

Godrej Properties Limited
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5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079.India
Tel.: +91-22-6169 8500
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Website: www.godrejproperties.com

CIN : L74120MH1985PLC035308

August 02, 2022

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai – 400 051

Ref: **Godrej Properties Limited**

BSE - Scrip Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 959822 – Debt Segment

NSE - GODREJPROP

Sub: Investors Presentation and Press Release

Dear Sir/Madam,

Please find enclosed a copy of the Investors' Presentation and the Press Release on the financial results of the Company for the quarter ended June 30, 2022.

This is for your information and records.

Thank you,

Yours truly,

For Godrej Properties Limited


Ashish Karyekar

Company Secretary & Compliance Officer

Encl. as above



RESULTS PRESENTATION

FIRST QUARTER, FINANCIAL YEAR 2023



DISCLAIMER

Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations

AGENDA

Overview **01**

Q1 FY23 Operational Highlights 02

Q1 FY23 Financial Highlights 03

Annexure 04

GODREJ GROUP

- Established in 1897
- \$6 billion in annual revenue
- 1.1 billion people globally use a Godrej product¹
- Godrej ranks amongst the most trusted Indian brands²
- \$2.4 billion brand valuation by Interbrand³
- Amongst India's most diversified and trusted conglomerates
- Real estate is a key growth business for the Group

1. Godrej Group internal study
2. The Brand Trust Report 2019
3. Interbrand study done in 2019

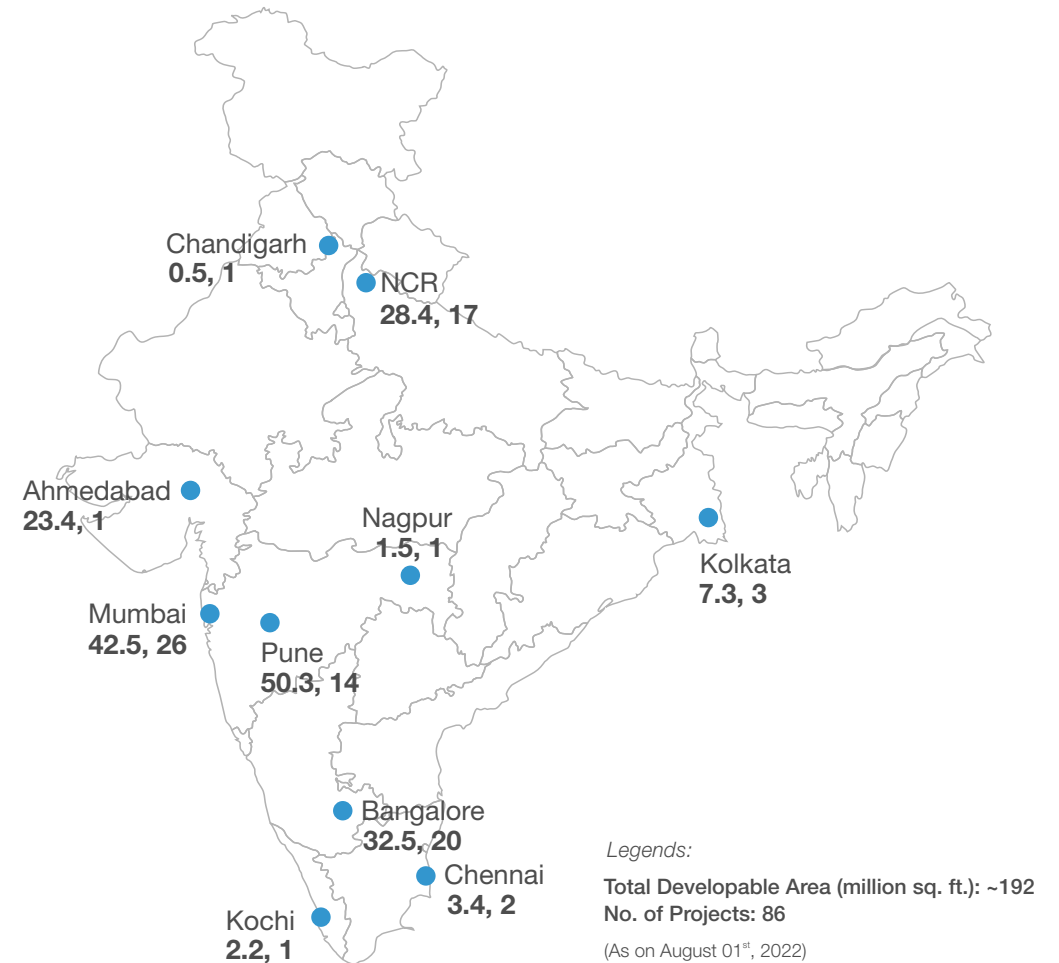
Value Creation Track Record

Particulars	21 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	14%	16
Godrej Consumer Products	27%	153
Godrej Industries	27%	145

Note: CAGR calculated for opening prices as of 18th June, 2001 when GCPL and GIL were demerged and publicly listed

GODREJ PROPERTIES

- Established in 1990
- India's largest real estate developer by booking value in FY21
- Successfully delivered ~22 million sq. ft. of real estate in the past five years
- ~192 million sq. ft. of saleable area across India
- Differentiated asset-light business model
- Over 350 awards received in the last 5 years



