

Godrej Properties Limited
Regd. Office: Godrej One,
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

November 03, 2020

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

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 - 959822 – Debt Segment
NSE - GODREJPROP

Sub: Investors Presentation & Press Release

Dear Sir/Madam,

Please find enclosed the Investors' Presentation and the Press Release on the financial results for the quarter and half year ended September 30, 2020.

This is for your information and records.

Thank you,

Yours truly,

For Godrej Properties Limited



Surender Varma
Company Secretary & Chief Legal Officer

Encl. as above



RESULTS PRESENTATION

SECOND QUARTER, FINANCIAL YEAR 2021



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**

Q2 FY21 Operational Highlights 02

Q2 FY21 Financial Highlights 03

Annexure 04

GODREJ GROUP

- Established in 1897
- \$5 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

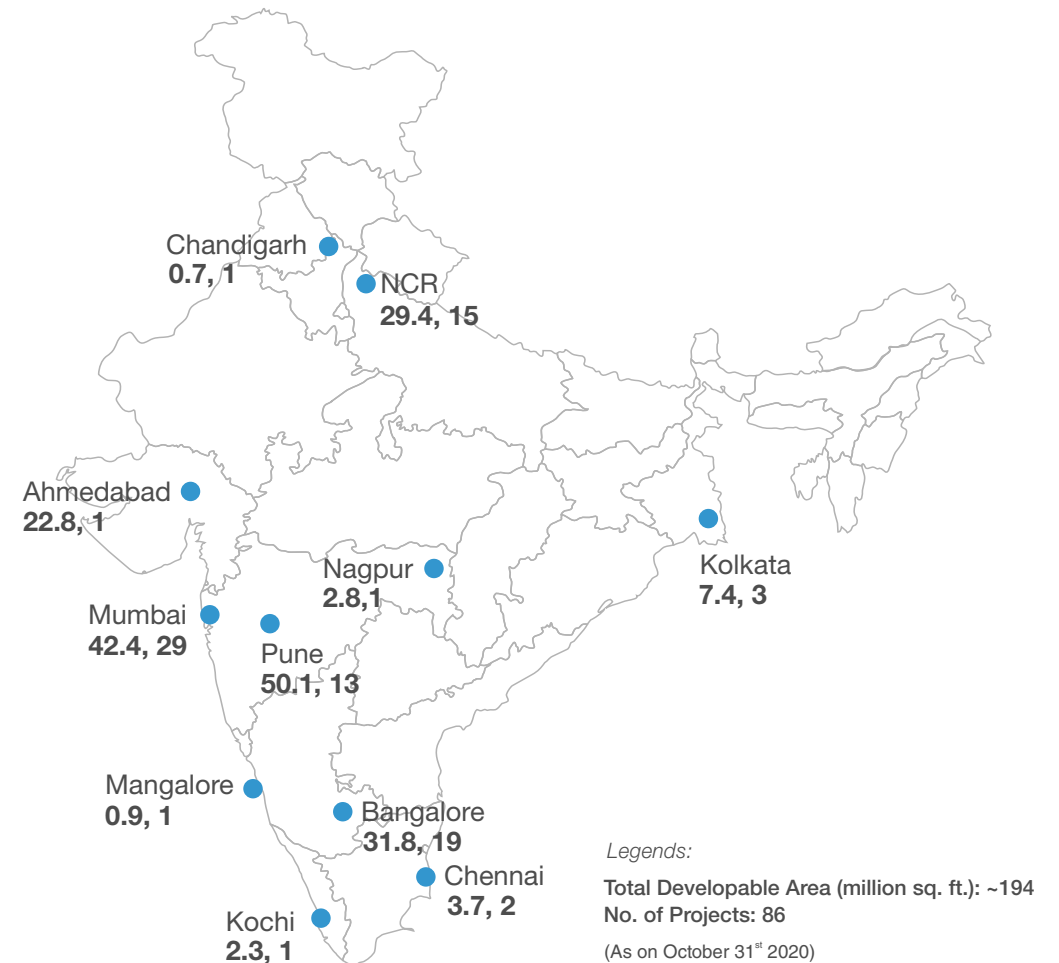
Value Creation Track Record

Particulars	19 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	13%	11
Godrej Consumer Products	29%	147
Godrej Industries	29%	138

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 publicly listed developer by booking value over the past five years
- Successfully delivered ~22 million sq. ft. of real estate in the past five years
- ~194 million sq. ft. of developable area across India
- Differentiated asset-light business model
- Over 250 awards received



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 34 projects with ~76 million sq. ft. saleable area since FY2018 • Access to Group's land bank across India (e.g. Vikhroli)
Sales and Execution Capability	<ul style="list-style-type: none"> • India's largest publicly listed developer by booking value over the past five years • 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

1. Based on Godrej Group* Internal Study

3. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement as on 30th September 2020

STOCK PERFORMANCE

An investment into GPL's IPO would be worth ~ 9x an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	10 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	7.5%	2.17
Godrej Properties	13.1%	3.74
BSE Realty Index	-7.5%	0.43

Note: CAGR calculated for prices as on 4th January, 2010 (the date of GPL's public listing) and 30th September 2020

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Q2 FY21 OPERATIONAL HIGHLIGHTS

Sales Highlights

- Total booking value stood at INR 1,074 crore and INR 2,605 crore for Q2 FY21 and H1 FY21, respectively

Business Development

- Added a new residential project in MMR with a saleable area of 1.5 million sq. ft. in Q2 FY21
- Post Q2 FY21, added a new residential project in Bangalore with a saleable area of 1.6 million sq. ft.

