

**Godrej Properties Limited**  
**Regd. Office:** Godrej One  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E), Mumbai – 400 079. India  
Tel.: +91-22-6169-8500  
Fax: +91-22-6169-8888  
Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

July 31, 2024

**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 - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857 – 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 unaudited financial results of the Company for the quarter ended June 30, 2024.

Please note the date & time of occurrence of the event/information is July 31, 2024, at 11.15 a.m.

This is for your information and record.

Thank you,

Yours truly,

**For Godrej Properties Limited**

**Ashish Karyekar**  
**Company Secretary**

*Enclosed as above*



# RESULTS PRESENTATION

FIRST QUARTER, FINANCIAL YEAR 2025



# 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

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# GODREJ INDUSTRIES GROUP

- Established in 1897
- \$6 billion in annual revenue
- Over 1 billion people globally use a Godrej Industries Group product<sup>1</sup>
- Godrej ranks amongst the most trusted Indian brands<sup>2</sup>
- \$2.4 billion brand valuation by Interbrand<sup>3</sup>
- 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

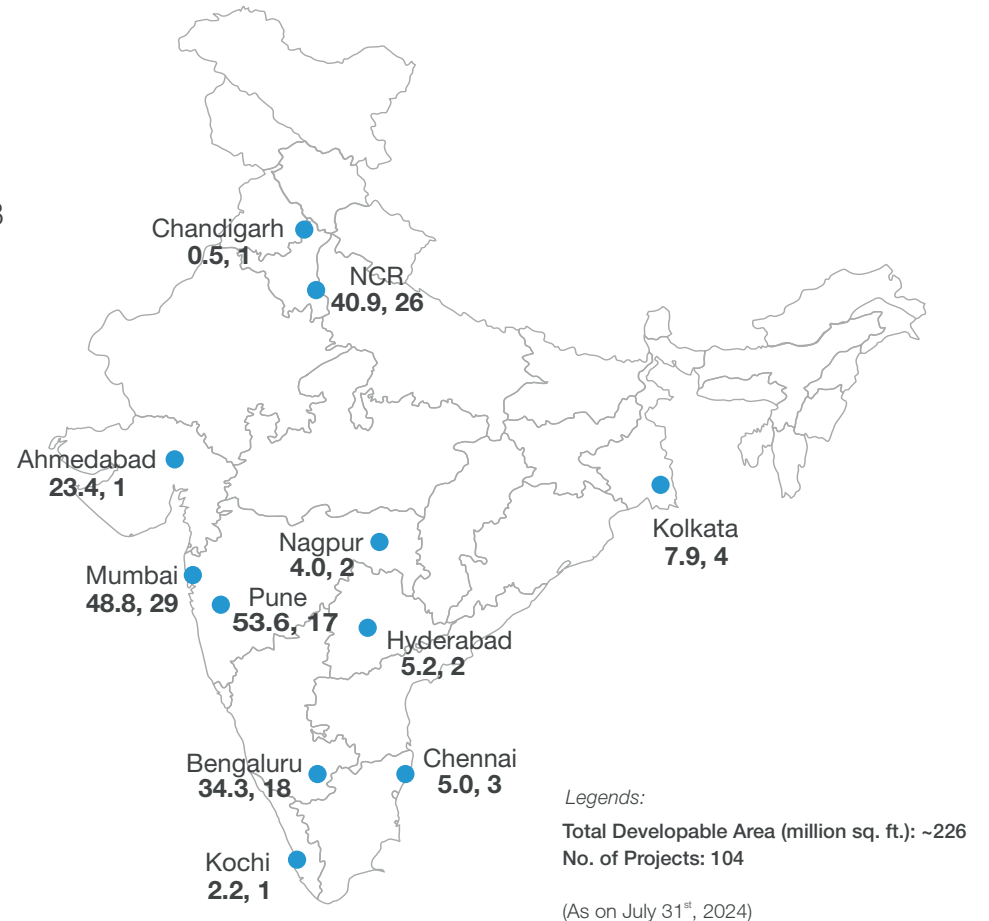
## Value Creation Track Record

Particulars	23 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
<b>BSE Sensex</b>	15%	24
<b>Godrej Consumer Products</b>	28%	278
<b>Godrej Industries</b>	28%	286

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

# GODREJ PROPERTIES

- Established in 1990
- India's largest listed developer by booking value in FY24
- Successfully delivered ~50 million sq. ft. of real estate since FY2018
- ~226 million sq. ft. of saleable area across India
- Received rating of 98/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2023 and ranked #1 globally for three consecutive years in 2020, 2021 and 2022
- ~400 awards received in the last 5 years



\*Basis results announced until date

# STRENGTHS

<b>Godrej Brand</b>	<ul style="list-style-type: none"> <li>• Over 1 billion people globally use a Godrej Industries Group product<sup>1</sup></li> <li>• Godrej Properties ranked as the most trusted real estate brand in the 2019 Brand Trust Report</li> <li>• GPL brings the Godrej brand's reputation for trust, quality and corporate governance to the real estate sector</li> </ul>
<b>Effective Land Sourcing Model</b>	<ul style="list-style-type: none"> <li>• Competitive advantage in sourcing and executing outright/joint development projects with higher economic interest</li> <li>• Capital efficient and high ROE development model</li> </ul>
<b>Strong Project Pipeline</b>	<ul style="list-style-type: none"> <li>• Added 68 residential projects with ~139 million sq. ft. saleable area since FY2018<sup>2</sup></li> <li>• Development Management Agreement with Godrej &amp; Boyce for its large Vikhroli landholding</li> </ul>
<b>Sales and Execution Capability</b>	<ul style="list-style-type: none"> <li>• India's largest listed developer by booking value in FY2024</li> <li>• Successfully delivered ~50 million sq. ft. of real estate since FY2018</li> </ul>
<b>Access to Capital</b>	<ul style="list-style-type: none"> <li>• Confidence of capital markets demonstrated by sector leading stock performance since IPO</li> <li>• Lowest bank funding rates in the sector</li> </ul>
<b>Sustainability Leadership</b>	<ul style="list-style-type: none"> <li>• Received rating of 98/100 by the Global Real Estate Sustainability benchmark (GRESB) in 2023 and ranked #1 globally for three consecutive years in 2020, 2021 and 2022</li> <li>• GPL is included among Global sustainability Leaders in the Dow Jones Sustainability Indices in the emerging category list.</li> <li>• GPL committed to have all its projects third-party certified as green buildings in 2010</li> <li>• GPL has been added to leadership Index for supply chain in Climate Disclosure Project (CDP) ratings</li> </ul>

1. Based on Godrej Group Internal Study

2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement as on 31st July, 2024

# STOCK PERFORMANCE

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

## Value Creation Track Record

Particulars	14 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	10.9%	4.50
Godrej Properties	19.9%	13.95
BSE Realty Index	5.7%	2.23

Note: CAGR calculated for prices as on 4<sup>th</sup> January, 2010 (the date of GPL's public listing) and 30<sup>th</sup> June, 2024

**GPL's market capitalization has crossed \$10 billion for the first time in Q1FY25**



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# Q1 FY25 OPERATIONAL HIGHLIGHTS