STRENGTHS

Godrej Brand	<ul style="list-style-type: none"> • 1.1 billion people globally use a Godrej product¹ • Godrej Properties ranked as the most trusted real estate brand in the 2019 Brand Trust Report • GPL brings the Godrej brand's reputation for trust, quality and corporate governance to the real estate sector
Effective Land Sourcing Model	<ul style="list-style-type: none"> • Competitive advantage in executing joint development projects • Capital efficient and high ROE development model
Strong Project Pipeline	<ul style="list-style-type: none"> • Added 43 residential projects with ~88 million sq. ft. saleable area since FY2018² • Access to Group's land bank across India (e.g. Vikhroli)
Sales and Execution Capability	<ul style="list-style-type: none"> • India's largest developer by residential sales in FY21 • Successfully delivered ~22 million sq. ft. of real estate in the past five years
Access to Capital	<ul style="list-style-type: none"> • Confidence of capital markets demonstrated by sector leading stock performance since IPO • Lowest bank funding rates in the sector
Sustainability Leadership	<ul style="list-style-type: none"> • Ranked #1 amongst listed global residential developers in 2020 and 2021 by the Global Real Estate Sustainability benchmark (GRESB) • GPL is one of the five founding members of the Sustainable Housing Leadership Consortium (SHLC), which aims to drive sustainability in India's housing market • GPL committed to have all its projects third-party certified as green buildings in 2010

1. Based on Godrej Group* Internal Study

2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement as on 30th June, 2022

STOCK PERFORMANCE

An investment into GPL's IPO would be worth ~ 6x an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	12 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	9.2%	3.02
Godrej Properties	14.0%	5.15
BSE Realty Index	-1.8%	0.79

Note: CAGR calculated for prices as on 4th January, 2010 and 30th June, 2022

AGENDA

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Annexure 04

Q1 FY23 OPERATIONAL HIGHLIGHTS

Sales Highlights

- GPL's highest ever 1st quarter sales - booking value stood at INR 2,520 crore
- 407% YoY growth in booking value and 267% YoY growth in booking volume
- 3 new project launches across 2 cities
- MMR booking value crossed INR 1,000 crore for the quarter

Business Development

- Added a new residential project in Nagpur with a saleable area of ~1.5 million sq. ft.
- Post Q1 FY23, added a new residential project in MMR with a saleable area of ~1.2 lakh sq. ft.

Cashflow Highlights

- Total operating cash inflow of INR 1,801* crore in Q1 FY23

ESG/CSR Initiatives

- As a part of our carbon sequestration projects, a new afforestation project has been commissioned to plant 3 lakh saplings on community land and on farmer's agricultural land in Ambejogai, Beed which has a potential to sequester 15,000 TCO₂e annually

Other highlights

- ICRA has upgraded rating for Long Term Borrowing Program and NCD to [ICRA] AA+(Stable) from [ICRA] AA (Positive) and reaffirmed rating at [ICRA] A1+ for Short Term Borrowing Program and Commercial Paper
- 9 awards received in Q1 FY23

* Includes collection of INR 183 crore from projects where GPL is the development manager

SALES HIGHLIGHTS

Particulars	Q1 FY23	Q1 FY22	Growth	Q4 FY22	Growth	FY22
Area Sold (sq. ft.)	2,829,405	771,817	267%	4,235,271	-33%	10,837,043
Booking Value (INR Cr)	2,520	497	407%	3,248	-22%	7,861

Strong response to new project/phase launches

Godrej Horizon, MMR

- Launched in May 2022
- Total sales stood at 245,822 sq. ft. with a booking value of INR 528 crore

Godrej Ascend, MMR

- Launched in May 2022
- Total sales stood at 381,119 sq. ft. with a booking value of INR 415 crore

Godrej Connaught One, NCR

- Launched in May 2022
- Total sales stood at 7,984 sq. ft. with a booking value of INR 52 crore

City-wise Sales Breakdown

MMR

- Registered booking value of INR 1,008 crore through sale of 589 homes with total sales of 0.68 million sq. ft.

Pune

- Registered booking value of INR 303 crore through sale of 531 homes with total sales of 0.46 million sq. ft.

NCR

- Registered booking value of INR 847 crore through sale of 520 homes with total sales of 1.03 million sq. ft.

Bangalore

- Registered booking value of INR 273 crore through sale of 481 homes with total sales of 0.48 million sq. ft.

PROJECT BOOKING

Particulars	Booking Area (sq. ft.)	Booking Value (INR Cr)
Residential Projects	Q1 FY23	Q1 FY23
Godrej Horizon, MMR	245,822	528
Godrej Ascend, MMR	381,119	415
Godrej Park Retreat, Bangalore	424,025	268
Godrej Nature+, NCR	345,468	218
Godrej Nest ¹ , NCR	255,756	175
Godrej Woods, NCR	136,233	167
Godrej Sky Greens, Pune	138,159	92
Godrej Meridien, NCR	93,990	85
Godrej Seven, Kolkata	111,136	54
Godrej Connaught One, NCR	7,984	52
Godrej Meadows, Pune	75,808	48
Godrej Nurture/Park Greens/Forest Grove/Wood Park, Pune	74,310	47
Godrej Palm Retreat ¹ , NCR	56,161	44
Godrej Boulevard/Parkridge, Pune	52,580	34
Godrej Golf Links, NCR	40,516	34
Others ²	366,908	241
Total	2,805,975	2,502