Construction Highlights

- Construction activity has resumed on all sites
- Workforce strength has increased substantially and we are at 130% of our pre-COVID strength at the end of the second quarter
- Delivered ~2.9 million sq. ft. across 2 cities in Q2 FY21

CSR – Good and Green Initiatives

- Successfully registered 2000+ workers under Building and Other Construction Welfare Board and insurance schemes under central government
- GPL in partnership with Mobile Creche, Tara Mobile Creches and Sakshi has been running creches at 5 locations which are currently providing nutrition, health and safety kits to 150 children and their families during the Covid-19 period
- GPL has initiated a study in collaboration with IIT Tirupati to understand the quantum of waste generated at real estate project sites and the complete value chain

Other Highlights

- 8 awards received in Q2 FY21

SALES HIGHLIGHTS

Particulars	Q2 FY21	Q2 FY20	Growth	Q1 FY21	Growth	H1 FY21	H1 FY20	Growth
Area Sold* (sq. ft.)	1,728,995	2,256,659	-23%	2,512,288	-31%	4,241,283	3,605,930	18%
Booking Value** (INR Cr)	1,074	1,446	-26%	1,531	-30%	2,605	2,343	11%

***Includes :**

- 1,270 sq. ft. of JVP area in Q2 FY21 & 0 sq. ft. of JVP area in Q2 FY20 & (1,844) sq. ft. of JVP area in Q1 FY21

****Includes**

- INR 1 Cr of JVP booking value in Q2 FY21 & INR 0 Cr of JVP booking value in Q2 FY20 & INR (1) Cr of JVP booking value in Q1 FY21

Strong sustenance sales performance across all four focus markets

City-wise Sales Breakdown

Bangalore

- Registered total sales of 0.61 million sq. ft. through sale of 475 homes with a booking value of INR 286 crore

NCR

- Registered total sales of 0.37 million sq. ft. through sale of 179 homes with a booking value of INR 233 crore

MMR

- Registered total sales of 0.23 million sq. ft. through sale of 221 homes with a booking value of INR 283 crore

Pune

- Registered total sales of 0.32 million sq. ft. through sale of 298 homes with a booking value of INR 184 crore

PROJECT BOOKING

Particulars	Booking Area (sq. ft.)		Booking Value (INR Cr)	
	Q2 FY21	H1 FY21	Q2 FY21	H1 FY21
Residential Projects				
Godrej Royale Woods, Bangalore	279,512	536,566	129	237
Godrej RKS, Chembur	32,804	30,326	85	78
Godrej Exquisite, Thane	61,614	90,690	67	99
Godrej 24/Elements, Pune	83,284	97,906	50	59
Godrej Nurture/Park Greens/Forest Grove, Pune	88,127	466,089	50	287
Godrej Seven, Kolkata	110,832	169,794	50	79
Godrej Golf Links, NCR	69,227	198,891	46	134
Godrej Palm Retreat, NCR ²	57,433	186,148	37	122
Godrej Reserve, Bangalore	122,708	140,984	34	40
Godrej Prime, Chembur	24,407	33,021	32	43
Godrej Boulevard, Pune	57,894	72,662	31	39
Godrej Meridien, NCR	36,457	104,611	30	90
Godrej Garden City, Ahmedabad	78,783	122,018	30	46
Godrej Rejuve/Infinity, Pune	40,321	48,212	29	34
Godrej Eternity, Bangalore	50,659	185,426	29	110
Godrej Emerald, Thane	27,901	50,849	23	42
Others ¹	500,714	1,700,771	318	1,063
Total	1,722,676	4,234,964	1,069	2,600