## Sales Highlights

- Booking value grows by 283% to INR 8,637 crores in Q1FY25 from the sale of 8.99 million sq. ft. area. It is GPL's highest ever quarterly sales for Q1 & its second highest quarterly sales ever.
- GPL continued to record highest quarterly booking value amongst listed developers in India for the second consecutive quarter.
- The booking volume of 8.99 million sq. ft. of area is also the highest ever quarterly volume sold by any listed developer in India, surpassing GPL's previous best of 8.17 million sq. ft. in Q4 FY24.
- Godrej Woodscapes, Bengaluru was GPL's most successful ever launch achieving a booking value of INR 3,156 crores from 3.40 million sq. ft. of area sold. GPL has achieved over 500% QoQ growth in sales in Bengaluru and has surpassed its full year FY24 sales in South India within the first quarter.
- Godrej Jardinia, Noida was GPL's most successful launch in Noida achieving a booking value of INR 2,377 crores from 1.60 million sq. ft. of area sold. GPL has achieved booking value of over INR 4,400 crores in Sector 146, Noida in less than a year.
- GPL has now achieved booking value of over INR 2,000 crores each in 6 projects in the last 4 quarters.
- 8 new project and phase launches during the quarter across 5 cities

## Business Development

- Added 2 group housing projects in Pune and Bengaluru with estimated booking value of INR 3,000 crores in Q1 FY25

## Cashflow and Collection Highlights

- Collections stood at INR 3,012 Crore for Q1 FY25, a YoY growth of 54%
- Net operating cashflow stood at INR 988 crore for Q1 FY25, a YoY growth of 737%

## Construction Highlights

- Delivered projects aggregating ~2.7 million sq. ft. across 3 cities in Q1FY25

## Commercial Project Update

- Godrej Centre Hebbal, Bengaluru received occupancy certificate in Q1FY25.
- Leased ~1.7 lakh sq. ft. of area across 4 assets in Q1FY25

## Other Highlights

- 23 awards received in Q1 FY25
- GPL's market capitalization has crossed \$10 billion for the first time in Q1FY25

# SALES HIGHLIGHTS

Particulars	Q1 FY25	Q1 FY24	Growth	Q4 FY24	Growth	FY24
Area Sold ( million sq. ft.)	8.99	2.25	299%	8.17	10%	20.00
Booking Value (INR Cr)	8,637	2,254	283%	9,519	-9%	22,527
Customer Collections* (INR Cr)	3,012	1,954	54%	4,693	-36%	11,436

\*Net of taxes and includes collections for DM Projects

## Strong responses to new projects/phases launched

### Godrej Woodscapes, Bengaluru

- Launched in May 2024
- Total sales stood at 3.40 million sq. ft. with a booking value of INR 3,156 crore

### Godrej Jardinia, NCR

- Launched in April 2024
- Total sales stood at 1.60 million sq. ft. with a booking value of INR 2,377 crore

### Godrej Zenith, NCR

- Launched in June 2024
- Total sales stood at 0.55 million sq. ft. with a booking value of INR 809 crore

### Godrej Hill View Estate, MMR

- Launched in June 2024
- Total sales stood at 1.50 million sq. ft. with a booking value of INR 591 crore

### Hinjewadi, Pune

- Launched in April 2024
- Total sales stood at 0.30 million sq. ft. with a booking value of INR 251 crore

### Godrej Forest Estate, Nagpur

- Launched in June 2024
- Total sales stood at 0.69 million sq. ft. with a booking value of INR 250 crore

### Godrej Urban Park, MMR

- Launched in May 2024
- Total sales stood at 0.06 million sq. ft. with a booking value of INR 114 crore

### Godrej City, MMR

- Launched in May 2024
- Total sales stood at 0.11 million sq. ft. with a booking value of INR 96 crore

# SALES HIGHLIGHTS (CONTD.)

## City-wise Sales Breakdown for Q1 FY25

### **NCR**

Registered booking value of INR 3,419 crore through sale of 987 units with total sales of 2.32 million sq. ft.

### **MMR**

Registered booking value of INR 1,371 crore through sale of 1,229 units with total sales of 1.97 million sq. ft.

### **OTHERS**

Registered booking value of INR 322 crore through sale of 595 units with total sales of 0.88 million sq. ft.

### **BENGALURU**

Registered booking value of INR 3,125 crore through sale of 2,080 units with total sales of 3.32 million sq. ft.

### **PUNE**

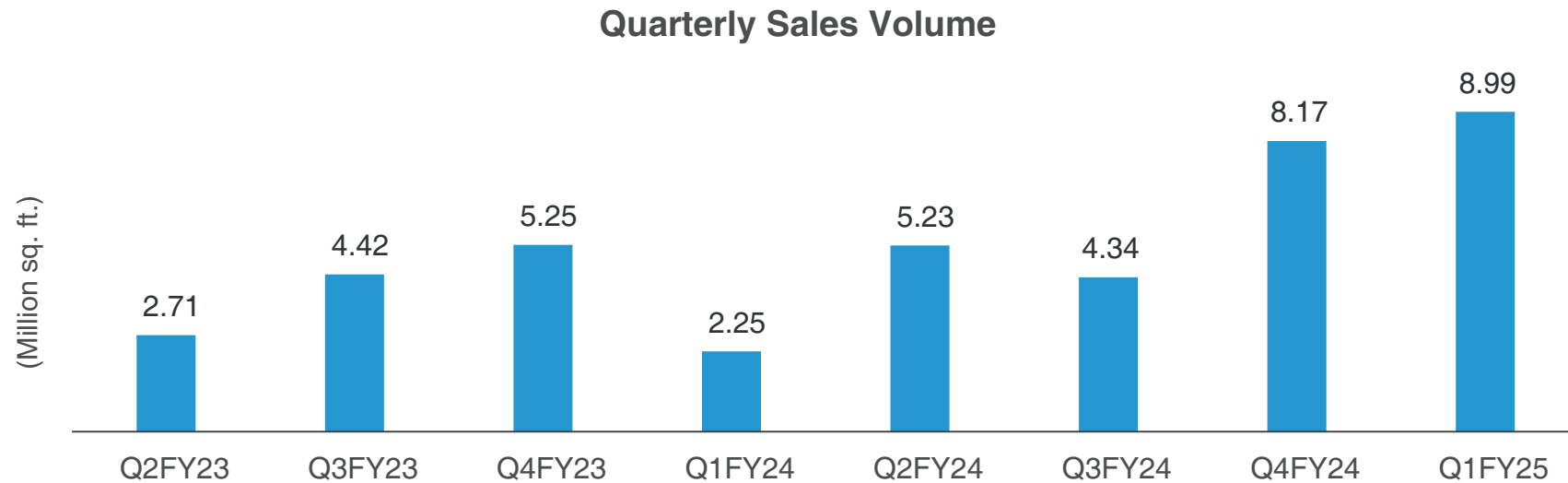
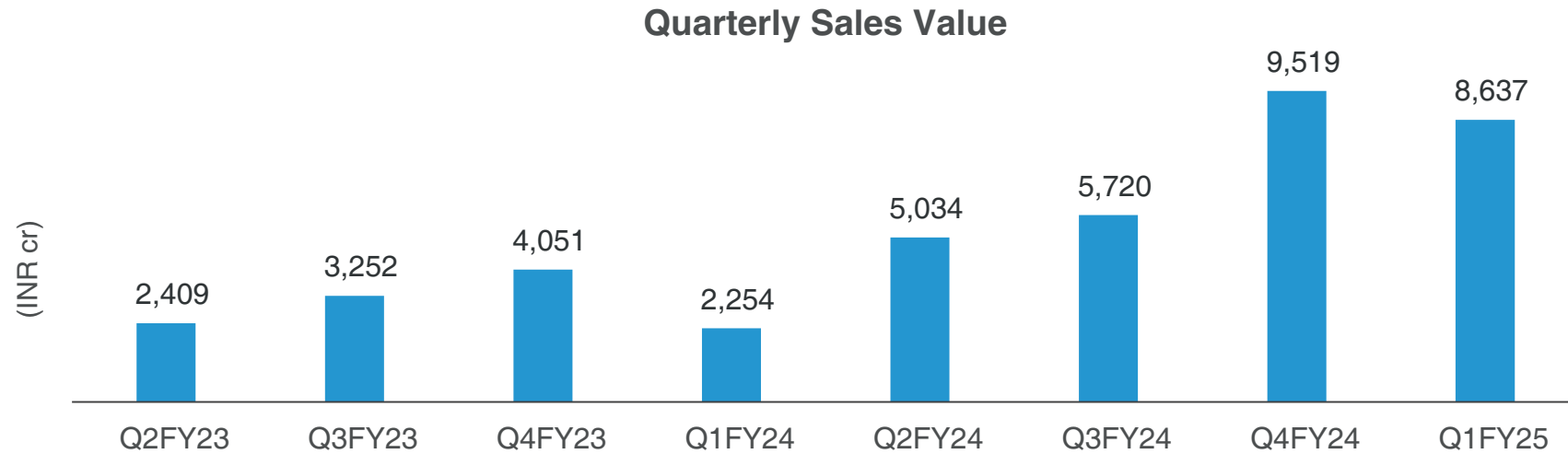
Registered booking value of INR 400 crore through sale of 473 units with total sales of 0.50 million sq. ft.