1. GPL is the development manager for the project

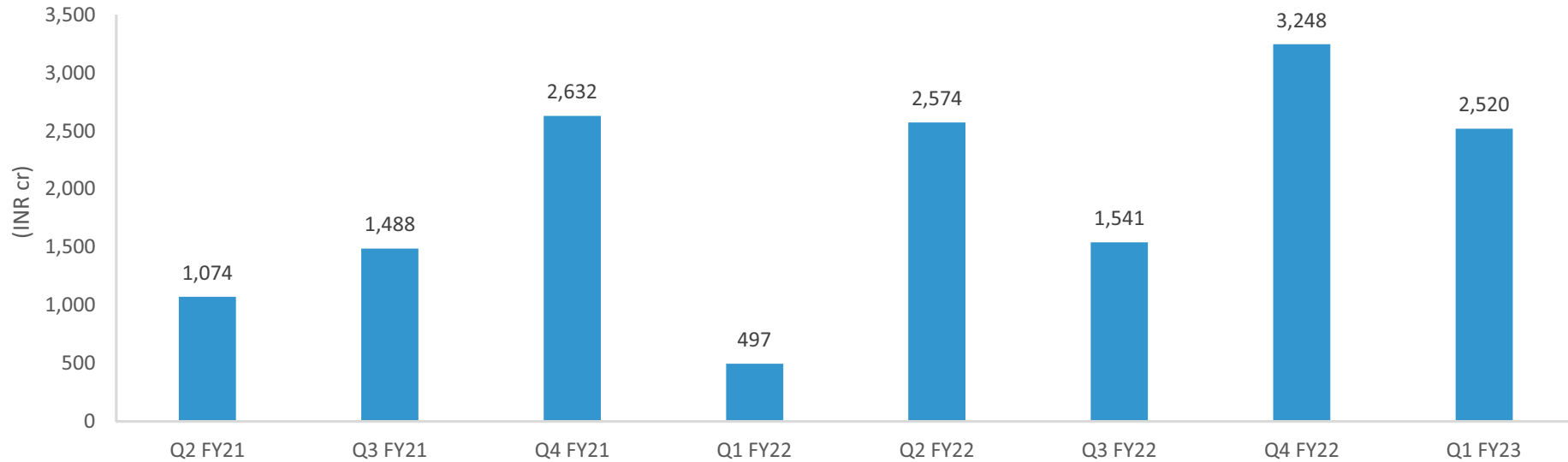
2. Includes cancellations in certain projects

PROJECT BOOKING (Contd.)

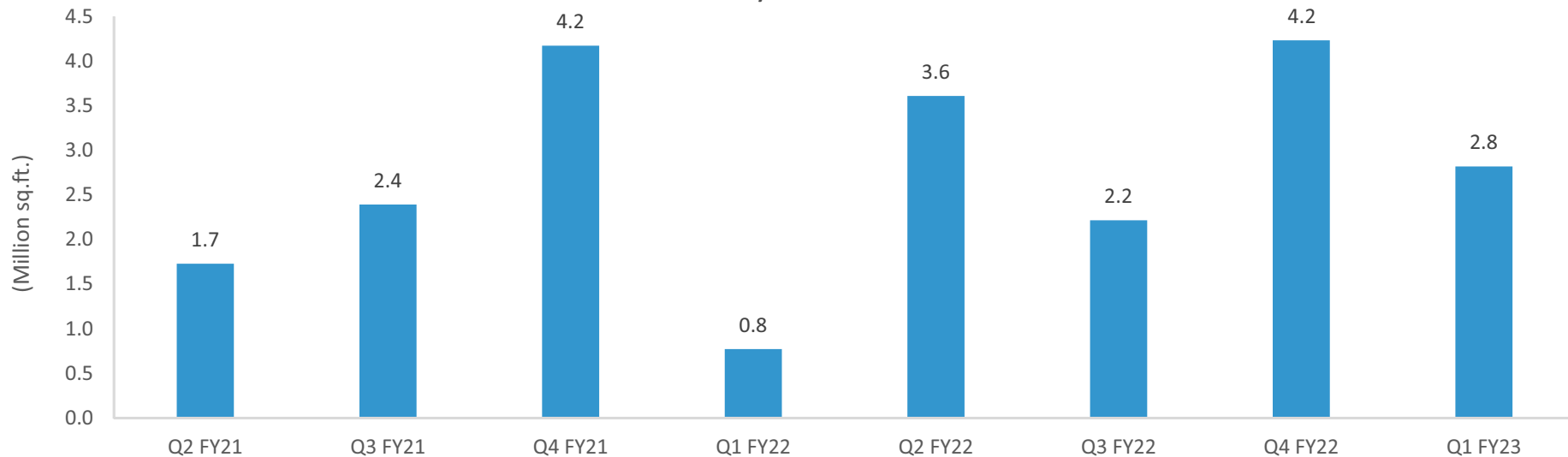
Particulars	Booking Area (sq. ft.)	Booking Value (INR Cr)
Commercial Projects	Q1 FY23	Q1 FY23
Godrej Eternia, Chandigarh	23,430	18
Total	23,430	18
Grand Total	2,829,405	2,520

QUARTERLY SALES TREND

Quarterly Sales Value



Quarterly Sales Volume



BUSINESS DEVELOPMENT

Added a new project with saleable area of ~1.5 million sq. ft.