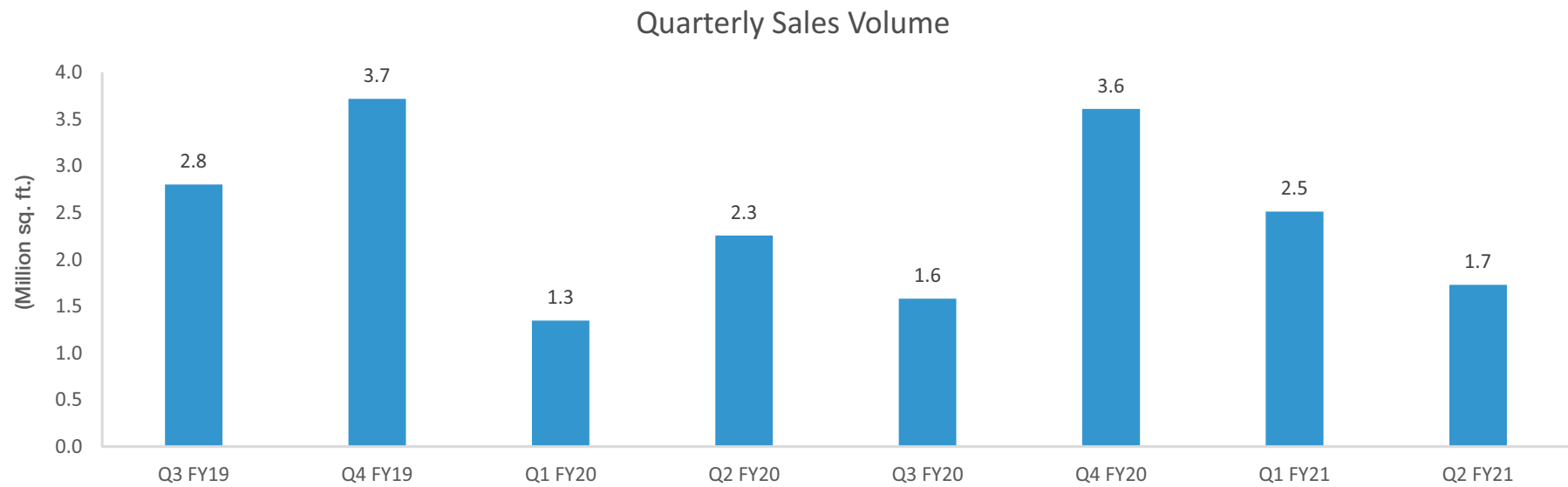
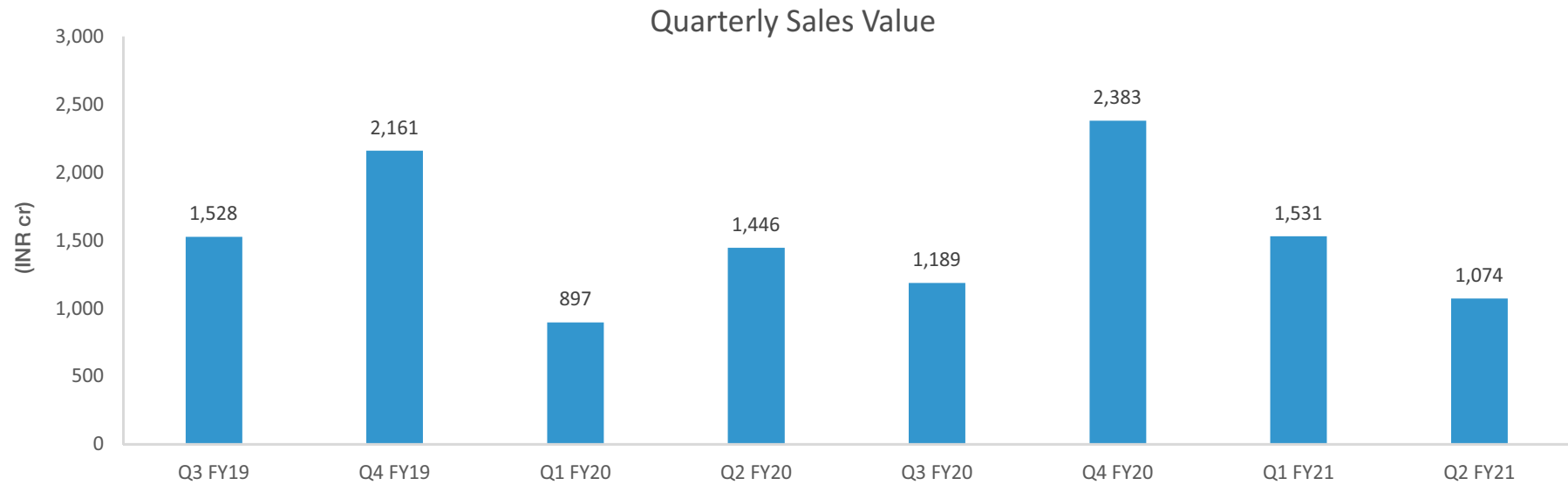
1. Includes cancellations in certain projects,

2. GPL is the development manager for the project

PROJECT BOOKING

Particulars	Booking Area (sq. ft.)		Booking Value (INR Cr)	
	Q2 FY21	H1 FY21	Q2 FY21	H1 FY21
Commercial Projects				
Godrej Eternia, Chandigarh	6,319	6,319	5	5
Total	6,319	6,319	5	5
Grand Total	1,728,995	4,241,283	1,074	2,605

QUARTERLY SALES TREND



BUSINESS DEVELOPMENT

Added a new project with saleable area of ~1.5 million sq. ft. in Q2 FY21

Kalyan, MMR

- The project is an outright purchase of land in Kalyan, further strengthening GPL's presence in MMR. The site is strategically located with multiple schools, hospitals, retail and residential spaces in close proximity
- Spread across 20 acres, this project will offer approximately 1.5 million sq. ft. of saleable area comprising primarily of residential area of various configurations with a small amount of retail/commercial space
- It is a 100% owned project

Post Q2 FY21 – Added a new project with saleable area of ~1.6 million sq. ft.

Sarjapur, Bangalore

- The project is an outright purchase of land in Sarjapur, Bangalore which has established itself as one of the most preferred residential locations with good connectivity to the Outer Ring Road and several other key hubs of Bangalore
- Spread across approximately 15 acres, this project will offer approximately 1.6 million sq. ft. of saleable area comprising of residential apartments of various configurations
- It is a 100% owned project

Existing Project Update

Godrej City, MMR

- Recently, GPL has migrated to Integrated township policy from Special township policy for the particular project
- Consequently, the potential saleable area for the project has increased from 4.3 million sq. ft. to 8.2 million sq. ft.