# PROJECT BOOKING

Particulars	Booking Area (mn. sq. ft.)	Booking Value (INR Cr)
	Q1 FY25	Q1 FY25
Godrej Woodscapes, Bengaluru	3.40	3,156
Godrej Jardinia, NCR	1.60	2,377
Godrej Zenith (Sector 89), NCR	0.55	809
Godrej Hillview Estate, MMR	1.50	591
Hinjawadi, Pune	0.30	251
Godrej Forest Estate, Nagpur	0.69	250
Godrej Vistas, MMR	0.06	131
Godrej Ananda, Bengaluru	0.17	131
Godrej Urban Park, MMR	0.06	114
Godrej 101, NCR	0.10	107
Godrej Reserve, MMR	0.05	106
Godrej Horizon, MMR	0.05	103
Godrej City, MMR	0.11	96
Godrej Ascend, MMR	0.05	65
Godrej Emerald Waters, Pune	0.07	65
Godrej Aristocrat, NCR	0.03	54
Godrej South Estate, NCR	0.02	50
Others	0.18	181
<b>TOTAL</b>	<b>8.99</b>	<b>8,637</b>

Notes: 1. Includes sales for the projects where GPL is the development manager | 2. Includes sale of retail area in certain projects | 3. Includes cancellations in certain projects

# QUARTERLY SALES TREND



# BUSINESS DEVELOPMENT

**Added 2 new projects with an estimated saleable area of 3.1 million sq. ft. and expected booking value of INR 3,000 crore in Q1FY25**

## **Hinjewadi, Pune**

- Spread across approximately 11 acres, the project will offer 2.2 million sq. ft. of premium residential development and high street retail.
- The project is strategically located near the upcoming Megapolis Metro Station and offers good connectivity to Major IT hubs in Hinjewadi, Pune along with access to schools, hospitals, malls, restaurants, and premium hotels.
- The estimated revenue potential from the project is approximately INR 1,800 Crore.
- It is a 100% owned project.

## **Thanisandra, Bengaluru**

- Spread across approximately 7 acres, the project will offer 0.9 million sq. ft. of high-end residential development.
- The project is situated strategically in a high-potential area along Thanisandra Main Road, the land connects northwards to the Kempegowda International Airport, NH44 in the west, and Outer Ring Road in the south. Thanisandra is a rapidly growing hub for commercial and residential real estate in North Bengaluru, boasting a robust social and civic infrastructure with schools, malls, retail outlets, tech parks and SEZ, and residential-commercial spaces in close vicinity. The area provides good connectivity to Kempegowda International Airport and key social-commercial zones in the city.
- The estimated revenue potential from the project is approximately INR 1,200 Crore.
- It is a 100% owned project.

# CONSTRUCTION HIGHLIGHTS

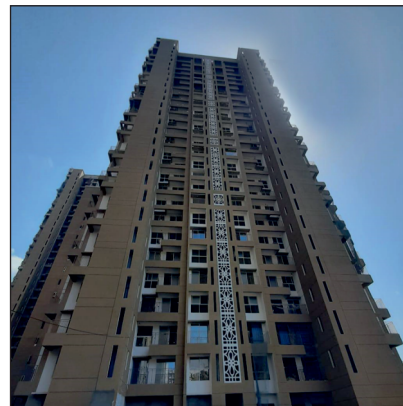
Delivered ~2.7 million sq. ft. in Q1 FY25



Godrej Golf Links, NCR  
0.87 million sq. ft.  
GPL Economic Interest :  
Profit Share – 40%



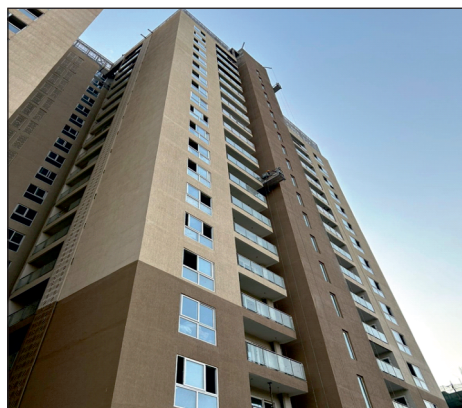
Godrej Green Vista (Mahalunge), Pune  
0.41 million sq. ft.  
GPL Economic Interest :  
DM-12.5% of Revenue &  
Profit Share-50% at portfolio level



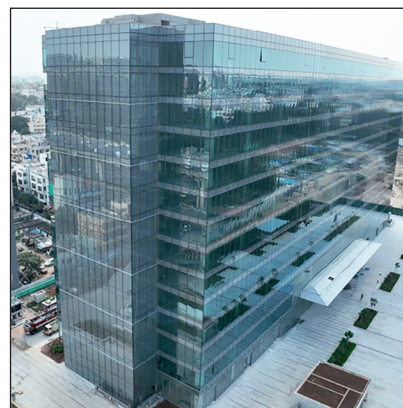
Godrej River Greens (Manjari), Pune  
0.29 million sq. ft.  
GPL Economic Interest : DM-12.5%  
of Revenue & Profit Share-50%  
at portfolio level



Godrej Eternity, Bengaluru  
0.23 million sq. ft.  
GPL Economic Interest :  
100% Owned Project



Godrej South Estate, NCR  
0.13 million sq. ft.  
GPL Economic Interest :  
100% owned project



Godrej Centre Hebbal, Bengaluru  
0.74 million sq. ft.  
GPL Economic Interest: GPL holds  
20% equity in project specific company



# LAUNCH PIPELINE FY25

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

City	Expected Launch Area (MSF)	Expected Launch Value (INR Crore)	FY25 YTD Actual Launch Area (MSF)	FY25 YTD Actual Launch Value (INR Crores)	Achievement (%)
MMR	5.5	9,500	2.1	980	10%
NCR	4.1	9,200	2.0	2,970	32%
Bengaluru	5.1	4,900	4.1	3,770	77%
Pune	4.5	3,700	0.7	585	16%
Others	2.7	2,700	0.9	335	12%
<b>Total</b>	<b>~21.9 msf</b>	<b>30,000</b>	<b>9.8</b>	<b>8,640</b>	<b>29%</b>

# FY25 GUIDANCE

Particulars	FY24 Actual	FY25 Guidance	FY25 YTD Actual	Achievement (%)	Updated assessment
Booking Value (INR Crore)	22,527	27,000	8,637	32%	✓
Cash Collections (INR Crore)	11,436	15,000	3,012	20%	✓
Deliveries (Million Sq. Ft.)	12.5	15.0	2.7	18%	✓
Business Development (by expected booking value) (INR Crore)	21,225	20,000	3,000	15%	✓

- ✓ Guidance met
- ✓ On track to meet or exceed guidance
- ✓ Not on track to meet guidance

# SUSTAINABILITY – ESG PERFORMANCE AND CSR IMPACT

ESG	ESG Ratings & Disclosures	<ul style="list-style-type: none"> <li>• GPL has been included in the leadership index of emerging markets and has secured a place in the sustainability yearbook of the prestigious S&amp;P's Dow Jones Sustainability Index (DJSI)</li> <li>• GPL was recognised as a Supplier Engagement Leader with 'A' rating in 2023 while upholding a 'B' rating for climate change.</li> </ul>
	Milestone Achievements	<ul style="list-style-type: none"> <li>• Net Zero Energy Pre-certification received for project at Carmichael road, Mumbai</li> <li>• Godrej One received Net Zero Energy and Net Zero – Waste to Landfill for its operations</li> <li>• For FY 2023-24, 100% of GPL's portfolio* is certified or under certification for credible external green building rating systems like IGBC and GRIHA.</li> </ul>
CSR	Milestone Achievement in On-going CSR projects	<ul style="list-style-type: none"> <li>• Through our Solid Waste Management projects in 12 Urban Local Bodies, 2 APMC markets and 2 Cantonment Boards, GPL has diverted 10,349 tonnes of waste in Q1 FY25</li> <li>• 526 children were supported in Pune and Gurgaon through our crèche projects in and around construction sites throughout the year.</li> <li>• 6,665 construction workers are benefitted with BOCW Schemes through our Social Security program with Disha Foundation</li> <li>• GPL supported Sustainable Agriculture and Land Management practices with all farmers in three villages (Jamb, Zapewadi and Bavi) of Beed district in Maharashtra in order to increase the impact of previously implemented Watershed project.</li> </ul>
	Milestones Achievements	<ul style="list-style-type: none"> <li>• GPL in collaboration with Feedback Foundation has scaled up the Solid Waste Management project to 5 new Urban local bodies around Nagpur (Wanadongri, Khapa, Godhani, Umred, Hingna)</li> <li>• GPL has also scaled up Crop Residue Management project in Punjab with a plan to reach out to 100 villages in FY25 for stubble management.</li> </ul>

\*Few projects are excluded from the portfolio boundary since they have been initiated/developed before our commitment towards delivering green building in 2010. Also, all plotted development projects are excluded as no suitable green building certification is available for such developments

# AWARDS AND RECOGNITIONS

Received 23 awards in Q1 FY25

## ILLUSTRATIVE LIST OF AWARDS

### GODREJ PROPERTIES

#### **Bombay Chamber of Commerce**

Winner - LGBTQ Champion

#### **Bombay Chamber of Commerce**

1st Runner up - DEI Champion

#### **Made By Dyslexia :UK based global charity foundation**

First Indian company to be recognized and Awarded badge of Employ Dyslexia

### INDIVIDUAL AWARDS

#### **Gaurav Pandey, MD & CEO**

Wall Street Journal CEO Council – Recognized in the list of  
“The World’s Most Influential Decision Makers”

### PROJECT AWARDS

- Godrej City, MMR | Godrej Horizon, MMR | Godrej Bay-View, MMR | Godrej Avenue 11, MMR | Godrej South Estate, NCR | Godrej Meridian, NCR | Godrej Air, NCR | Godrej Nature Plus, NCR | Godrej Habitat, NCR | Godrej Palm Retreat, NCR | Godrej Prakriti, Kolkata | Godrej Emerald Water, Pune | Godrej Parkridge, Pune | Godrej Skygreens, Pune | Godrej Urban Retreat, Pune | Godrej Orchid, Pune | Godrej Meadows, Pune | Godrej Woodsville, Pune | Godrej Hillside – 3, Pune

Winner - GreenTech Foundation - EHS Best Practices

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# CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q1 FY25	Q1 FY24	% Change	Q4 FY24	% Change	FY24
Total Income	1638	1,315	25%	1,952	-16%	4,362
Adjusted EBITDA**	852	317	169%	717	19%	1,379
EBITDA**	774	230	237%	649	19%	1,197
Profit before tax	716	193	271%	601	19%	1,000
Net Profit after tax	520	125	316%	471	10%	725

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

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

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

PBT = PBT + share of profit in Joint Venture

## Total Income for Q1 FY25

Particulars	INR Cr
Godrej South Estate, NCR	218
Godrej Eternity, Bengaluru	132
Godrej Urban Park, MMR	71
Godrej Orchard Estate, Nagpur	56
Godrej RKS, MMR	32
Hinjewadi, Pune	25
Godrej Green Estate, NCR	23
Godrej Sunrise Estate, Chennai	22
Others	161
Interest and other Income	960
Profit & Loss from Joint Venture	-62
<b>Total Income</b>	<b>1,638</b>

## Profit & Loss form Joint Ventures with Structuring Income

Particulars	INR Crs
Profit & Loss for Joint Ventures as reported in P&L	-62
Add: Structuring Income	
DM Fees from Joint Venture Projects	34
Net Interest Income from Joint Ventures Projects	62
Profit & Loss for Joint Ventures including Structuring Income	34

Note: Profit & Loss from Joint Venture is negative as reported in P&L due to initial marketing and other ineligible expenses for various Joint Venture projects pending revenue recognition which will be on project completion. However net earnings from Joint Venture projects is positive if we include DM Fees Income and Net Interest Income from Joint Venture Projects as presented above.

# CONSOLIDATED FINANCIAL STATEMENTS - CASHFLOW

Notes	Particulars	Q1 FY25
A	<b>Operating cashflow</b>	
	Total operating cash inflow <sup>1</sup>	3,445
	<b>Operating cash outflow</b>	
	Construction & related outflow	-1,120
	Other project related outflow	-1,337
	<b>Total operating cash outflow</b>	<b>-2,457</b>
	<b>Net operating cashflow</b>	<b>988</b>
B	<b>Financial cashflow</b>	
	Interest, Corporate Taxes & Other Outflow	-223
	<b>Net financial cashflow</b>	<b>-223</b>
C	<b>Capital cashflow</b>	
	Land & approval related outflow	-1,969
	Advance to JV projects	-6
	<b>Net capital cashflow</b>	<b>-1,975</b>
<b>(A+B+C)</b>	<b>Net cashflow</b>	<b>-1,209</b>
D	Adjustment for JV projects <sup>2</sup>	90
<b>(A+B+C+D)</b>	<b>Total net GPL cashflow</b>	<b>-1,119</b>
E	Ind AS Adjustments	-115
<b>(A+B+C+D+E)</b>	<b>(Increase) / Decrease in Net Debt under Ind AS</b>	<b>-1,234</b>

Notes: 1. Total operating cash inflow includes gross collection for DM projects and Other project related outflow includes JVP share of collection for DM projects

2. Adjustment for JV projects represents mainly timing difference in cash collection from customers in respective project SPV and pending transfer to GPL due to non-Availability of RERA Limits and restrictions in respective agreements with JV partners whereby GPL cannot withdraw cash till particular milestones are achieved.

# CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2024	As on 31.03.2024
<b>A</b>	<b>Assets</b>	<b>Unaudited</b>	<b>Audited</b>
<b>1</b>	<b>Non Current assets</b>		
a	Property, Plant and Equipment	1,024.67	930.05
b	Right-of-Use Asset	18.15	21.29
c	Capital Work-In-Progress	154.47	248.96
d	Investment Property	30.08	30.48
e	Goodwill on consolidation	0.07	0.07
f	Other Intangible assets	14.79	15.36
g	Intangible Assets under Development	1.38	1.20
h	Equity accounted investees	780.23	770.13
i	Financial Assets		
	Other Investments	1,356.98	591.70
	Trade Receivables	63.68	65.05
	Other Non-Current Financial Assets	69.27	123.92
	Deferred Tax Assets (Net)	138.09	305.70
j	Income Tax Assets (Net)	221.69	180.53
k	Other Non-Current Non Financial Assets	2.46	0.27
<b>l</b>	<b>Total Non-Current Assets</b>	<b>3,876.01</b>	<b>3,284.71</b>
	<b>Current Assets</b>		
<b>2</b>	Inventories	24,686.49	22,564.62
a	Financial Assets		
b	Investments	1,856.14	1,788.25
	Trade Receivables	306.33	309.60
	Cash and Cash Equivalents	933.65	1,319.81
	Bank Balances Other than Above	1,774.57	1,600.56
	Loans	2,189.70	1,779.03
	Other Current Financial Assets	1,182.98	1,231.81
	Other Current Non Financial Assets	2,010.79	1,856.47
<b>c</b>	<b>Total Current Assets</b>	<b>34,940.65</b>	<b>32,450.15</b>
	<b>Total Assets</b>	<b>38,816.66</b>	<b>35,734.86</b>



# CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.06.2024	As on 31.03.2024
<b>B</b>	<b>Equity and Liabilities</b>	<b>Unaudited</b>	<b>Audited</b>
1	Equity		
a	Equity share capital	139.03	139.02
b	Other equity	10,374.20	9,853.49
c	Non-controlling interest	270.33	308.93
	<b>Total Equity</b>	<b>10,783.56</b>	<b>10,301.44</b>
<b>2</b>	<b>Liabilities</b>		
<b>2.1</b>	<b>Non Current Liabilities</b>		
a	Financial liabilities		
	Borrowings	2,660.00	2,660.00
	Lease Liabilities	8.09	10.63
	Other Non - Current Financial Liabilities	6.05	10.68
b	Provisions	20.71	20.16
	<b>Total Non-Current Liabilities</b>	<b>2,694.85</b>	<b>2,701.47</b>
<b>2.2</b>	<b>Current Liabilities</b>		
a	Financial liabilities		
	Borrowings	9,398.82	7,996.46
	Lease Liabilities	11.58	12.20
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	173.03	155.18
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	3,057.45	3,600.39
	Other Current Financial Liabilities	866.81	928.54
b	Other Current Non Financial Liabilities	11,712.66	9,930.91
c	Provisions	38.52	41.85
d	Current Tax Liabilities (Net)	79.39	66.41
	<b>Total Current Liabilities</b>	<b>25,338.26</b>	<b>22,731.94</b>
	<b>Total Liabilities</b>	<b>28,033.11</b>	<b>25,433.41</b>
	<b>Total Equity and Liabilities</b>	<b>38,816.66</b>	<b>35,734.86</b>

# FINANCIAL ANALYSIS

## Profitability Indicators

(INR Cr)

Particulars	Q1 FY25	Q1 FY24	Q4 FY24	FY24
Adjusted EBITDA / Total Income**	52.0%	24.1%	36.7%	31.6%
EBITDA / Total Income*	47.2%	17.5%	33.2%	27.4%
PBT Margin %	43.7%	14.7%	30.8%	22.9%
Net Profit Margin % #	31.8%	9.5%	24.1%	16.6%

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

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

# Net profit after minority interest

## Leverage Indicators

Particulars	As on 30 <sup>th</sup> Jun 2024	As on 31 <sup>st</sup> Mar 2024	As on 30 <sup>th</sup> Jun 2023
Net Debt (INR Cr)	7,432	6,198	5,298
Networth (INR Cr)	10,513	9,993	9,389
Net Debt / Equity Ratio	0.71	0.62	0.56
Average Borrowing Cost (YTD)	7.90%	7.82%	7.75%

Note: All Numbers as per Ind AS

# AGENDA

Overview 01

Q1 FY25 Operational Highlights 02

Q1 FY25 Financial Highlights 03

Annexure **04**

# A. RESIDENTIAL PROJECTS

## Area Annexure - East West

A.	Residential Projects					As on 30th Jun 2024						
	S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)
1	Godrej Garden City	Ahmedabad	Residential	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI onwards - 17% of Revenue	Line by Line Consolidation/ Accrual Method	21.00	19.76	9.02	8.89	3,065	2,722	7.44
2	Godrej Seven	Kolkata	Residential	Profit Share – 46%	Equity Method	2.70	2.70	2.70	2.13	1,020	614	0.96
3	Godrej Prakriti	Kolkata	Residential	100% Owned Project	Line by Line Consolidation	2.95	2.95	2.77	2.70	948	900	2.34
4	Godrej Orchard Estate (Nagpur Plotted)	Nagpur	Residential	100% owned project	Line by Line Consolidation	1.47	1.47	1.47	1.27	514	445	1.47
5	Godrej Forest Estate (Nagpur Plotted 2)	Nagpur	Residential	Profit Share - 40% for 89.75% of area	Line by Line Consolidation	2.48	2.23	2.23	1.81	626	82	-
6	Bhugaon Township	Pune	Residential	Share in project specific company 11.09%, Development manager fee Rs 162/sq. ft., Profit sharing if profits exceed certain threshold	Equity Method	9.44	9.44	-	-	-	-	-
7	Godrej Infinity (Keshavnagar)	Pune	Residential	Profit Share – 35%	Equity Method	3.94	3.94	2.09	2.07	1,260	1,259	2.08
8	Godrej Greens	Pune	Residential	Profit Share – 40%	Line by Line Consolidation	1.05	1.05	0.88	0.79	353	331	0.88
9	Godrej Park Greens (Mamurdi)	Pune	Residential	DM- 6.6% of Revenue & Profit Share – 93%	Line by Line Consolidation	4.18	4.18	3.88	3.26	1,779	1,249	1.24
10	Hinjewadi	Pune	Residential	99% owned project	Line by Line Consolidation	7.59	7.59	3.22	2.39	1,763	650	0.41
11	Manjari	Pune	Residential	DM - 12.5% of Revenue & Profit Share - 50% at Portfolio level	Equity Method	4.27	4.27	2.92	2.77	1,778	1,111	1.08
12	Kalyani Nagar	Pune	Residential	DM - 12.5% of Revenue & Profit Share - 50% at Portfolio level	Equity Method	0.50	0.50	-	-	-	-	-
13	Mahalunge	Pune	Residential	DM - 12.5% of Revenue & Profit Share - 50% at Portfolio level	Equity Method	6.38	6.38	6.38	5.33	3,626	2,709	2.58
14	Ahire	Pune	Residential	DM - 12.5% of Revenue & Profit Share - 50% at Portfolio level	Equity Method	2.90	2.90	-	-	-	-	-
15	Wagholi	Pune	Residential	DM - 12.5% of Revenue & Profit Share - 50% at Portfolio level	Equity Method	1.70	1.70	-	-	-	-	-
16	Godrej Emerald Waters (Pimpri-Chinchwad)	Pune	Residential	100% owned project	Line by Line Consolidation	1.47	1.47	1.13	0.62	643	246	0.02
17	Mundhwa	Pune	Residential	100% owned project	Line by Line Consolidation	1.94	1.94	-	-	-	-	-
18	Koregaon Park-2	Pune	Residential	100% owned project with 0.05 msf area share with landowner	Line by Line Consolidation	0.79	0.74	-	-	-	-	-
19	New Alipore	Kolkata	Residential	100% owned project	Line by Line Consolidation	0.93	0.93	-	-	-	-	-
20	Hinjewadi 2	Pune	Residential	100% owned project	Line by Line Consolidation	2.26	2.26	-	-	-	-	-
<b>Total East West Zone</b>						<b>79.94</b>	<b>78.40</b>	<b>38.69</b>	<b>34.02</b>	<b>17,374</b>	<b>12,319</b>	<b>20.49</b>