Nagpur Plotted, Nagpur

- Spread across 58 acres, this project will offer approximately 1.5 million sq. ft. of plotted residential development, offering attractive plot sizes
- The estimated revenue potential from the project is approximately INR 575 crore
- It is a 100% owned project

Existing Project Update

Godrej Tranquil Extension, MMR

GPL Economic Interest: DM – 11% of Revenue

- GPL has extended its existing arrangements with Shivam Realty to develop a residential group housing project at Kandivali
- The site is strategically located with easy access to the Western Express Highway offering a well-developed social and civic infrastructure with multiple schools, hospitals, retail malls, residential and commercial spaces in close proximity
- The project is an extension of Godrej Tranquil and Godrej Nest and will offer approximately 0.7 million sq. ft. of saleable area with an estimated revenue potential of approximately INR 1,000 crore

Post Q1 FY23 - Added a new project in MMR with a saleable area of ~1.2 lakh sq. ft.

Carmichael Road, MMR

- Spread across approximately 0.5 acres, the project will offer 1.2 lakh sq. ft. of luxury residential development near Carmichael Road, an upmarket residential area in Mumbai
- The estimated revenue potential from the project is approximately INR 1,200 crore
- It is a 100% owned project

LAUNCH TRACKER FY23

Launch timings are dependent on receipt of regulatory approvals and can be delayed substantially beyond initial expectations

New Project Launches Planned in FY23			
Project	City	Status	Launch Area*
Godrej Horizon	MMR	✓	0.45
Godrej Ascend	MMR	✓	0.63
Godrej Connaught One	NCR	✓	0.13
Hinjawadi Ph 1	Pune	✓	0.53
Whitefield	Bangalore	✓	2.45
Nagpur Ph 1	Nagpur	✓	0.81
Ashok Vihar	NCR	✓	0.70
Sonipat	NCR	✓	1.07
Matunga	MMR	✓	0.18
Bannerghatta Road Ph1	Bangalore	✓	1.08
Sarjapur 5 Ph 1	Bangalore	✓	1.08
Total			9.10

New Phase Launches Planned in FY23			
Project	City	Status	Launch Area*
Okhla Tower 1	NCR	✓	0.35
Godrej Garden City Ph 11	Ahmedabad	✓	1.40
Mahalunge Ph 8	Pune	✓	0.51
Mamurdi Ph 5	Pune	✓	1.10
Hinjawadi Ph 2	Pune	✓	0.53
Manjari 4	Pune	✓	0.64
Godrej Ananda Ph 2	Bangalore	✓	1.53
Joka Ph 2B	Kolkata	✓	0.57
Keshavnagar Ph 3	Pune	✓	0.85
Mamurdi Town Centre	Pune	✓	0.13
GGL Ph 6	NCR	✓	0.72
Sarjapur 4 Ph 2	Bangalore	✓	0.69
Hinjawadi Ph 3	Pune	✓	0.61
Ashok Vihar Ph 2	NCR	✓	0.99
Godrej Palm Retreat Cluster D	NCR	✓	0.46
Total			11.07

* in million sq. ft. ✓ Launched ✓ On - Track ✓ Delayed ● New Project/Phase Added ● New Project/Phase Added & Launched