LAUNCH TRACKER FY21

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

New Project Launches Planned in FY21			
Project	City	Status	Launch Area*
Vashi	Mumbai	✓	0.55
Godrej Royale Woods	Bangalore	✓	1.04
Sector 43, Noida	NCR	✓	0.80
Ambarnath	Mumbai	✓	1.05
Faridabad	NCR	✓	1.03
Chandivali	Mumbai	✓	0.40
Bagalur	Bangalore	✓	0.91
Kolshet	Mumbai	✓	0.59
Bandra	Mumbai	✓	1.10
Ashok Vihar	NCR	✓	0.60
Sarjapur 1	Bangalore	✓	0.94
Total			9.01

New Phase Launches Planned in FY21			
Project	City	Status	Launch Area*
Hillside 3	Pune	✓	0.72
Manjari 2	Pune	✓	0.62
Sector 150	NCR	✓	0.16
Panvel	Mumbai	✓	0.96
Sector 33	NCR	✓	0.50
Hillside 4	Pune	✓	0.78
Mamurdi	Pune	✓	0.29
Manjari 3	Pune	✓	0.69
Godrej Garden City, Phase 8	Ahmedabad	✓	0.49
Godrej Prakriti	Kolkata	✓	0.60
Joka	Kolkata	✓	0.54
Total			6.35

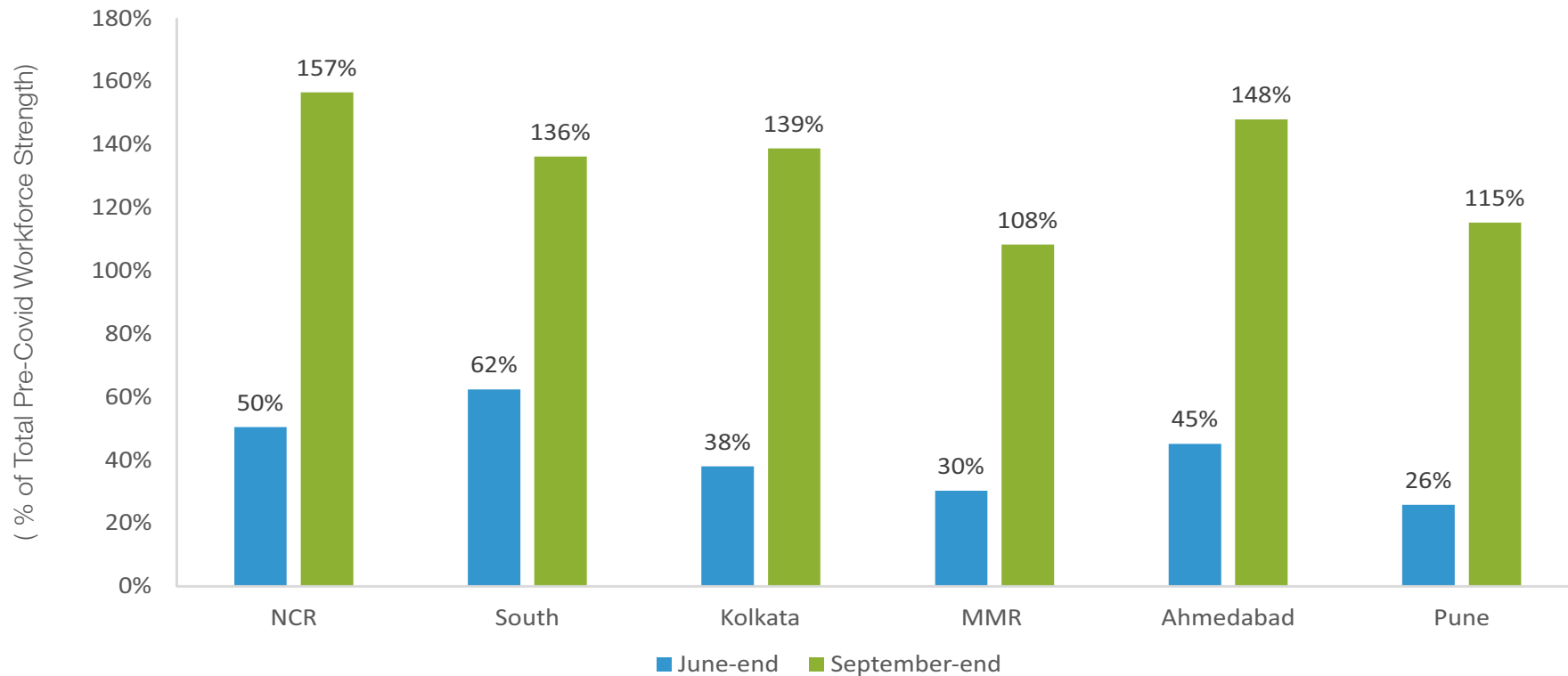
✓ Launched ✓ On - Track ✓ Delayed ● New Project/Phase Added ● New Project/Phase Added & Launched

* in million sq. ft.

CONSTRUCTION HIGHLIGHTS

- Construction activity has resumed across our sites
- The workforce strength has increased substantially since the last quarter and stood at 130% of our pre-COVID strength as of September end

Workforce Strength is much higher than pre-covid levels



Note: These numbers include labour in quarantine too. On site numbers are slightly lesser

CONSTRUCTION HIGHLIGHTS (Contd.)