# A. RESIDENTIAL PROJECTS

## Area Annexure - South

A. Residential Projects						As on 30th Jun 2024						
S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Devanahalli 1	Bengaluru	Residential	Profit Share – 50%	Equity Method	5.60	5.60	-	-	-	-	-
2	Godrej Woodland	Bengaluru	Residential	100% owned project	Line by Line Consolidation	1.77	1.77	1.49	1.40	473	411	1.49
3	Godrej Reflections (Sarjapur 2)	Bengaluru	Residential	GPL holds 20% equity in the project specific company	Equity Method	0.97	0.97	0.97	-	-	-	-
4	Godrej Eternity	Bengaluru	Residential	100% owned project	Line by Line Consolidation	1.16	1.16	1.16	1.15	610	575	1.16
5	Tumkur Road	Bengaluru	Residential	Revenue Based – 78.0%	Line by Line Consolidation	0.79	0.79	-	-	-	-	-
6	Godrej Royale Woods (Devanahalli 2)	Bengaluru	Residential	Profit Share – 55% (for 87.3% of area)	Equity Method	1.57	1.37	1.57	1.56	699	676	1.37
7	Godrej Nurture	Bengaluru	Residential	Profit Share – 50%	Equity Method	1.36	1.36	0.71	0.71	382	375	0.71
8	Godrej Ananda	Bengaluru	Residential	DM-4.5% of Revenue & Profit Share-49%	Equity Method	3.29	3.29	3.29	3.21	1,935	962	0.74
9	Godrej Park Retreat (Sarjapur 4)	Bengaluru	Residential	100% owned project	Line by Line Consolidation	1.66	1.66	1.66	1.66	1,215	737	-
10	Godrej Splendour (Whitefield Road)	Bengaluru	Residential	100% owned project; 5.4% area share to landlord	Line by Line Consolidation	2.57	2.45	2.17	2.00	1,442	666	-
11	Sarjapur 5	Bengaluru	Residential	100% owned project	Line by Line Consolidation	1.64	1.64	-	-	-	-	-
12	Bannerghatta Road	Bengaluru	Residential	100% owned project; ~5% area share to landowner	Line by Line Consolidation	3.61	3.45	-	-	-	-	-
13	Godrej Athena (Indiranagar Extn)	Bengaluru	Residential	100% owned project	Line by Line Consolidation	0.57	0.57	0.57	0.44	609	232	-
14	Godrej Palm Grove	Chennai	Residential	Area Based – 70% (for 12.57 acres), 68% (for 4.82 acres)	Line by Line Consolidation	2.40	2.40	0.65	0.64	264	255	0.65
15	Godrej Azure	Chennai	Residential	Profit Share – 37%	Equity Method	1.04	1.04	0.47	0.47	201	196	0.47
16	Godrej Sunrise Estate (Chennai Plotted)	Chennai	Residential	100% owned project	Line by Line Consolidation	1.55	1.55	1.45	0.35	93	47	1.55
17	Kochi Project	Kochi	Residential	Revenue Based – 70%	Line by Line Consolidation	2.24	2.24	-	-	-	-	-
18	Godrej Woodscapes (OMR)	Bengaluru	Residential	100% owned project; 0.1 msf area share to landowner	Line by Line Consolidation	4.36	4.25	4.07	3.40	3,156	305	-
19	Yeshwanthpur	Bengaluru	Residential	100% owned project	Line by Line Consolidation	0.70	0.70	-	-	-	-	-
20	Rajendra Nagar	Hyderabad	Residential	100% owned project	Line by Line Consolidation	4.00	4.00	-	-	-	-	-
21	Kokapet	Hyderabad	Residential	100% owned project with 0.095 msf area share with landowner	Line by Line Consolidation	1.20	1.10	-	-	-	-	-
22	Thanisandra	Bengaluru	Residential	100% owned project	Line by Line Consolidation	0.90	0.90	-	-	-	-	-
<b>Total South Zone</b>						<b>44.95</b>	<b>44.26</b>	<b>20.23</b>	<b>16.99</b>	<b>11,079</b>	<b>5,438</b>	<b>8.14</b>

# A. RESIDENTIAL PROJECTS

## Area Annexure - North

A. Residential Projects						As on 30th Jun 2024						
S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Summit	Gurugram	Residential	Area Based – 65%	Line by Line Consolidation	2.11	1.46	1.46	1.41	852	849	1.46
2	Godrej 101	Gurugram	Residential	100% owned project	Line by Line Consolidation	1.03	1.03	1.03	0.98	762	457	0.63
3	Godrej Icon	Gurugram	Residential	Profit Share – 51%	Line by Line Consolidation	0.80	0.80	0.68	0.65	469	439	0.62
4	Godrej Nature+	Gurugram	Residential	Profit Share – 40%	Equity Method	1.75	1.75	1.75	1.64	1,026	508	0.39
5	Godrej Air	New Gurugram	Residential	Profit Share – 37.5%	Equity Method	1.00	1.00	1.00	0.98	578	342	-
6	Godrej Meridien	Gurugram	Residential	GPL owns 20% equity in project specific company	Equity Method	1.52	1.52	1.52	1.52	1,352	988	0.33
7	Godrej Habitat	Gurugram	Residential	Revenue Share – 95%	Line by Line Consolidation	0.77	0.77	0.77	0.76	467	204	-
8	Godrej Zenith (Sector 89)	Gurugram	Residential	100% owned project	Line by Line Consolidation	2.90	2.90	2.79	2.63	3,818	627	-
9	Godrej Aristocrat (Sector 49)	Gurugram	Residential	100% owned project, 2.4% area share to landowner	Line by Line Consolidation	1.71	1.67	1.67	1.49	2,931	852	-
10	Godrej South Estate	NCR	Residential	100% owned project	Line by Line Consolidation	1.01	1.01	0.94	0.67	1,335	700	0.71
11	Ashok Vihar	NCR	Residential	100% owned project	Line by Line Consolidation	3.28	3.28	-	-	-	-	-
12	Godrej Retreat	NCR	Residential	100% owned project	Line by Line Consolidation	1.03	1.03	1.03	1.02	674	665	1.03
13	Godrej Connaught One	NCR	Residential	DM - 10% of Revenue & Profit Share - 50%	Equity Method	0.12	0.12	0.12	0.06	387	77	-
14	Godrej Green Estate (Sonipat)	NCR	Residential	Profit Share - 51%	Line by Line Consolidation	0.98	0.98	0.98	0.79	647	494	0.98
15	Godrej Parkland Estate (Sector 41), Kurukshetra	NCR	Residential	100% owned project	Line by Line Consolidation	1.40	1.40	1.39	1.39	627	421	-
16	Godrej Nest (Sector 150)	Noida	Residential	DM Fee – 11% of Revenue	Accrual Method	2.20	2.20	1.88	1.88	1,156	776	-
17	Godrej Palm Retreat (Ace 150)	Noida	Residential	DM Fee – 13% of Revenue	Accrual Method	1.82	1.82	1.37	1.38	965	564	-
18	Godrej Golf Links	Greater Noida	Residential	Profit Share – 40%	Equity Method	4.73	4.73	3.34	3.26	2,094	1,634	0.87
19	Godrej Woods (Sector 43)	Noida	Residential	Profit Share – 49%	Equity Method	2.44	2.44	2.44	2.41	2,850	1,989	1.57
20	Godrej Tropical Isle (Sec 146 A)	Noida	Residential	100% owned project	Line by Line Consolidation	1.62	1.62	1.60	1.56	2,095	628	-
21	Godrej Jardinia (Sec 146 B)	Noida	Residential	100% owned project	Line by Line Consolidation	1.60	1.60	1.60	1.60	2,377	239	-
22	Sector 103, Gurugram	Gurugram	Residential	100% owned project	Line by Line Consolidation	1.53	1.53	-	-	-	-	-
23	Sector 43, Gurugram	Gurugram	Residential	100% owned project	Line by Line Consolidation	0.59	0.59	-	-	-	-	-
24	Sector 54, Gurugram	Gurugram	Residential	100% owned project	Line by Line Consolidation	0.51	0.51	-	-	-	-	-
25	Sector 44, Noida	Noida	Residential	100% owned project	Line by Line Consolidation	1.40	1.40	-	-	-	-	-
<b>Total North Zone</b>						<b>39.83</b>	<b>39.15</b>	<b>29.35</b>	<b>28.06</b>	<b>27,462</b>	<b>13,450</b>	<b>8.59</b>