AWARDS AND RECOGNITIONS

GPL received 9 awards in Q1 FY23

ILLUSTRATIVE LIST OF AWARDS

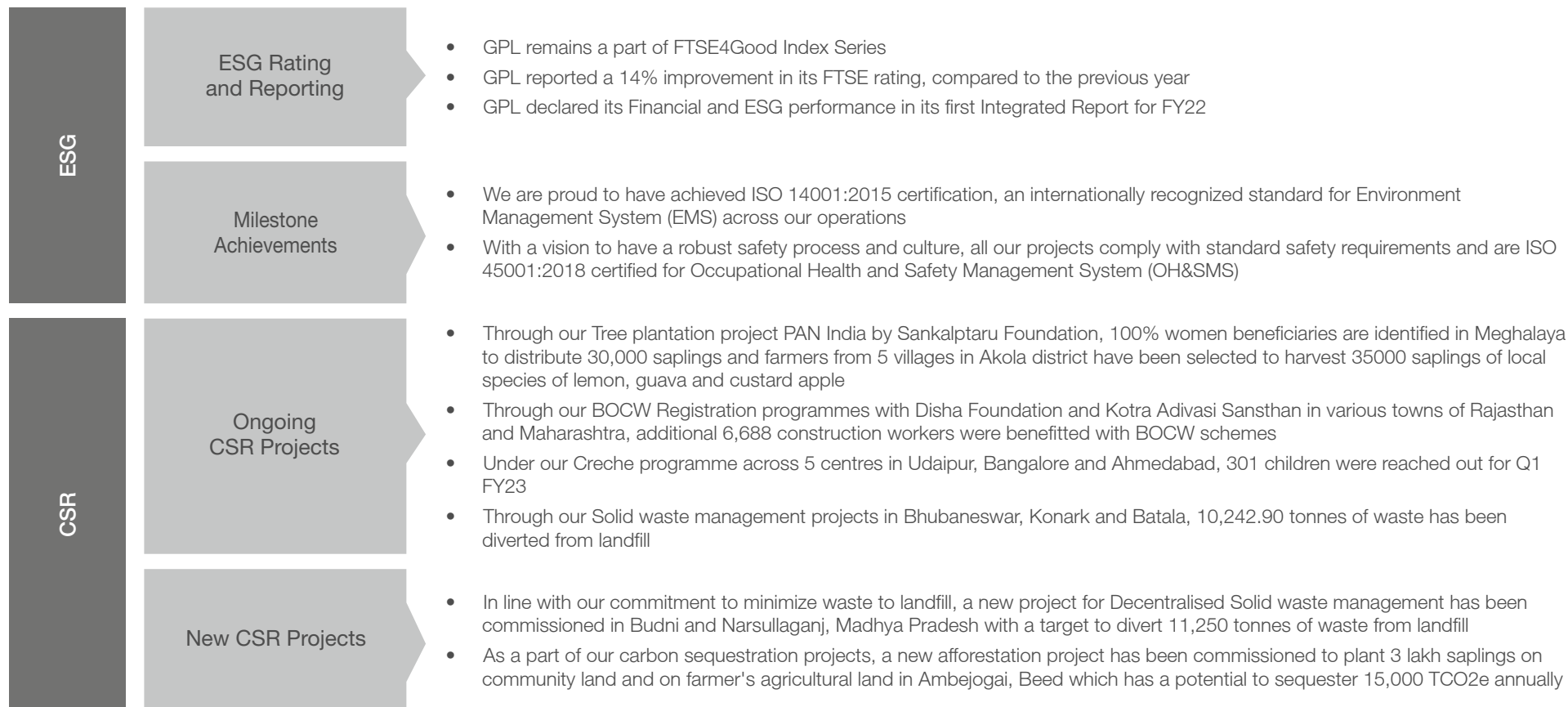
GODREJ PROPERTIES

- **Golden Peacock Award**
Winner - CSR in Real Estate Category

PROJECT & INDIVIDUAL AWARDS

- **Gaurav Pandey**
Realty Personality of the Year – ET Realty Award (North)
- **Godrej Woodland, Bangalore | Godrej Habitat, NCR | Godrej Air, NCR**
Platinum Award - Grow Care India Safety Awards
- **Godrej Golf Links, NCR**
Best Residential Project - Township - ET Realty Award (North)
- **Godrej Woods, NCR**
Best Residential Project - Theme Based - ET Realty Award (North)
- **Godrej Woods, NCR**
Residential Hi-Rise Development (India) - Asia Pacific Property Awards
Development in association with American Standard

SUSTAINABILITY – ESG PERFORMANCE AND CSR IMPACT



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CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q1 FY23	Q1 FY22	% Change	Q4 FY22	% Change	FY22
Total Income	375	232	61%	1,476	-75%	2,397
Adjusted EBITDA*	132	84	58%	439	-70%	750
EBITDA**	116	82	41%	403	-71%	705
Profit before tax	76	36	113%	354	-79%	516
Net Profit after tax	46	17	168%	260	-82%	352

Total Income = Sales & Operating Income + Other Income + Share of profit/loss in Joint Venture

*Adjusted EBITDA = EBITDA + interest included in cost of sale

**EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

PBT = PBT + share of profit in Joint Venture

CONSOLIDATED CASHFLOW

(INR Cr)

Notes	Particulars	Q1 FY23
A	Operating cashflow	
	Total operating cash inflow	1,801
	Operating cash outflow	
	Construction and related outflow	-877
	Other project related outflow	-902
	Total operating cash outflow	-1,778
	Net operating cashflow	22
B	Financial cashflow	
	Interest and corporate taxes	-92
	Net financial cashflow	-92
C	Capital cashflow	
	Land & approval related outflow	-538
	Advance to JV partners and others	-3
	Net capital cashflow	-541
D	Adjustment for JV projects	151
(A+B+C+D)	Total net GPL cashflow	-460
E	Other Ind AS Adjustments	-33
(A+B+C+D+E)	(Increase)/Decrease in Net Debt under Ind AS	-493

Note: Total operating cash inflow includes gross collection for DM projects and Other project related outflow includes JVP share of collection for DM projects

CONSOLIDATED FINANCIAL STATEMENTS – BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2022	As on 31.03.2022
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, plant & equipment	111.01	104.62
b	Right-of-Use Asset	22.58	24.73
c	Capital Work-in-Progress	370.59	339.49
d	Investment Property	33.57	34.03
e	Goodwill on consolidation	0.04	0.04
f	Other intangible assets	18.88	19.54
g	Intangible assets under development	0.82	0.79
h	Equity accounted investees	772.81	804.22
i	Financial assets		
	Other Investments	698.97	719.66
	Trade Receivables	180.05	173.22
	Loans	36.94	43.81
	Other non – current financial assets	18.35	8.94
j	Deferred tax assets (net)	295.96	307.74
k	Income tax assets (net)	85.55	76.43
l	Other non-current non-financial assets	44.87	50.77
	Total non-current assets	2,690.99	2,708.03
2	Current assets		
a	Inventories	6,538.03	5,668.31
b	Financial assets		
	Investments	3,187.72	3,359.08
	Trade receivables	182.60	191.69
	Cash and cash equivalents	90.49	179.08
	Bank balances other than above	1,104.33	1,159.43
	Loans	2,730.60	2,552.67
	Other current financial assets	1,108.60	1,224.10
c	Other current non-financial assets	905.84	761.17
	Total current assets	15,848.21	15,095.53
	Total Assets	18,539.20	17,803.56

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2022	As on 31.03.2022
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	139.00	138.99
b	Other equity	8,582.45	8,536.40
c	Non-controlling interest	-4.06	-1.82
	Total Equity	8,717.39	8,673.57
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	1,000.00	1,000.00
	Lease Liabilities	16.09	18.16
	Other Non - Current Financial Liabilities	-	78.44
b	Deferred tax liabilities (Net)	-	-
c	Provisions	17.95	17.53
	Total Non-Current Liabilities	1,034.04	1,114.13
2.2	Current Liabilities		
a	Financial liabilities		
	Borrowings	4,356.75	4,169.82
	Lease Liabilities	8.33	8.25
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	39.61	41.86
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	2,143.89	2,212.24
	Other Current Financial Liabilities	501.30	454.27
b	Other Current Non Financial Liabilities	1,687.48	1,080.87
c	Provisions	38.33	38.77
d	Current Tax Liabilities (Net)	12.08	9.78
	Total Current Liabilities	8,787.77	8,015.86
	Total Liabilities	9,821.81	9,129.99
	Total Equity and Liabilities	18,539.20	17,803.56