Delivered ~2.9 million sq. ft. across 2 cities in Q2 FY21



Godrej Reserve*, Bangalore
1.90 million sq.ft



Godrej Icon, NCR
0.61 million sq.ft



Godrej Avenues, Bangalore
0.41 million sq.ft

*Godrej Reserve is a plotted development project

AWARDS AND RECOGNITIONS

GPL received 8 awards in Q2 FY21

ILLUSTRATIVE LIST OF AWARDS

GODREJ PROPERTIES

- **National Brand Leader of India**
Ranked Number one by Track2Realty BrandXReport 2019-2020
- **Real Estate Employer in India**
Ranked Number one by Track2Realty BrandXReport 2019-2020

PROJECT & INDIVIDUAL AWARDS

- **Godrej Nature+, NCR**
RoSPA Silver Award - Royal Society for Prevention of Accidents For Health and Safety Performance
- **Godrej 101, NCR**
RoSPA Silver Award - Royal Society for Prevention of Accidents For Health and Safety Performance
- **Godrej Golf Links, NCR**
RoSPA Silver Award - Royal Society for Prevention of Accidents For Health and Safety Performance

CSR INITIATIVES - GOOD & GREEN

Worker Entitlements	Success on BOCW worker registrations	<ul style="list-style-type: none"> Successfully registered 2,000+ workers under Building and Other Construction Welfare Board and insurance schemes under central government Workers will receive INR 2,000+ relief and can avail 17 different schemes ranging from maternity benefit, scholarship for children's education etc.
	Early childhood development centres for children of construction workers	<ul style="list-style-type: none"> GPL in partnership with Mobile Creche, Tara Mobile Creches and Sakshi has been running creches at 5 locations The crèche provides education, nutrition to children and support to pregnant women Due to COVID-19, while the centres are closed, nutrition, health and safety kits are provided to 150 children and their families Remote education has started for children above 10 years
Environmental Protection	Integrated Decentralized Solid Waste Management Project in Odisha	<ul style="list-style-type: none"> A total of approximately 161 tonnes of waste has been diverted till date A digital platform has been developed to help track the whole process – collection of waste, its movement, level of segregation, collection of user-charge, etc. The rank of Konark NAC rose from 311 (2019) to 161 (2020) in the 'Swachh Survekshan', which is world's largest cleanliness survey
	Voluntary Carbon Sequestration	<ul style="list-style-type: none"> The VCS Sustainable Agricultural Land Management (SALM) project implemented by Godrej Properties Ltd., in the Beed district of Maharashtra, has been accepted to register under Verified Carbon Standard, as a climate change mitigation and adaptation programme. This is the first project from India getting registered on the VCS platform Around 15,750 saplings have been planted using the Miyawaki method at Kalai village in Gujarat. The company shall monitor the growth and survival rate closely
Research & Innovation	Study on Waste Generation at Construction Sites	<ul style="list-style-type: none"> The mobilization grant has been disbursed which will enable the IIT Tirupati team to bring on-board the research associate(s) and advisory personnel A 'Review Panel' consisting of a cross-functional team from GPL and SPOCs from other real estate companies has been formed This study will enable GPL to understand the quantum of waste generated at real estate project sites and the complete value chain

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CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q2 FY21	Q2 FY20	% Change	Q1 FY21	% Change	H1 FY21	H1 FY20	% Change
Total Income	238	370	-36%	165	44%	403	1,078	-63%
Adjusted EBITDA*	82	191	-57%	44	87%	126	406	-69%
EBITDA**	77	135	-43%	40	94%	116	330	-65%
Profit before tax	23	73	-69%	-15	254%	8	213	-96%
Net Profit after tax	7	32	-77%	-19	137%	-12	121	-110%

Total Income = Sales & Operating Income + Other Income + Share of profit 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

Note: All Numbers as per Ind AS

CONSOLIDATED CASHFLOW

(INR Cr)

Notes	Particulars	Q2 FY21	H1 FY21
A	Operating cashflow		
	Total operating cash inflow	684	1,104
	Operating cash outflow		
	Construction and related outflow	(351)	(681)
	Other project related outflow	(319)	(761)
	Total operating cash outflow	(669)	(1,442)
	Net operating cashflow	14	(337)
B	Financial cashflow		
	Interest and corporate taxes	(129)	(213)
	Net financial cashflow	(129)	(213)
C	Capital cashflow		
	Land & approval related outflow	(697)	(943)
	Advance to JV partners and others	(113)	(128)
	Net capital cashflow	(810)	(1,071)
D	Adjustment for JV projects	(55)	45
(A+B+C+D)	Total net GPL cashflow	(980)	(1,577)
E	Other Ind AS Adjustments	(1)	3
(A+B+C+D+E)	(Increase)/Decrease in Net Debt under Ind AS	(981)	(1,574)

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.09.2020	As on 31.03.2020
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, plant & equipment	76.25	77.89
b	Capital Work-in-Progress	179.74	160.86
c	Right-of-Use Asset	32.03	3.76
d	Investment Property	9.60	9.79
e	Goodwill on consolidation	0.04	0.04
f	Other intangible assets	20.10	21.48
g	Intangible assets under development	3.24	2.05
h	Investment in joint ventures and associates	884.45	822.75
i	Financial assets		
	Other Investments	673.28	686.68
	Trade Receivables	73.00	89.83
	Loans	27.26	26.33
	Other non – current financial assets	3.21	3.21
j	Deferred tax assets (net)	333.02	348.58
k	Income tax assets (net)	168.44	154.78
l	Other non-current non-financial assets	59.07	37.56
	Total non-current assets	2,542.73	2,445.59
2	Current assets		
a	Inventories	4,018.43	2,125.31
b	Financial assets		
	Investments	1,083.79	2,061.57
	Trade receivables	210.68	432.75
	Cash and cash equivalents	44.02	146.87
	Bank balances other than above	417.79	360.11
	Loans	2,332.19	1,602.53
	Other current financial assets	590.98	491.75
c	Other current non-financial assets	442.84	423.67
	Total current assets	9,140.72	7,644.56
	Total Assets	11,683.45	10,090.15

