bengaluru	1.04	1102	87%	1.04	1102	1.04	1,051	0.99	95%	51	0.05	5%
3	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	61	0.08	56%	44	0.06	44%
Purva Land														
1	Hibiscus	Trichy Rd, Singanallur	0.13	73	100%	0.13	73	0.13	56	0.08	66%	17	0.04	34%
2	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	333	0.44	92%	23	0.04	8%
Total Completed - (A)			3.74	3665	100%	3.18	3089	3.17	2,902	2.94	93%	187	0.23	7%

* 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, 2023

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched	Sold Cumulative			Inventory		
						Msft	Units		Msft	Units	Msft	Nos	Msft	%
UNDER CONSTRUCTION														
Puravankara														
1	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	39	0.06	20%	173	0.23	80%
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	86%	1.37	914	1.37	667	1.01	74%	247	0.36	26%
3	Blubelle	Magadi Road, Bengaluru	0.57	379	72%	0.51	226	0.37	79	0.12	23%	147	0.25	68%
4	Clermont	Chembur, Mumbai	0.21	226	100%	0.21	226	0.21	91	0.10	46%	135	0.11	54%
5	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	80	0.11	32%	200	0.24	68%
6	Marina One	Kochi	2.28	779	50%	1.14	390	1.14	259	0.77	67%	131	0.38	33%
7	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	17	0.05	42%	27	0.07	58%
8	Orient Grand	Lal Bagh Main Rd, Sudhama Nagar, Bengaluru	0.26	97	55%	0.14	53	0.14	0	0.00	0%	53	0.14	100%
9	Park Hill	Mallasandra, Bengaluru	0.43	246	100%	0.43	246	0.43	104	0.18	43%	142	0.25	57%
10	Promenade	Hennur Road, Bengaluru	0.20	152	70%	0.14	107	0.14	97	0.13	91%	10	0.01	9%
11	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.79	821	0.79	694	0.66	84%	127	0.12	16%
12	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	53	0.11	31%	128	0.25	69%
13	Sound of Water II	Kammanahalli, Bengaluru	0.19	53	58%	0.12	33	0.12	22	0.08	63%	11	0.04	37%
14	Sound of Water III	Kammanahalli, Bengaluru	0.24	61	57%	0.14	34	0.14	2	0.01	5%	32	0.13	95%
15	Windermere - IV	Medavakkam, Chennai	0.83	764	100%	0.83	764	0.83	260	0.30	36%	504	0.53	64%
16	Zenium - I	Airport Road Bengaluru	0.65	436	51%	0.33	221	0.33	152	0.23	70%	69	0.10	30%
17	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	156	0.18	38%	280	0.30	62%

Project Status – Under Construction as on June 30, 2023 (contd.) **PURAVANKARA**

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area	Sold			Inventory		
Provident														
18	Adora De Goa	Zuari Nagar, Goa	1.63	2,345	84%	1.37	1630	1.37	1283	0.99	72%	346	0.39	28%
19	Capella	Soukya Rd, Bengaluru	0.65	763	74%	0.48	564	0.48	388	0.39	81%	176	0.09	19%
20	Equinox	Mysore Road, Bengaluru	0.66	672	100%	0.66	672	0.66	374	0.37	56%	298	0.29	44%
21	Kenworth - II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	182	0.23	78%	52	0.06	22%
22	Neora	Sampigehalli, Bengaluru	0.23	249	100%	0.23	249	0.23	186	0.17	75%	63	0.06	25%
23	PalmVista	Daighar Gaon, Thane	0.66	1100	64%	0.41	509	0.41	245	0.20	48%	264	0.21	52%
24	Park Square	Judicial Layout, Bengaluru	0.86	980	100%	0.86	980	0.86	481	0.45	52%	499	0.41	48%
25	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	393	0.41	76%	122	0.13	24%
Provident Commercial														
26	Kenworth Commercial	Rajendra Nagar, Hyderabad	0.05	0	73%	0.04	0	0.04	0	0.00	0%	0	0.04	100%
Purva Land														
27	Oakshire	Rampura, Bengaluru	0.72	449	38%	0.27	218	0.27	145	0.22	79%	73	0.06	21%
28	Raagam	THIRUMAZHISA, CHENNAI	0.77	664	25%	0.19	166	0.19	44	0.05	25%	122	0.14	75%
29	Tivoli Hills	Devanahalli, Bengaluru	1.40	838	100%	1.40	838	1.40	801	1.25	89%	37	0.15	11%
Total Under Construction (C)			18.43	15128		14.49	11763	14.35	7294	8.80	61%	4468	5.55	39%