FINANCIAL ANALYSIS

Profitability Indicators

Particulars	Q1 FY2023	Q1 FY2022	Q4 FY2022	FY2022
Adjusted EBITDA / Total Income*	35.2%	36.1%	29.7%	31.3%
EBITDA / Total Income**	30.9%	35.5%	27.3%	29.4%
PBT Margin %	20.3%	15.4%	24.0%	21.5%
Net Profit Margin % [#]	12.2%	7.3%	17.7%	14.7%

*Adjusted EBITDA = EBITDA + interest included in cost of sale

**EBITDA = PBT + Interest + Depreciation + Share of profit in Joint Venture

[#]Net profit after minority interest

Leverage Indicators

Particulars	As on 30 th June 2022	As on 31 st March 2022	As on 30 th June 2021
Net Debt (INR Cr)	956	463	-238
Networth (INR Cr)	8,721	8,675	8,337
Net Debt / Equity Ratio	0.11	0.05	-0.03
Average Borrowing Cost (YTD)	6.04%	5.95%	6.65%

Note: All Numbers as per Ind AS

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Annexure **04**

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	14.80	Own	Phase I to IV: Area Based - 73.6% Phase V: Revenue Based - 67.6% Phase VI: onwards - 17% of Revenue	Ongoing
2	Devanahalli 1	Bangalore	Residential	5.00	JV	Profit Share - 50%	Forthcoming
3	Godrej Woodland	Bangalore	Residential	0.58	Own	100% owned project	Ongoing
4	Godrej ECity	Bangalore	Residential	0.06	DM	DM Fee - 11% of Revenue	Ongoing
5	Godrej Reflections	Bangalore	Residential	0.97	JV	GPL holds 20% equity in the project specific company	Ongoing
6	Godrej Eternity	Bangalore	Residential	0.23	JV	GPL holds 25.1% equity in the project specific company	Ongoing
7	Godrej Air	Bangalore	Residential	0.16	JV	Profit Share - 50%	Ongoing
8	Tumkur Road	Bangalore	Residential	0.79	Own	Revenue Based - 78%	Forthcoming
9	Godrej Avenues	Bangalore	Residential	0.01	Own	100% owned project	Ongoing
10	Godrej Aqua	Bangalore	Residential	0.02	Own	100% owned project	Ongoing
11	Godrej 24	Bangalore	Residential	0.57	DM	DM Fee - 11% of Revenue	Ongoing
12	Godrej Royale Woods	Bangalore	Residential	1.57	JV	Profit Share - 55% (for 87.3% of area)	Ongoing
13	Godrej Reserve	Bangalore	Residential	0.05	JV	Profit Share - 21.7%	Ongoing
14	Godrej Nurture	Bangalore	Residential	1.36	JV	Profit Share - 50%	Ongoing
15	Godrej Ananda	Bangalore	Residential	3.00	JV	DM - 4.5% of Revenue & Profit Share - 49%	Ongoing
16	Godrej Park Retreat (Sarjapur 4)	Bangalore	Residential	1.66	Own	100% owned project	Ongoing
17	Whitefield	Bangalore	Residential	2.57	Own	100% owned project, 5.4% area share to landlord	Forthcoming

* Primarily a residential project with a portion of commercial saleable area.

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
18	Sarjapur 5	Bangalore	Residential	1.50	Own	100% owned project	Forthcoming
19	Bannerghatta Road	Bangalore	Residential	3.61	Own	100% owned project; ~4.8% Area Share to landlord	Forthcoming
20	Godrej Palm Grove	Chennai	Residential	1.76	Own	Area Based - 70% (for 12.57 acres), 68% (for 4.82 acres)	Ongoing
21	Godrej Azure	Chennai	Residential	0.58	JV	Profit Share - 37%	Ongoing
22	Godrej Summit	Gurgaon	Residential	0.02	Own	Area Based - 65%	Ongoing
23(A)	Godrej Aria	Gurgaon	Residential	0.02	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
23(B)	Godrej 101	Gurgaon	Residential	0.06	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
24(A)	Godrej Oasis	Gurgaon	Residential	0.01	Own	Profit Share - 51%	Ongoing
24(B)	Godrej Icon	Gurgaon	Residential	0.11	Own	Profit Share - 51%	Ongoing
25	Godrej Nature+	Gurgaon	Residential	1.75	JV	Profit Share - 40%	Ongoing
26	Godrej Air	New Gurgaon	Residential	1.00	JV	Profit Share - 37.5%	Ongoing
27	Godrej Meridien	Gurgaon	Residential	1.52	JV	GPL owns 20% equity in project specific company	Ongoing
28	Godrej Habitat	Gurgaon	Residential	0.77	Own	Revenue Share - 95%	Ongoing
29	Kochi Project	Kochi	Residential	2.24	Own	Revenue Based - 70%	Forthcoming
30	Godrej Seven	Kolkata	Residential	3.00	JV	Profit Share - 46%	Ongoing
31	Godrej Prakriti	Kolkata	Residential	0.60	Own	100% Owned Project	Ongoing
32	Godrej Platinum	Mumbai	Residential	0.01	DM	DM Fee - 10% of Revenue	Ongoing
33	Godrej Emerald	Mumbai	Residential	1.35	JV	Revenue Based - 64% (GPL holds 20% equity in the project specific company)	Ongoing