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.09.2020	As on 31.03.2020
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	126.04	126.01
b	Other equity	4,670.09	4,681.78
c	Non-controlling interest	-	-
	Total Equity	4,796.13	4,807.79
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	1000.00	-
	Lease Liabilities	25.01	1.15
b	Deferred tax liabilities (Net)	0.81	0.40
c	Provisions	14.29	12.80
	Total Non-Current Liabilities	1,040.11	14.35
2.2	Current Liabilities		
a	Financial liabilities		
	Borrowings	3,269.37	3,210.08
	Lease Liabilities	7.79	3.53
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	15.14	13.31
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	1,749.37	706.38
	Other Current Financial Liabilities	331.79	888.88
b	Other Current Non Financial Liabilities	414.43	385.31
c	Provisions	21.94	23.15
d	Current Tax Liabilities (Net)	37.38	37.37
	Total Current Liabilities	5,847.21	5,268.01
	Total Liabilities	6,887.32	5,282.36
	Total Equity and Liabilities	11,683.45	10,090.15

FINANCIAL ANALYSIS

Profitability Indicators

Particulars	Q2 FY2021	Q2 FY2020	Q1 FY2021	H1 FY2021	H1 FY2020
Adjusted EBITDA / Total Income*	34.6%	51.6%	26.6%	31.3%	37.6%
EBITDA / Total Income**	32.3%	36.4%	24.0%	28.9%	30.6%
PBT Margin %	9.5%	19.7%	-8.9%	2.0%	19.8%
Net Profit Margin % [#]	3.0%	8.5%	-11.6%	-3.0%	11.3%

*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 Sept 2020	As on 30 th June 2020	As on 31 st March 2020
Net Debt (INR Cr)	2,733	1,752	1,159
Networth (INR Cr)	4,796	4,788	4,808
Net Debt / Equity Ratio	0.57	0.37	0.24
Average Borrowing Cost (YTD)	7.55%	7.75%	7.85%

Note: All Numbers as per Ind AS

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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 Sharing - 50%	Forthcoming
3	Sarjapur 1	Bangalore	Residential	1.70	Own	100% owned project	Forthcoming
4	Godrej ECity	Bangalore	Residential	0.09	DM	DM Fee - 11% of Revenue	Ongoing
5	Godrej United	Bangalore	Residential	1.00	DM	DM Fee - 11% of Revenue	Ongoing
6	Godrej Reflections	Bangalore	Residential	1.00	JV	GPL holds 20% equity in the project specific company	Ongoing
7	Godrej Eternity	Bangalore	Residential	0.54	JV	GPL holds 25.1% equity in the project specific company	Ongoing
8	Godrej Air	Bangalore	Residential	0.85	JV	Profit Sharing - 50%	Ongoing
9	Tumkur Road	Bangalore	Residential	0.79	Own	Revenue Based - 78%	Forthcoming
10	Godrej Avenues	Bangalore	Residential	0.36	JV	Profit Sharing - 34%	Ongoing
11	Godrej Platinum	Bangalore	Residential	0.02	Own	100% owned project	Ongoing
12	Godrej Gold County	Bangalore	Residential	0.01	Own	Revenue Based - 63%	Ongoing
13	Godrej Aqua	Bangalore	Residential	0.80	Own	Area Based - 90%	Ongoing
14	Godrej 24	Bangalore	Residential	4.70	DM	DM Fee - 11% of Revenue	Ongoing
15	Godrej Royale Woods	Bangalore	Residential	1.34	JV	Profit Sharing - 55% (for 90% of area)	Ongoing
16	Godrej Reserve	Bangalore	Residential	0.53	JV	Profit Sharing - 21.7%	Ongoing
17	Godrej Nurture	Bangalore	Residential	1.40	JV	Profit Sharing - 50%	Ongoing
18	Bagalur	Bangalore	Residential	3.00	JV	DM - 5.5% of Revenue & Profit Sharing - 49%	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
19	Sarjapur 4	Bangalore	Residential	1.60	Own	100% owned project	Forthcoming
20	Godrej Palm Grove	Chennai	Residential	1.93	Own	Area Based - 70% (for 12.57 acres), 68% (for 4.82 acres)	Ongoing
21	Godrej Azure	Chennai	Residential	0.70	JV	Profit Sharing - 37%	Ongoing
22	Godrej Summit	Gurgaon	Residential	0.07	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	1.00	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
24(A)	Godrej Oasis	Gurgaon	Residential	0.04	JV	Profit Sharing - 38%	Ongoing
24(B)	Godrej Icon	Gurgaon	Residential	0.19	JV	Profit Sharing - 38%	Ongoing
25	Godrej Nature+	Gurgaon	Residential	1.70	JV	Profit Sharing - 40%	Ongoing
26	Godrej Air	New Gurgaon	Residential	1.05	JV	Profit Sharing - 37.5%	Ongoing
27	Godrej Meridien	Gurgaon	Residential	1.50	JV	GPL owns 20% equity in project specific company	Ongoing
28	Godrej Habitat	Gurgaon	Residential	0.75	Own	Revenue Sharing - 95%	Ongoing
29	Kochi Project	Kochi	Residential	2.24	Own	Revenue Based - 70%	Forthcoming
30	Godrej Seven	Kolkata	Residential	3.00	JV	Profit Sharing - 46%	Ongoing
31	Godrej Prakriti	Kolkata	Residential	0.56	Own	100% Owned Project	Ongoing
32	Godrej Alpine	Mangalore	Mixed Use	0.64	Own	Area Based for residential area - 71.5%	Ongoing
33	Godrej Central	Mumbai	Residential	0.01	Own	Revenue Based 87.5%	Ongoing
34	Godrej Platinum	Mumbai	Residential	0.14	DM	DM Fee - 10% of Revenue	Ongoing
35	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
36	Godrej Park	Mumbai	Residential	0.77	Own	Revenue Based – 56.5%	Forthcoming
37	Godrej Vihaa	Mumbai	Residential	1.30	DM	DM Fee – 10% of Revenue	Ongoing
38	Godrej City	Mumbai	Residential	8.20	JV	Profit Based - 35% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
39	The Trees	Mumbai	Mixed Use	0.05	Own	100% owned project	Ongoing
40	G&B, Vikhroli	Mumbai	Residential	0.80	DM	DM Fee - 10% of Revenue	Forthcoming
41	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM	DM Fee - 10% of Revenue	Forthcoming
42	Godrej Sky ¹	Mumbai	Residential	0.30	DM	DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold	Ongoing
43	G&B Lawkim, Thane	Mumbai	Residential	0.27	JV	Profit Based – 32%	Forthcoming
44	Godrej Prime	Mumbai	Residential	0.01	JV	91.0% Revenue Sharing (GPL owns 51% of equity in the project specific company)	Ongoing
45	Godrej Links	Mumbai	Residential	0.19	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
46	Godrej Tranquil	Mumbai	Residential	1.00	DM	DM Fee - 11% of Revenue	Ongoing
47	Sundar Sangam	Mumbai	Residential	0.10	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
48	Godrej Edenwoods	Mumbai	Residential	0.03	JV	Profit Based - 50% (from 85% of revenue for this project)	Ongoing
49	Godrej Alive	Mumbai	Residential	2.10	DM	DM Fee - 10% of Revenue	Ongoing
50	Bandra	Mumbai	Residential	1.10	Own	Revenue Based - 60%	Forthcoming
51	Vashi	Mumbai	Residential	0.50	JV	Profit Sharing - 50%	Forthcoming
52	Godrej Exquisite	Mumbai	Residential	0.70	JV	GPL holds 20% equity in the project specific company	Ongoing
53	Godrej RKS	Mumbai	Mixed Use	0.35	JV	100% owned project	Ongoing