Project Status – Not yet open for Sale as on June 30, 2023

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		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	0.14	86	100%	0.14	86	-	-	-	0%	86	-	0%
3	Parkhill (A& B)	Mallasandra, Bengaluru	0.44	246	100%	0.44	246	-	-	-	0%	246	-	0%
4	Marina One	Kochi	0.92	362	50%	0.46	181	-	-	-	0%	181	-	0%
5	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
6	Emerald Bay	Keshavnagar, Pune	0.59	624	100%	0.59	624	-	-	-	0%	624	-	0%
7	Windermere 4B & 4C	Medavakkam, Chennai	1.34	1146	100%	1.34	1146	-	-	-	0%	1,146	-	0%
8	Palmvista	Daighar Gaon, Thane	0.44	415	64%	0.28	281				0%	281	-	0%
Commercial														
9	Zentech Business Park	Kanakapura, Bengaluru	0.76	-	78%	0.60	-	-	-	-	0%	-	-	0%
10	Aerocity-Commercial	Kadiganahalli, Bengaluru	2.00	-	100%	2.00	-	-	-	-	0%	-	-	0%
Provident														
9	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	-	-	-	0%	131	-	0%
10	Sunworth III,IV	Mysore Road, Bengaluru	2.62	2496	100%	2.62	2496	-	-	-	0%	2,496	-	0%
Commercial														
11	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
Total - Phases to be launched (D)			10.39	5962		9.54	5598				0%	5,598		0%
Total Ongoing - (B) + (C) + (D)			28.81	21090		24.03	17361	14.35	7294	8.80	61%	10066	5.55	39%

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

Ongoing (open for sale) Residential Projects- City wise

City	Total Projects	Area	Puravankara's share	Area Launched	Sold Area	Inventory Mnsft
Mumbai	2	0.87	0.61	0.61	0.29	0.32
Bengaluru	16	9.25	7.69	7.55	4.83	2.71
Chennai	3	1.96	1.38	1.38	0.46	0.92
Hyderabad	2	0.45	0.33	0.33	0.23	0.10
Kochi	2	2.82	1.68	1.68	1.17	0.51
Pune	3	1.44	1.43	1.43	0.83	0.60
Goa	1	1.63	1.37	1.37	0.99	0.39
Total	29	18.43	14.49	14.35	8.80	5.55



Appendix 1:
**Other Corporate
Information**

Governance Structure to drive long term growth

Executive Team



Ravi Puravankara

Chairman

- Over 45 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 45 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 23 years in the real estate development, construction, project optimization, private equity deals, strategic planning and implementation
- Master degree from NMIS, Mumbai

Governance Structure to drive long term growth Contd.

Non-Executive Directors



Anup Shah Sanmukh

Non- Executive Independent Director

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



Shailaja Jha

Non- Executive Independent Director

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



K G Krishnamurthy

Non- Executive Independent Director

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



Sanjeeb Chaudhuri

Non- Executive Independent Director

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

Key Strengths/Building a strong strategy/Growth Drivers



Land Bank Potential

Continued unlocking of development potential

Launched 2 projects ~ 1msft in Q1FY24
Out of 16msft of launch pipeline.



Business Development-Strong pipeline of business development

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



Rich Talent

Strong & Experienced Leadership

Senior executives inducted to drive different geographies



Credit Rating Stable

ICRA has reaffirmed our Credit rating as A- stable



Strong launch pipeline to aid growth

~15 msft are in launch pipeline



Sector View-Residential market on a growth trajectory

Achieved the highest ever quarter sales of any financial year since inception.



Consistent Increase in Revenue

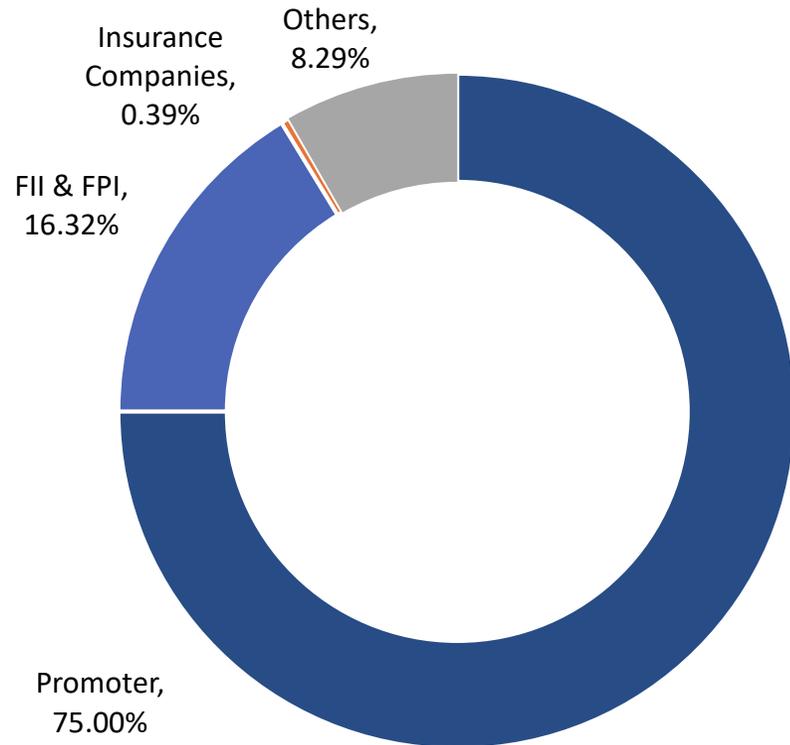
Revenue from projects grew by 50% YoY in Q1 FY24



Focus of execution & timely project completion

Achieved highest ever collection from customers which indicates timely completion of projects.

Shareholding Pattern as of June 30, 2023



Notes

1. Promoter Shares are unencumbered

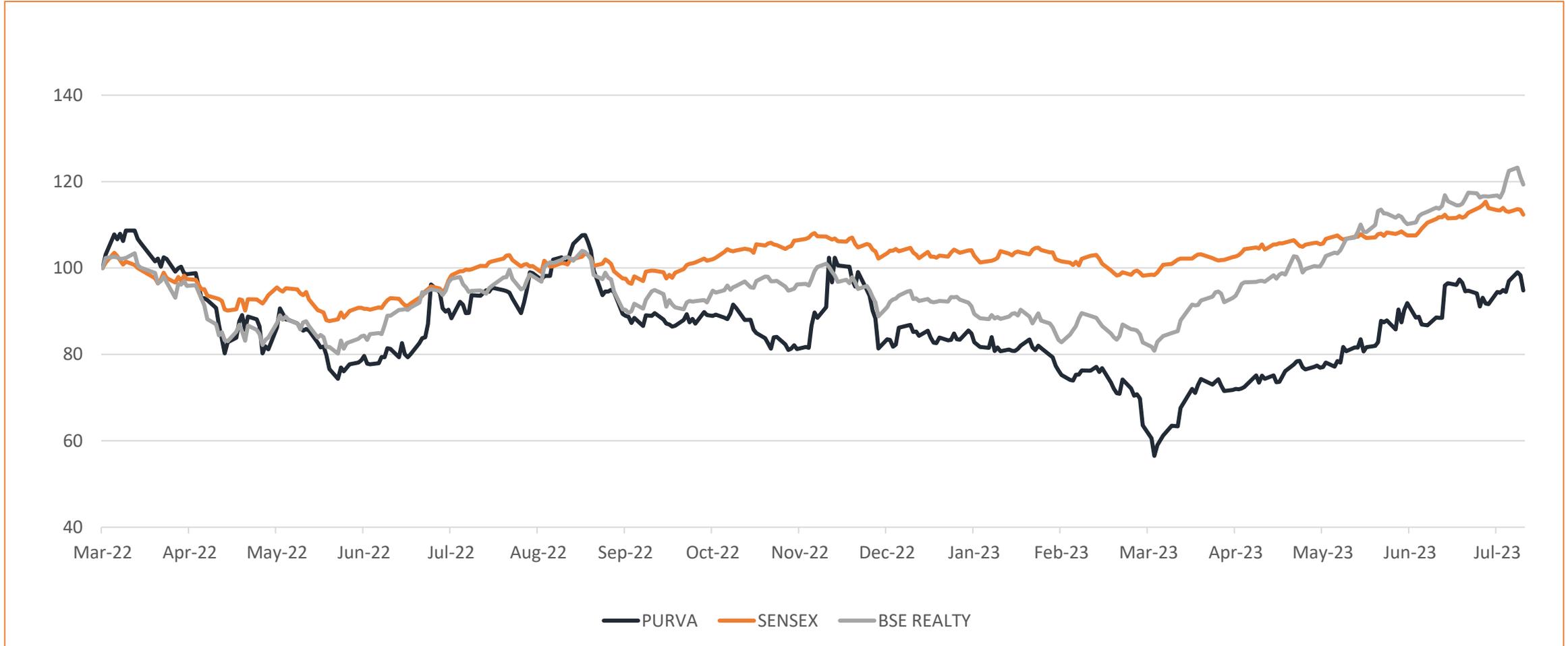
FPIs

Gothic Corporation
Atyant Capital

Insurance and Bodies Corporate

Life Insurance Corporation
General Insurance Corporation

Share Price Movement



Notes: Graph rebased to 100

Awards and Accolades



CREDAI CARE 2023
Lifetime achievement award for
Chairman Ravi Puravankara



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



REALTY+ CONCLAVE & EXCELLENCE
AWARDS - 2023
Prop Tech Realty Firm of the Year 2023