# A. RESIDENTIAL PROJECTS

## Area Annexure - MMR

A. Residential Projects						As on 30th Jun 2024						
S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Total Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launched (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Emerald	Mumbai	Residential	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Equity Method	1.32	1.32	1.32	1.24	1,096	878	0.81
2	Godrej Park*	Mumbai	Residential	100% owned project	Line by Line Consolidation	1.27	1.27	-	-	-	-	-
3	Godrej Vihaa	Mumbai	Residential	DM Fee – 10% of Revenue	Accrual Method	1.30	1.30	0.74	0.65	251	194	0.34
4	Godrej City	Mumbai	Residential	Profit Based - 57.59% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Line by Line Consolidation	10.25	10.25	3.43	2.95	1,949	1,175	1.26
5	Godrej Golfside Estate	Mumbai	Residential	100% owned project	Line by Line Consolidation	0.18	0.18	0.18	0.18	126	31	0.18
6	Godrej Vistas	Mumbai	Residential	DM Fee – 10% of Revenue	Accrual Method	0.62	0.62	0.62	0.23	569	63	-
7	G&B, Vikhroli	Mumbai	Mixed Use	DM Fee – 10% of Revenue	Accrual Method	1.20	1.20	-	-	-	-	-
8	Godrej Tranquil	Mumbai	Residential	DM Fee – 11% of Revenue	Accrual Method	1.58	1.58	1.32	0.92	1,223	943	0.24
9	Godrej Edenwoods	Mumbai	Residential	Profit Based – 50% (from 85% of revenue for this project)	Equity Method	0.03	0.03	0.03	-	-	-	-
10	Bandra	Mumbai	Residential	Revenue Based – 60%	Line by Line Consolidation	1.07	1.07	-	-	-	-	-
11	Godrej Bayview	Mumbai	Residential	Profit Share – 60%	Equity Method	0.51	0.51	0.35	0.23	444	180	-
12	Godrej Exquisite	Mumbai	Residential	GPL holds 20% equity in the project specific company	Equity Method	0.79	0.79	0.79	0.57	690	383	0.03
13	Godrej RKS	Mumbai	Mixed Use	100% owned project	Line by Line Consolidation	0.38	0.38	0.38	0.32	812	777	0.38
14	Godrej Nirvaan	Mumbai	Residential	Profit Share - 50%	Equity Method	2.84	2.42	1.45	1.11	722	538	0.68
15	Taloja	Mumbai	Residential	Profit Share - 55%	Equity Method	7.50	7.50	-	-	-	-	-
16	Godrej Ascend #	Mumbai	Residential	100% owned project	Line by Line Consolidation	1.68	1.65	1.65	1.18	1,360	545	-
17	Godrej Urban Park	Mumbai	Residential	100% owned project	Line by Line Consolidation	0.61	0.61	0.61	0.52	977	746	0.55
18	Worli	Mumbai	Residential	Profit Share – 50%	Equity Method	1.27	1.17	-	-	-	-	-
19	Godrej Five Gardens (Matunga)	Mumbai	Residential	Revenue Share - 89%	Line by Line Consolidation	0.19	0.18	0.18	0.07	280	120	-
20	Godrej Riviera	Mumbai	Residential	100% owned project	Line by Line Consolidation	2.74	2.69	0.60	0.22	150	52	-
21	Sanpada	Mumbai	Residential	100% owned project	Line by Line Consolidation	0.39	0.39	-	-	-	-	-
22	Godrej Horizon	Mumbai	Residential	GPL to construct space for society in lieu of saleable area	Line by Line Consolidation	1.73	1.70	1.18	0.73	1,617	685	-
23	Carmichael Road	Mumbai	Residential	100% owned project	Line by Line Consolidation	0.12	0.12	-	-	-	-	-
24	Godrej Country Estate, Palghar (Manor)	Mumbai	Residential	100% owned project	Line by Line Consolidation	1.09	1.09	1.09	0.20	68	51	1.09
25	Godrej Reserve (Kandivali)	Mumbai	Residential	100% owned project	Line by Line Consolidation	3.86	3.86	1.91	1.56	2,799	427	-
26	Godrej Avenue Eleven (Mahalaxmi)	Mumbai	Residential	GPL owns 50% of equity in the project specific company	Line by Line Consolidation	0.82	0.82	0.48	0.25	773	309	-
27	Godrej Hillview Estate (Khalapur)	Mumbai	Residential	100% owned project	Line by Line Consolidation	1.79	1.79	1.79	1.50	591	85	-
28	Godrej Sky Terraces (RK Bungalow), Chembur	Mumbai	Residential	100% owned project	Line by Line Consolidation	0.21	0.21	0.21	0.08	217	51	-
	<b>Total MMR Zone</b>					<b>47.34</b>	<b>46.70</b>	<b>20.31</b>	<b>14.70</b>	<b>16,713</b>	<b>8,234</b>	<b>5.56</b>
<b>A</b>	<b>Total Residential Projects</b>					<b>212.06</b>	<b>208.50</b>	<b>108.57</b>	<b>93.78</b>	<b>72,626</b>	<b>39,442</b>	<b>42.78</b>

\*Saleable area increased from 1.2 msf due to design efficiency

#Saleable area increased by 0.01 msf due to design efficiency

## B. COMMERCIAL PROJECTS

### i. Commercial Projects (Build to Sale)

S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Estimated Saleable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Launch (mn sq ft)	PTD Area Sold (mn sq ft)	PTD Booking Value (INR Cr)	PTD Collection Received (INR Cr)	PTD OC Received (mn sq ft)
1	Godrej Garden City*	Ahmedabad	Residential	Phase I to IV: Area Based – 73.6% Phase V : Revenue Based – 67.6% Phase VI onwards - 17% of Revenue	Line by Line Consolidation/ Accrual Method	2.40	2.40	-	-	-	-	-
2	Godrej Eternia	Chandigarh	Commercial	Revenue Based – 54%	Line by Line Consolidation	0.51	0.51	0.51	0.31	262	234	0.51
3	Godrej Genesis	Kolkata	Commercial	Area Based – 62%	Line by Line Consolidation	1.31	0.77	0.77	0.74	343	356	1.31
4	Bhugaon Township*	Pune	Residential	Share in project specific company 11.09%, Development manager fee INR.162/sq. ft., Profit sharing if profits exceed certain threshold	Equity Method	2.36	2.36	-	-	-	-	-
5	Godrej Genesis	Pune	Commercial	Revenue Based 58%	Line by Line Consolidation	0.48	0.48	-	-	-	-	-
<b>Total Commercial Projects (Build to Sale)</b>						<b>7.06</b>	<b>6.52</b>	<b>1.28</b>	<b>1.05</b>	<b>605</b>	<b>589</b>	<b>1.82</b>

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

### ii. Commercial Projects (Build to Lease)

S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Estimated Leaseable Area (mn sq ft)	GPLShare Area (mn sq ft)	PTD Area Leased (mn sq ft)	Average Lease Rent (per sq ft)	OC Received (mn sq ft)
1	Hebbal	Bangalore	Commercial	GPL holds 20% equity in project specific company	Equity Method	0.74	0.74	0.29	84.00	0.74
2	Indira Nagar	Bangalore	Commercial	GPL holds 20% equity in project specific company	Equity Method	1.05	1.05	0.36	177.00	-
3	Godrej Two	Mumbai	Commercial	GPL holds 45% equity in project specific company	Investment accounting	1.16	1.16	1.12	176	1.16
4	Golf Course Road	Gurugram	Commercial	GPL owns 12% of equity in project specific company	Equity Method	1.04	1.04	0.20	187.00	-
5	Koregaon Park	Pune	Commercial	GPL holds 20% equity in project specific company	Equity Method	1.50	1.50	-	-	-
6	Yerwada	Pune	Commercial	GPL holds 20% equity in project specific company	Equity Method	0.93	0.93	-	-	-
<b>Total Commercial Projects (Build to Lease)</b>						<b>6.42</b>	<b>6.42</b>	<b>1.97</b>	<b>166</b>	<b>1.90</b>

### iii. Commercial Projects (Build to Operate)

S.No	Project Name	Location	Asset Class	Business Model	Accounting Method	Estimated Area (mn sq ft)	OC Received (mn sq ft)
1	The Trees - Hotel	Mumbai	Mixed Used	100% owned project	Line by Line Consolidation	0.34	0.34
<b>Total Commercial Projects (Build to Operate)</b>						<b>0.34</b>	<b>0.34</b>



# THANK YOU

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For further information, please contact:

Rajendra Khetawat

Godrej Properties Limited

Tel: +91 22 6169 8500

Fax: +91 22 6169 8888

Email: [rajendra@godrejproperties.com](mailto:rajendra@godrejproperties.com)



## **GODREJ PROPERTIES LIMITED**

CIN : L74120MH1985PLC035308

Registered and Corporate Office: Godrej One, 5th Floor, Pirojshanagar, Vikhroli (E), Eastern Express Highway, Mumbai – 400079

### **PRESS RELEASE**

#### **Consolidated Financials for Q1 FY25 Results**

- **Highest ever reported net profit of INR 520 crores in Q1FY25, a growth of 316% y-o-y.**
- **Highest ever sales volume reported by an Indian developer with 8.99 million sq. ft., a y-o-y growth of 299%**
- **Booking value grows by 283% to INR 8,637 crores in Q1FY25**
- **Collections grew by 54% to INR 3,012 crores in Q1FY25**
- **Achieved 737% growth in net operating cashflow in Q1FY25**
- **Delivered ~2.7 million sq. ft. in Q1FY25.**
- **Added 2 projects with a total estimated booking value of ~INR 3,000 Crore**

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**Mumbai, July 31, 2024:** Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the first quarter ended June 30, 2024.

### **CORPORATE HIGHLIGHTS:**

#### **Sales Highlights**

- GPL recorded highest quarterly booking value and volume amongst listed developers in India for the second consecutive quarter.
- Booking value grows by 283% to INR 8,637 crores in Q1FY25. It is GPL's highest ever quarterly sales for Q1 & its second highest quarterly sales ever.
- Booking volume of 8.99 million sq. ft. of area is the highest ever quarterly volume sold by any listed developer in India, surpassing GPL's previous best of 8.17 million sq. ft. in Q4 FY24.

- Godrej Woodscapes, Bengaluru was GPL's most successful ever launch achieving a booking value of INR 3,156 crores from 3.40 million sq. ft. of area sold. GPL has achieved over 500% QoQ growth in sales in Bengaluru and has surpassed its full year FY24 sales in South India within the first quarter.
- Godrej Jardinia, Noida was GPL's most successful launch in Noida achieving a booking value of INR 2,377 crores from 1.60 million sq. ft. of area sold. GPL has achieved booking value of over INR 4,400 crores in Sector 146, Noida in less than a year.
- GPL has now achieved booking value of over INR 2,000 crores each in 6 projects in the last 4 quarters.
- 8 new project and phase launches during the quarter across 5 cities

### **Business Development**

- Added 2 group housing projects in Pune and Bengaluru with estimated booking value of INR 3,000 crores in Q1 FY25

### **Other Highlights**

- Collections stood at INR 3,012 Crore for Q1 FY25, a YoY growth of 54% leading to net operating cash flow growth of 737% YoY to INR 988 crore
- Delivered ~2.7 million sq. ft. across 3 cities in Q1 FY25
- GPL received 23 awards in Q1 FY25 including Mr. Gaurav Pandey, MD & CEO, Godrej Properties Limited, being recognized in the list of "The World's Most Influential Decision Makers" by Wall Street Journal CEO Council.

### **Commenting on the performance of Q1 FY2025, Mr. Pirojsha Godrej, Executive Chairperson, Godrej Properties Limited, said:**

*"Godrej Properties delivered another robust quarter registering a multi-fold growth in bookings, operating cashflows, and earnings. The residential real estate sector in India has been strong over the past three years and we believe the sectoral tailwinds will continue over the next few years. The significant levels of business development we have executed in previous years at favourable terms continue to allow us to scale our bookings and in turn our earnings. With a robust launch pipeline, strong balance sheet, and resilient demand, we are on-track to achieve our bookings target of INR 27,000 crore in FY25 while also achieving our highest ever deliveries and collections performance."*

## **Financial Overview (Consolidated)**

### **Q1 FY25 performance overview compared with Q1 FY24**

- Total Income grew by 25% to INR 1,638 crore as compared to INR 1,315 crore
- EBITDA grew by 237% to INR 774 crore as compared to INR 230 crore
- Net Profit grew by 316% to INR 520 crore as compared to INR 125 crore
- EPS# amounted to INR 18.70 as compared to INR 4.59

#not annualised

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### **About Godrej Properties Limited:**

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 127-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 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 and 2022, 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 400 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.

### **For further information please contact:**

Rajendra Khetawat  
Chief Financial Officer  
Godrej Properties Limited  
Tel: +91 22 6169 8500  
Fax: +91 22 6169 8888  
Email: rajendra@godrejproperties.com

Anurag David  
Corporate Communications  
Godrej Industries Limited  
Email: anurag.david@godrejinds.com,  
Mobile: +91 93225 01136

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