¹ Includes a portion of area to be retained by JV partner

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
54	Godrej Nirvaan	Mumbai	Residential	2.25	JV	Profit Share - 50%	Ongoing
55	Taloja	Mumbai	Residential	7.50	JV	Profit Share - 55%	Forthcoming
56	Ambarnath	Mumbai	Residential	1.10	JV	Profit Share - 47%	Forthcoming
57	Thane	Mumbai	Residential	1.10	Own	100% owned project	Forthcoming
58	Chandivali	Mumbai	Residential	0.45	Own	100% owned project	Forthcoming
59	Worli	Mumbai	Residential	1.17	JV	Profit Share - 50%	Forthcoming
60	Matunga	Mumbai	Residential	0.17	Own	Revenue Sharing - 89%	Forthcoming
61	Kalyan	Mumbai	Residential	1.50	Own	100% owned project	Forthcoming
62	Godrej Anandam	Nagpur	Residential	2.17	Own	PMC Fee Rs 400/sq. ft. for 7.7 lac sq. ft. Revenue Based agreement for remaining area : First 1 million sq. ft. 62% (GPL) & next 1 million sq. ft. 57% (GPL)	Ongoing
63	Godrej South Estate	NCR	Residential	0.85	JV	Profit Share - 58%	Ongoing
64	Ashok Vihar	NCR	Residential	3.28	Own	100% owned project	Forthcoming
65	Faridabad	NCR	Residential	1.00	Own	100% owned project	Forthcoming
66	Godrej Nest	Noida	Residential	4.00	DM	DM Fee - 11% of Revenue	Ongoing
67	Godrej Palm Retreat	Noida	Residential	1.70	DM	DM Fee - 11% of Revenue	Ongoing
68	Godrej Golf Links	Greater Noida	Residential	4.00	JV	Profit Share - 40%	Ongoing
69	Sector 43	Noida	Residential	2.20	JV	Profit Sharing - 49%	Forthcoming
70	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

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
71	Godrej Infinity	Pune	Residential	2.80	JV	Profit Sharing - 35%	Ongoing
72	Godrej 24	Pune	Residential	0.52	JV	Revenue Based 96% (GPL owns 49% equity in project specific company)	Ongoing
73(A)	Godrej Prana	Pune	Residential	0.01	JV	Profit Sharing - 40%	Ongoing
73(B)	Godrej Greens	Pune	Residential	0.87	JV	Profit Sharing - 40%	Ongoing
74	Bavdhan	Pune	Residential	0.56	JV	Profit Sharing - 45%	Forthcoming
75	Godrej Central Park	Pune	Residential	4.50	JV	DM - 11% of Revenue & Profit Sharing - 26%	Ongoing
76	Hinjawadi	Pune	Residential	8.80	JV	DM - 12.5% of Revenue & Profit Sharing - 50%	Forthcoming
77	Manjari	Pune	Residential	4.80	JV		Ongoing
78	Kalyani Nagar	Pune	Residential	0.50	JV		Forthcoming
79	Mahalunge	Pune	Residential	6.40	JV		Ongoing
80	Ahire	Pune	Residential	2.90	JV		Forthcoming
81	Wagholi	Pune	Residential	1.70	JV		Forthcoming

B. COMMERCIAL 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	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	Forthcoming
3	Godrej Eternia	Chandigarh	Commercial	0.38	Own	Revenue Based - 54%	Ongoing
4	Godrej Prakriti*	Kolkata	Residential	0.42	Own	100% owned project	Forthcoming
5	Godrej Genesis	Kolkata	Commercial	0.11	Own	Area Based – 62%	Ongoing
6	Godrej Alpine*	Mangalore	Residential	0.25	Own	Area Based 71.5% for commercial area	Forthcoming
7(a)	Godrej Two*	Mumbai	Commercial	1.16	JV	GPL holds 50% equity in project specific company	Ongoing
7(b)	The Trees Hotel & Retail*	Mumbai	Mixed Used	0.34	Own	100% owned project	Ongoing
8	Godrej BKC	Mumbai	Commercial	0.01	Own	Profit Based - 50%	Ongoing
9	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
10	Godrej Genesis	Pune	Commercial	0.48	JV	GPL owns 51% of equity in project specific company, Revenue Based 58%	Forthcoming
11	Golf Course Road	Gurgaon	Commercial	1.00	JV	GPL owns 12% of equity in project specific company	Forthcoming

*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 Q2 FY21 and H1 FY21 Results

- Construction worker strength doubled during the quarter and increased to 130% of Pre-Covid levels
- Booking value in H1 FY21 increased by 11% over corresponding period in the previous year
- 1,373 homes sold with a total booking value of INR 1,074 crore in Q2 FY21
- Net Profit stood at INR 7 crore for Q2 FY21
- New project added in MMR and Bangalore in September and October, respectively

Mumbai, November 03, 2020: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the second quarter ended September 30, 2020.

CORPORATE HIGHLIGHTS:

Sales Highlights

- Q2 FY21 witnessed a total booking value of INR 1,074 crore and total booking volume of 1.73 million sq. ft. as compared to total booking value of INR 1,446 crore and total booking volume of 2.26 million sq. ft. in Q2 FY20.
- H1 FY21 witnessed a total booking value of INR 2,605 crore and total booking volume of 4.24 million sq. ft. as compared to total booking value of INR 2,343 crore and total booking volume of 3.61 million sq. ft. in H1 FY20.

Business Development

Added a new project in Mumbai with saleable area of ~1.5 million sq. ft. in Q2 FY21 and a new project in Bangalore with a saleable area of ~1.6 million sq. ft. in October 2020

Kalyan, MMR

- The project is an outright purchase of land in Kalyan, further strengthening GPL's presence in MMR
- The site is strategically located with multiple schools, hospitals, retail and residential spaces in close proximity
- Spread across 20 acres, this project will offer approximately 1.5 million sq. ft. of saleable area comprising primarily of residential area of various configurations with small amount of retail/commercial space
- It is a 100% owned project

Sarjapur, Bangalore

- The project is an outright purchase of land in Sarjapur, Bangalore which has established itself as one of the most preferred residential locations with good connectivity to the Outer Ring Road and several other key hubs of Bangalore
- Spread across 15 acres, this project will offer approximately 1.6 million sq. ft. of saleable area comprising of residential apartments of various configurations
- It is a 100% owned project

Existing project update

Godrej City, MMR

- Recently, GPL has migrated to Integrated township policy from Special township policy for the particular project
- Consequently, the potential saleable area for the project has increased from 4.3 million sq. ft. to 8.2 million sq. ft.

Other Highlights

- Delivered ~2.9 million sq. ft. across 2 cities in Q2 FY21
- GPL received 8 awards in Q2 FY21 including '**National Brand Leader of India**' by Track2Realty BrandXReport 2019-2020

Commenting on the performance of Q2 FY2021, Mr. Pirojsha Godrej, Executive Chairman, Godrej Properties Limited, said:

“The real estate sector continues to be impacted by the pandemic but we believe this provides Godrej Properties with a tremendous opportunity to drive market share growth in residential real estate. While our planned launches in the second quarter were postponed due to regulatory approval delays, we were happy to see one of our strongest ever quarters for sales from existing projects. With a robust launch pipeline in the second half of the financial year, we expect strong sales momentum during this period.”

Financial Overview (Consolidated)

Q2 FY21 performance overview compared with Q2 FY20

- Total Income stood at INR 238 crore as compared to INR 370 crore
- EBITDA stood at INR 77 crore as compared to INR 135 crore
- Net profit stood at INR 7 crore as compared to INR 32 crore
- EPS[#] amounted to INR 0.28 as compared to INR 1.25

[#]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 123-year legacy of excellence and trust with a commitment to cutting edge design, technology, and sustainability.

In recent years, Godrej Properties has received over 250 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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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 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.