NATIONAL SAFETY COUNCIL -2023
State Level Safety Award for SICL



CNBC-AWAAZ 13TH REAL ESTATE AWARDS
Most Trusted Real Estate Brand - Puravankara



REAL ESTATE THOUGHT LEADER OF THE YEAR
India - Ashish Puravankara

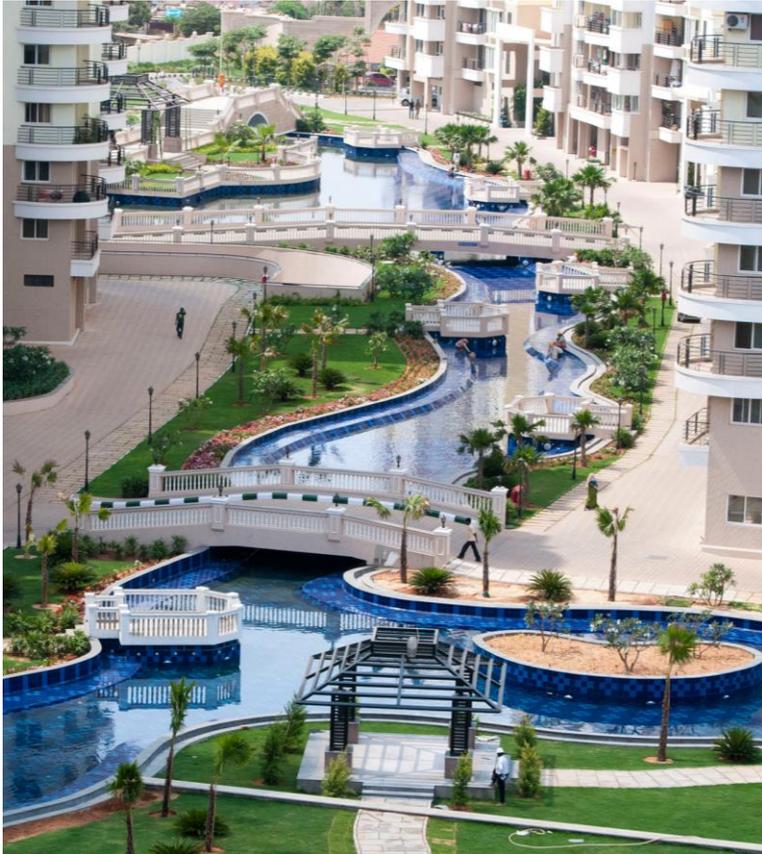


IBE REAL ESTATE AWARDS 2023 (India)
Developer of the year 2023



CONSTRUCTION EXCELLENCE AWARDS 2023 for
Starworth Infrastructure and Construction Limited

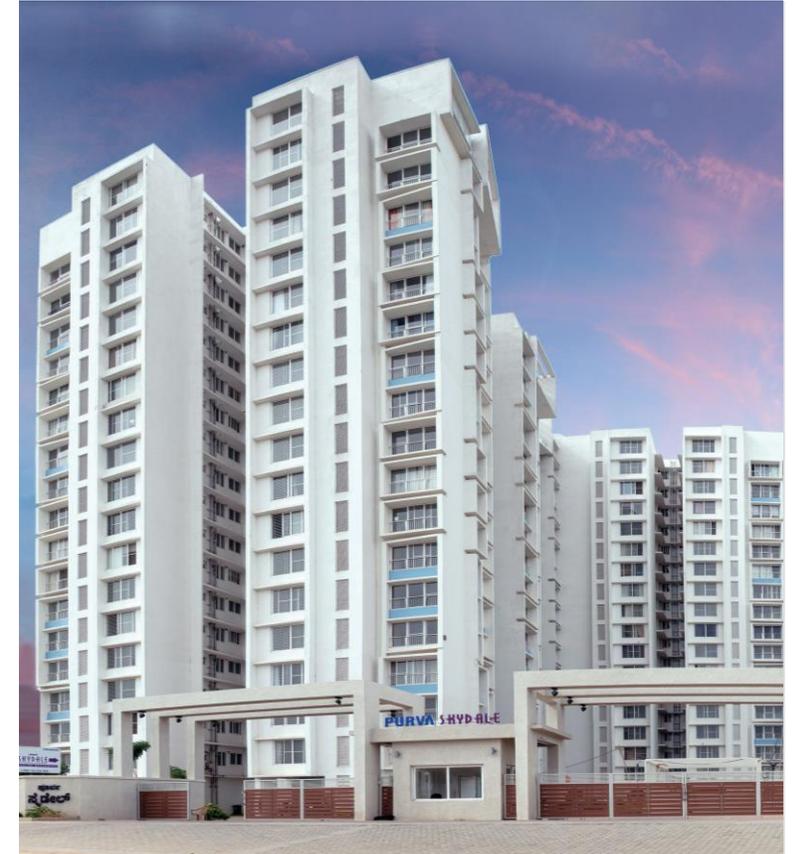
Appendix 3: Our Completed Projects



PURVA VENEZIA
Bengaluru



PURVA SKYWOOD
Bengaluru



PURVA SKYDALE
Bengaluru

Appendix 3: Our Completed Projects



PURVA BLUEMONT
Coimbatore



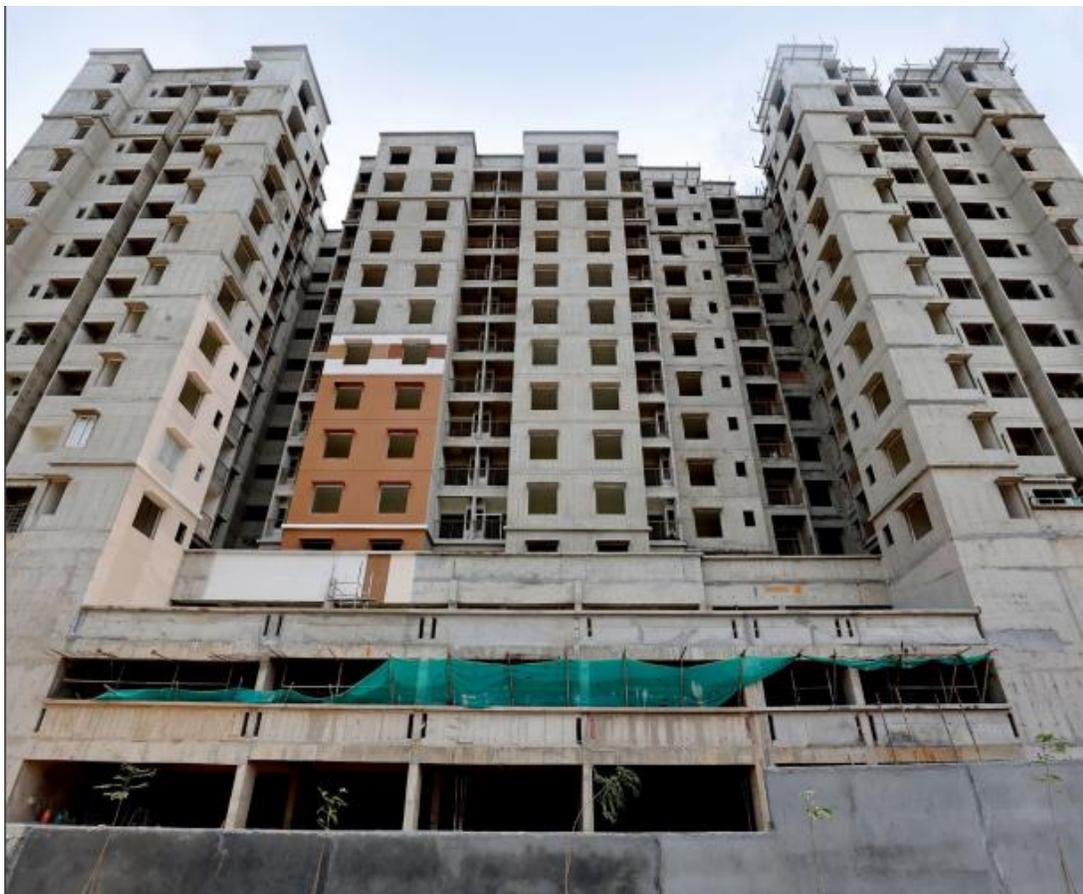
PURVA PALM BEACH
Bengaluru



PURVA ETERNITY
Kochi

Appendix 4 : Ongoing Projects

PURAVANKARA



PROVIDENT CAPELLA
Bengaluru



PROVIDENT PARKSQUARE
Bengaluru

Appendix 4 : Ongoing Projects



PURVA ZENIUM
Bengaluru



PURVA SOMERSET HOUSE
Bengaluru

Appendix 5 : Completed commercial projects



PURVA PRIMUS
Chennai



PURVA SUMMIT
Hyderabad

Appendix 5 : Ongoing commercial projects



PURVA AEROCITY
Bengaluru



ZENTECH
Bengaluru

Appendix 6 : Upcoming Projects



ECOPOLITAN – HARDWARE PARK
Bengaluru



DEANSGATE – IVC ROAD
Bengaluru

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company. It contains certain forward looking statements concerning Puravankara Ltd.'s future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

THANK YOU

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Corporate Identification Number : L45200KA1986PLC051571

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 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.



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- COIMBATORE
- GOA
- HYDERABAD
- KOCHI
- MANGALORE
- MUMBAI
- PUNE

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STRINGENT QUALITY ASSURANCE



ENVIRONMENT CONSCIOUSNESS & SUSTAINABILITY