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
34	Godrej Park	Mumbai	Residential	0.77	Own	Revenue Based – 56.5%	Forthcoming
35	Godrej Vihaa	Mumbai	Residential	1.30	DM	DM Fee – 10% of Revenue	Ongoing
36	Godrej City	Mumbai	Residential	7.55	JV	Profit Based - 35% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
37	The Trees	Mumbai	Mixed Use	0.04	Own	100% owned project	Ongoing
38	G&B, Vikhroli	Mumbai	Residential	0.80	DM	DM Fee - 10% of Revenue	Forthcoming
39	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM	DM Fee - 10% of Revenue	Forthcoming
40	G&B Lawkim, Thane	Mumbai	Residential	0.27	JV	Profit Based – 32%	Forthcoming
41	Godrej Tranquil	Mumbai	Residential	1.54	DM	DM Fee - 11% of Revenue	Ongoing
42	Godrej Edenwoods	Mumbai	Residential	0.03	JV	Profit Based - 50% (from 85% of revenue for this project)	Ongoing
43	Godrej Alive	Mumbai	Residential	2.10	DM	DM Fee - 10% of Revenue	Ongoing
44	Bandra	Mumbai	Residential	1.07	Own	Revenue Based - 60%	Forthcoming
45	Godrej Bayview	Mumbai	Residential	0.50	JV	Profit Share - 50%	Ongoing
46	Godrej Exquisite	Mumbai	Residential	0.79	JV	GPL holds 20% equity in the project specific company	Ongoing
47	Godrej RKS	Mumbai	Mixed Use	0.38	Own	100% owned project	Ongoing
48	Godrej Nirvaan	Mumbai	Residential	2.84	JV	Profit Share - 50%	Ongoing
49	Taloja	Mumbai	Residential	7.50	JV	Profit Share - 55%	Forthcoming
50	Godrej Ascend	Mumbai	Residential	1.64	Own	100% owned project	Ongoing
51	Godrej Urban Park	Mumbai	Residential	0.61	Own	100% owned project	Ongoing

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
52	Worli	Mumbai	Residential	1.27	JV	Profit Share - 50%	Forthcoming
53	Matunga	Mumbai	Residential	0.19	Own	Revenue Sharing - 89%	Forthcoming
54	Godrej Riviera	Mumbai	Residential	2.74	Own	100% owned project	Ongoing
55	Sanpada	Mumbai	Residential	0.39	Own	100% owned project	Forthcoming
56	Godrej Horizon	Mumbai	Residential	1.60	Own	GPL to construct space for society in lieu of saleable area	Ongoing
57	Carmichael Road	Mumbai	Residential	0.12	Own	100% owned project	Forthcoming
58	Nagpur Plotted	Nagpur	Residential	1.52	Own	100% owned project	Forthcoming
59	Godrej South Estate	NCR	Residential	1.01	JV	Profit Share - 58%	Ongoing
60	Ashok Vihar	NCR	Residential	3.28	Own	100% owned project	Forthcoming
61	Godrej Retreat	NCR	Residential	0.12	Own	100% owned project	Ongoing
62	Godrej Connaught One	NCR	Residential	0.13	JV	DM - 10% of Revenue & Profit Sharing - 50%	Ongoing
63	Sonipat	NCR	Residential	1.00	Own	Profit Share - 51%	Forthcoming
64	Godrej Nest	Noida	Residential	2.20	DM	DM Fee - 11% of Revenue	Ongoing
65	Godrej Palm Retreat	Noida	Residential	1.82	DM	DM Fee - 13% of Revenue	Ongoing
66	Godrej Golf Links	Greater Noida	Residential	4.57	JV	Profit Share - 40%	Ongoing
67	Godrej Woods	Noida	Residential	2.46	JV	Profit Share - 49%	Ongoing
68	Bhugaon Township	Pune	Residential	9.44	JV	Share in project specific company 11.09%, Development manager fee Rs 162/sq. ft., Profit sharing if profits exceed certain threshold	Forthcoming
69	Godrej Infinity (Keshavnagar)	Pune	Residential	2.79	JV	Profit Share - 35%	Ongoing
70	Godrej Greens	Pune	Residential	1.05	JV	Profit Share - 40%	Ongoing

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
71	Godrej Park Greens (Mamurdi)	Pune	Residential	3.32	JV	DM - 6.6% of Revenue & Profit Share - 44%	Ongoing
72	Hinjawadi	Pune	Residential	10.20	JV	DM - 12.5% of Revenue & Profit Share - 50% at Portfolio level	Forthcoming
73	Manjari	Pune	Residential	4.06	JV		Ongoing
74	Kalyani Nagar	Pune	Residential	0.50	JV		Forthcoming
75	Mahalunge	Pune	Residential	4.97	JV		Ongoing
76	Ahire	Pune	Residential	2.90	JV		Forthcoming
77	Wagholi	Pune	Residential	1.70	JV		Forthcoming
78	Pimpri-Chinchwad	Pune	Residential	1.70	Own		100% owned project

B. COMMERCIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable/Leasable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	2.40	Own	Phase I to IV: Area Based 73.6% Phase V : Revenue Based - 67.6% Phase VI : onwards - 17% of Revenue	Ongoing
2	Hebbal	Bangalore	Commercial	0.67	JV	GPL owns 20% equity in project specific company	Ongoing
3	Indira Nagar	Bangalore	Commercial	1.05	JV	GPL owns 20% equity in project specific company	Ongoing
4	Godrej Eternia	Chandigarh	Commercial	0.28	Own	Revenue Based - 54%	Ongoing
5	Godrej Genesis	Kolkata	Commercial	0.07	Own	Area Based – 62%	Ongoing
6(A)	Godrej Two*	Mumbai	Commercial	1.16	JV	GPL holds 50% equity in project specific company	Ongoing
6(B)	The Trees Hotel & Retail*	Mumbai	Mixed Used	0.34	Own	100% owned project	Ongoing
7	Bhugaon Township*	Pune	Residential	2.36	JV	Share in project specific company 11.09%, Development manager fee INR.162/sq. ft., Profit sharing if profits exceed certain threshold	Forthcoming
8	Godrej Genesis	Pune	Commercial	0.48	Own	Revenue Based - 58%	Forthcoming
9	Koregaon Park	Pune	Commercial	1.50	JV	GPL owns 20% of equity in project specific company	Ongoing
10	Yerwada	Pune	Commercial	0.93	JV	GPL owns 20% of equity in project specific company	Forthcoming
11	Golf Course Road	Gurgaon	Commercial	0.91	JV	GPL owns 12% of equity in project specific company	Ongoing

*Primarily a residential project with a portion of commercial saleable area

THANK YOU

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GODREJ PROPERTIES LIMITED

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PRESS RELEASE

Consolidated Financials for Q1 FY23 Results

- Highest ever Q1 sales for GPL - Total booking value grew 407% YoY to INR 2,520 crore
- Mumbai booking value crossed 1,000 crore
- Total income grew by 61% YoY to INR 375 crore in Q1 FY23
- EBITDA grew by 41% YoY to INR 116 crore in Q1 FY23
- Net Profit grew by 168% YoY to INR 46 crore in Q1 FY23

Mumbai, August 02, 2022: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the first quarter ended June 30, 2022.

CORPORATE HIGHLIGHTS:

Sales Highlights

- Q1 FY23 witnessed total booking value of INR 2,520 crore and total booking volume of 2.83 million sq. ft. as compared to total booking value of INR 497 crore and total booking volume of 0.77 million sq. ft. in Q1 FY22

Business Development

Added a new project with saleable area of ~1.5 million sq. ft

Nagpur Plotted, Nagpur

- Spread across 58 acres, this project will offer approximately 1.5 million sq. ft. of plotted residential development, offering attractive plot sizes
- The estimated revenue potential from the project is approximately INR 575 crore

- It is a 100% owned project

Existing Project Update:

Godrej Tranquil Extension, MMR

- GPL has extended its existing arrangements with Shivam Realty to develop a residential group housing project at Kandivali
- The site is strategically located with easy access to the Western Express Highway offering a well-developed social and civic infrastructure with multiple schools, hospitals, retail malls, residential and commercial spaces in close proximity
- The project is an extension of Godrej Tranquil and Godrej Nest and will offer approximately 0.7 million sq. ft. of saleable area with an estimated revenue potential of approximately INR 1,000 crore

Post Q1 FY23 - Added a new project in MMR with a saleable area of ~1.2 lakh sq. ft

Carmichael Road, MMR

- Spread across approximately 0.5 acres, the project will offer 1.2 lakh sq. ft. of luxury residential development near Carmichael Road, an exclusive residential area in Mumbai
- The estimated revenue potential from the project is approximately INR 1,200 crore
- It is a 100% owned project

Other Highlights

- 9 awards received in Q1 FY23

Commenting on the performance of Q1 FY2023, Mr. Pirojsha Godrej, Executive Chairman, Godrej Properties Limited, said:

“Having delivered our highest ever Q1 bookings of 2,520 crore, we are on track to meet our FY 23 objective of achieving 10,000 crore booking value. Despite elevated inflation and recent interest rate hikes, the real estate sector has been exceptionally resilient. The sector is likely to continue to strengthen in the quarters ahead and we will be focused on significant market share gains through new project acquisitions and launches. We have a robust launch pipeline for rest of the year which will help us build on the current momentum.”

Financial Overview (Consolidated)

Q1 FY2023 performance overview compared with Q1 FY2022

- Total Income stood at INR 375 crore as compared to INR 232 crore
- EBITDA stood at INR 116 crore as compared to INR 82 crore
- Net Profit stood at INR 46 crore as compared to INR 17 crore
- EPS[#] amounted to INR 1.64 as compared to INR 0.61

[#]not annualised

--ENDS--

About Godrej Properties Limited:

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 125-year legacy of excellence and trust with a commitment to cutting edge design, technology, and sustainability. In FY 2021, Godrej Properties emerged as the largest developer in India by the value and volume of residential sales achieved.

Godrej Properties has deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third party certified green buildings. In 2020 and again in 2021, the Global Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices. In 2017, GPL was one of the founding partners of the Sustainable Housing Leadership Consortium (SHLC), whose mission is to spread sustainable development practices across the Indian real estate sector. In recent years, Godrej Properties has received over 300 awards and recognitions, including the Porter Prize 2019, The Most Trusted Real Estate Brand in the 2019 Brand Trust Report, Builder of the Year at the CNBC-Awaaz Real Estate Awards 2019, and The Economic Times Best Real Estate Brand 2018.

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Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations.