

February 2, 2018

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 ID 782GPL20 – Debt Segment
NSE - GODREJPROP

Sub: Investors Presentation & Press Release

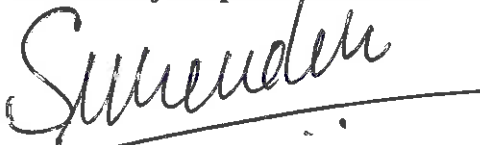
Dear Sir/Madam,

Please find enclosed the Investors' Presentation and the Press Release on the financial results for the quarter year ended December 31, 2017.

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





GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

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

PRESS RELEASE

Q3 FY18 Results

- **76% YoY growth in value of sales bookings in Q3 FY18 - total booking value stood at INR 1,220 Cr**
 - **Sales of more than INR 1,200 Cr for the third consecutive quarter**
 - **Residential sales in 9M FY18 higher than in any other period**
 - **9M FY18 sales at Godrej BKC stood at INR 697 Cr leading to remaining inventory of only ~ 51,000 sq. ft.**
 - **Added 3 new projects with 5.25 million sq. ft. of saleable area in January 2018**
-

Mumbai, February 02, 2018: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the third quarter ended December 31, 2017.

CORPORATE HIGHLIGHTS:

Sales Highlights

- **Q3 FY18 witnessed total booking value of INR 1,220 crore and total booking volume of 1,429,843 sq. ft. as compared to total booking value of INR 693 crore and total booking volume of 1,190,465 sq. ft. in Q3 FY17**
- **Residential sales in 9M FY18 higher than in any other period**
- **9M FY18 sales at Godrej BKC stood at INR 697 Cr leading to remaining inventory of only ~ 51,000 sq. ft.**

Business Development

Added 3 new projects with 5.25 million sq. ft. of saleable area in January 2018

Devanahalli, North Bangalore

- Entered into a partnership to develop a 100 acres land parcel with saleable area of 2.15 million sq. ft. on NH-648 near Devanahalli Town in North Bangalore
- In close proximity to Bangalore International Airport and the planned Aerospace SEZ and IT & Hardware Park, Devanahalli
- GPL's first plotted development project and sixteenth project in Bangalore

Electronic City, South Bangalore

- Entered into a partnership to develop a modern residential housing project of ~1.4 million sq. ft. with an option to further increase it to 2 million sq. ft. at Electronic City Phase – I in South Bangalore
- Offers good connectivity to the Electronic City flyover, Nice Ring road, Silk Board junction, Hosur main road via Wipro avenue road, and the upcoming E-city Metro Station
- GPL's seventeenth project in Bangalore

Noida Expressway, NCR

- Entered into development management agreement to develop a residential housing project with saleable area of 1.7 million sq. ft. in the Noida Expressway micro market
- GPL's 3rd project in Noida and eleventh project in NCR

Commenting on the performance of Q3 FY2018, Mr. Pirojsha Godrej, Executive Chairman, Godrej Properties Limited, said:

"We registered another strong operational quarter with sales of more than INR 1,200 crore and net operating cashflow in excess of INR 300 crore. Our booking value for the year has increased by 140% and we look forward to building on this momentum in 2018."

Financial Overview (Consolidated)

Q3 FY2018 performance overview compared with Q3 FY2017

- Total Income increased by 21% to INR 670 crore from INR 554 crore
- EBITDA decreased by 43% and stood at INR 89 crore
- Net profit decreased by 66% and stood at INR 26 crore
- EPS# amounted to INR 1.20 as compared to INR 3.59

9M FY2018 performance overview compared with 9M FY2017

- Total Income increased by 23% to INR 1,547 crore from INR 1,258 crore
- EBITDA decreased by 3% and stood at INR 282 crore
- Net profit decreased by 35% and stood at INR 93 crore
- EPS# amounted to INR 4.32 as compared to INR 6.70

#not annualised

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 121-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 14 million square meters (150 million square feet) in 12 cities.

In the last 3 years, Godrej Properties has received over 200 awards and recognitions, including the "Real Estate Company Of The Year" at the Construction Week India Awards 2015, 'Golden Peacock Award for Sustainability' for the year 2015 by Institute Of Directors (IOD), "Most Reliable Builder for 2014" at the CNBC AWAAZ Real Estate Awards 2014, "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014 and "Popular Choice - Developer of the Year" award by ET NOW in 2013.

For further information please contact:

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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.

RESULTS PRESENTATION

THIRD QUARTER, FINANCIAL YEAR 2018



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AGENDA

Overview **01**

Q3 FY18 Operational Highlights 02

Q3 FY18 Financial Highlights 03

Annexure 04

GODREJ GROUP

- Established in 1897
- \$4.6 bn in annual revenue
- 1.1 billion people globally use a Godrej product¹
- Godrej ranked as 2nd most trusted Indian brand²
- \$2.8 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 2013
3. Interbrand study done in 2011

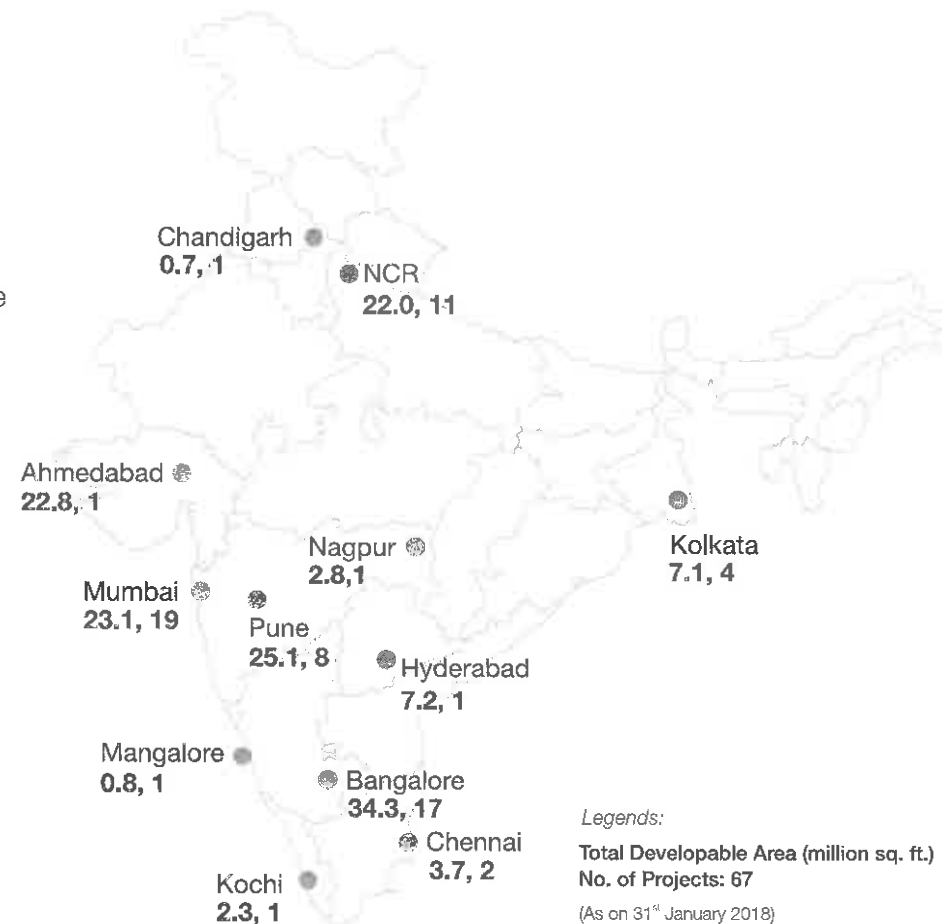
Value Creation Track Record

Particulars	16 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	15%	10
Godrej Consumer Products	34%	134
Godrej Industries	38%	203

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 two years
- Successfully delivered over 15 million sq. ft. of real estate in the past four years
- ~150 million sq. ft. of developable area across India
- Differentiated asset-light business model
- Over 200 awards received



STRENGTHS

Godrej Brand	<ul style="list-style-type: none"> • Godrej ranked as the 2nd most trusted Indian brand in the 2013 Brand Trust Report¹ • 1.1 billion people globally use a Godrej product² • 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 • Asset light, capital efficient and high ROE development model
Strong Project Pipeline	<ul style="list-style-type: none"> • Added 24 projects with ~51 million sq. ft. saleable area in the last 3 years³ • 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 cumulative booking value over the past two years • Successfully delivered over 15 million over sq. ft. of real estate in the past four 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. Brands ranked higher than Godrej: Nokia, Samsung, Sony, BMW & Tata Tea

2. Based on Godrej Group Internal Study

3. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement as on 31st January 2018

STOCK PERFORMANCE

An investment into GPL's IPO would be worth ~4.5x an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	8 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	8.6%	1.94
Godrej Properties	14.8%	3.02
BSE Realty Index	-4.8%	0.67

Note: CAGR calculated for prices as on 4th January, 2010 and 29th December, 2017

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Q3 FY18 HIGHLIGHTS

Sales Highlights

- 76% YoY growth in value of sales bookings – total booking value stood at INR 1,220 Cr
- Sales of more than INR 1,200 Cr for the third consecutive quarter
- Residential sales in 9M FY18 higher than in any other period
- 3 successful new project/phase launches in Noida, Mumbai and Bangalore

Commercial Sales

- Sold 123,470 sq. ft. at Godrej BKC for INR 425 Cr
- 9M FY18 sales at Godrej BKC stood at INR 697 Cr leading to remaining inventory of only ~ 51,000 sq. ft.

Business Development

- Added 3 new projects with 5.25 million sq. ft. of saleable area in January 2018

Other Highlights

- 8 awards received in Q3 FY18
- 4 projects received green building certifications

SALES HIGHLIGHTS

140% YoY growth in the value of sales bookings in 9M FY18

Particulars	Q3 FY18	Q3 FY17	Growth	Q2 FY18	Growth	9M FY18	9M FY17	Growth
Area Sold* (sq. ft.)	1,429,843	1,190,465	20%	1,556,058	-8%	4,785,579	2,520,071	90%
Booking Value** (INR Cr)	1,220	693	76%	1,335	-9%	4,029	1,681	140%

***Includes :**

- 10,204 sq. ft. of JVP area in Q3 FY18 & 6,982 sq. ft. of JVP area in Q3 FY17 & 14,695 sq. ft. of JVP area in Q2 FY18
- 34,831 sq. ft. of JVP area in 9M FY18 & 38,260 sq. ft. of JVP area in 9M FY17

****Includes**

- INR 3 Cr of JVP booking value in Q3 FY18 & INR 3 Cr of JVP booking value in Q3 FY17 & INR 5 Cr of JVP booking value in Q2 FY18
- INR 12 Cr of JVP booking value in 9M FY18 & INR 16 Cr of JVP booking value in 9M FY17

Excellent response to new project/phase launches

Godrej Nest, Noida

- Launched in November 2017
- Total sales stood at 364,047 sq. ft. at an average price of ~INR 5,400 per sq. ft. with a booking value of INR 195 crore

Godrej Platinum – Tower 4, Vikhroli

- Launched in November 2017
- Total project sales stood at ~49,000 sq. ft. at an average price of ~INR 20,600 per sq. ft. with a booking value of INR 101 crore

Godrej Eternity - Phase 3, Bangalore

- Launched in November 2017
- Total project sales stood at 174,465 sq. ft. at an average price of ~INR 4,800 per sq. ft. with a booking value of INR 83 crore

Strong momentum in sustenance sales

Excluding sales in new launches, sales for Q3 FY18 stood at ~745,000 sq. ft. with a booking value of ~INR 801 Cr

Sold ~266,500 sq. ft. Mumbai with a booking value of INR 545 Cr

Sold ~261,600 sq. ft. at Pune with a booking value of INR 135 Cr

Sold ~89,700 sq. ft. in Bangalore with a booking value of INR 60 Cr

Sold ~127,200 sq. ft. in other cities with a booking value of INR 61 Cr

BUSINESS DEVELOPMENT

Added 3 new projects with 5.25 million sq. ft. of saleable area in January 2018

Devanahalli, North Bangalore

- Entered into a partnership to develop a 100 acres land parcel with saleable area of 2.15 million sq. ft. on NH-648 near Devanahalli Town in North Bangalore
- In close proximity to Bangalore International Airport and the planned Aerospace SEZ and IT & Hardware Park, Devanahalli
- GPL's first plotted development project and sixteenth project in Bangalore
- GPL's economic interest is 21.7% of profit

Electronic City, South Bangalore

- Entered into a partnership to develop a modern residential housing project of ~1.4 million sq. ft. with an option to further increase it to 2 million sq. ft. at Electronic City Phase – I in South Bangalore
- Offers good connectivity to the Electronic City flyover, Nice Ring road, Silk Board junction, Hosur main road via Wipro avenue road, and the upcoming E-city Metro Station
- GPL's seventeenth project in Bangalore
- GPL's economic interest is 50% of profit

Noida Expressway, NCR

- Entered into development management agreement to develop a residential housing project with saleable area of 1.7 million sq. ft. in the Noida Expressway micro market
- GPL's 3rd project in Noida and eleventh project in NCR
- GPL's economic interest is 11% of revenue

PROJECT BOOKING

Particulars	Booking Area (sq. ft.)		Booking Value (INR Cr)	
	Q3 FY18	9MFY18	Q3 FY18	9MFY18
Residential Projects				
Godrej Nest, Noida	364,047	364,047	195	195
Godrej Platinum, Vikhroli ²	49,140	49,140	101	101
Godrej Eternity, Bangalore	174,645	205,830	83	99
Godrej Infinity, Pune	134,529	254,647	75	141
Godrej City, Parvel	97,126	74,375	60	48
Godrej Platinum, Kolkata	32,539	39,970	47	58
Godrej Vihaa, Badlapur ²	113,444	108,711	47	45
Godrej Air, Bangalore	55,844	559,266	37	370
Others ¹	285,059	2,925,932	150	2,272
Total (Residential Projects)	1,306,373	4,581,918	795	3,330
Commercial Projects				
Godrej BKC, Mumbai	123,470	199,140	425	697 [#]
Others ¹	0	4,521	0	2
Total (Commercial Projects)	123,470	203,661	425	699
Grand Total	1,429,843	4,785,579	1,220	4,029

¹ Includes cancellations in certain projects

² GPL is the development manager for the project

Total sales for 9M FY18 at Godrej BKC stood at INR 697 Cr out of which INR 558 Cr is to be received in Q4 FY18 and Q1 FY19

LAUNCH TRACKER FY18

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

New Project Launches Planned in FY18		
Project	City	Status
Godrej 24	Pune	✓
Godrej Tranquil	Mumbai	✓
Godrej Air	Bangalore	✓
Godrej Nest	NCR	✓
Sarjapur 2	Bangalore	✓
Joka	Kolkata	✓
Godrej Alive	Mumbai	✓
Bellary Road	Bangalore	✓
Sohna Road	NCR	✓

New Phase Launches Planned in FY18		
Project	City	Status
Godrej Origins, Vikhroli	Mumbai	✓
Godrej Vihaa	Mumbai	✓
Evoke at Godrej Golf Links	Greater Noida	✓
Godrej Platinum	Mumbai	✓
Godrej Eternity	Bangalore	✓
Godrej Emerald*	Mumbai	✓
Godrej Air	Bangalore	✓
Godrej Infinity	Pune	✓
Godrej Garden City	Ahmedabad	✓
Godrej City, Panvel	Mumbai	✓
Sarjapur 2	Bangalore	✓

✓ Launched ✓ On - Track ✓ Delayed ✎ New Project Added

*Launched in Q4 FY18

AWARDS AND RECOGNITIONS

GPL received 8 awards in Q3 FY18 and a total of 31 awards in 9M FY18

GODREJ PROPERTIES

- **Developer of the Year 2017-18**
QuikrHomes Realty Awards 2018
- **Leader in Sustainable Real Estate Developments**
2017 Grohe Hurun Report
- **Best Real Estate Development Partner - India**
Business Vision Awards 2017
- **Outstanding Contribution in Real Estate Sector**
5th National Conference Resident Welfare Associations (NCRWA) Exhibition - Mumbai

PROJECT & INDIVIDUAL AWARDS

- **Godrej Greens, Pune**
Gold for 'Feel The Greens' campaign - MMA SMARTIES India Awards
- **Godrej Gold County, Bangalore**
Innovative Concept of the Year - 9th Realty Plus Excellence Awards 2017 (South)
Outstanding Contribution in Green Building Project - Real Estate Category at the 7th EPC World Awards 2017
- **Godrej Infinity**
Innovative Concept Project of the year - Golden Bricks Awards 2016-17

GREEN BUILDING CERTIFICATIONS

4 projects received green building certifications

Godrej Garden City, Ahmedabad received IGBC Platinum certification under the Residential Society Rating System

Godrej Air, Bangalore received IGBC Gold pre-certification

Godrej Platinum, Bangalore received IGBC Gold certification

Godrej Genesis, Kolkata received IGBC LEED Gold certification



Godrej Garden City, Ahmedabad
IGBC Platinum certification -
Residential Society Rating System



Godrej Platinum, Bangalore
IGBC Gold certification



Godrej Air, Bangalore
IGBC Gold pre-certification



Godrej Genesis, Kolkata
IGBC LEED Gold certification

AGENDA

Overview

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Q3 FY18 Financial Highlights **03**

Annexure 04

PERFORMANCE METRICS – Q3 FY2018

(INR Cr)

Key Performance Metrics	Q3 FY18	Q3 FY17	% change
Total Income	670	554	21%
Profit Before Tax	47	118	-60%
PAT (after minority interest)	26	77	-66%

Total income split by project

(INR Cr)

Projects	Total Income	% of total
Godrej BKC, Mumbai	424	63%
The Trees, Vikhroli	100	15%
Others	146	22%
Total	670	100%

Note: All Numbers as per Ind AS

PERFORMANCE METRICS – 9M FY2018

(INR Cr)

Key Performance Metrics	9M FY18	9M FY17	% change
Total Income	1,547	1,258	23%
Profit Before Tax	161	203	-21%
PAT (after minority interest)	93	144	-35%

Total income split by project

(INR Cr)

Projects	Total Income (INR Cr)	% of total
Godrej BKC, Mumbai	724	47%
The Trees, Vikhroli	248	16%
Godrej Platinum, Bangalore	91	6%
Godrej Garden City, Ahmedabad	63	4%
Others	420	27%
Total	1,547	100%

Note: All Numbers as per Ind AS

CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q3 FY2018 (INR Cr)	Q3 FY2017 (INR Cr)	% Change	Q2 FY2018 (INR Cr)	% Change	9MFY2018 (INR Cr)	9MFY2017 (INR Cr)	% Change
Total Income	670	554	21%	532	26%	1,547	1,258	23%
Adjusted EBITDA**	164	181	-9%	166	-1%	420	383	10%
EBITDA*	89	157	-43%	115	-23%	282	290	-3%
Profit before tax	47	118	-60%	71	-34%	161	203	-21%
Net Profit after tax	26	77	-66%	44	-41%	93	144	-35%

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

Note: All Numbers as per Ind AS

CONSOLIDATED FINANCIAL STATEMENTS – BS

(INR Cr)

Sr. No	Particulars	As on 31.12.2017	As on 31.03.2017
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, plant & equipment	85.98	74.79
b	Capital Work-in-Progress	-	0.01
c	Investment Property	2.52	-
d	Goodwill	0.04	0.04
e	Other intangible assets	25.16	27.23
f	Intangible assets under development	0.03	0.02
g	Investment in joint ventures and associates	88.83	81.40
h	Financial assets		
	Investments	422.80	312.35
	Loans	84.00	76.42
	Other non – current financial assets	0.01	1.92
l	Deferred tax assets (net)	152.47	159.26
j	Income tax assets (net)	124.80	118.89
k	Other non-current non-financial assets	15.28	15.28
	Total non-current assets	1001.92	867.61
2	Current assets		
a	Inventories	3,017.27	3,966.12
b	Financial assets		
	Investments	556.48	366.26
	Trade receivables	237.49	221.82
	Cash and cash equivalents	325.08	73.82
	Bank balances other than above	53.14	36.58
	Loans	901.61	728.85
	Other current financial assets	1,073.13	741.61
c	Other current non-financial assets	189.14	178.18
	Total current assets	6,353.33	6,313.24
	Total Assets	7,355.25	7,180.85

CONSOLIDATED FINANCIAL STATEMENTS – BS

(INR Cr)

Sr. No	Particulars	As on 31.12.2017	As on 31.03.2017
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	108.24	108.18
b	Other equity	1,991.36	1,895.54
	Total Equity	2,099.60	2,003.72
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	510.52	474.76
	Trade payables	-	0.52
b	Deferred tax liabilities (Net)	0.53	0.20
c	Provisions	8.31	6.54
	Total non-current liabilities	519.36	482.02
2.2	Current Liabilities		
a	Financial liabilities		
	Borrowings	3,518.44	3,505.66
	Trade payables	288.43	491.24
	Other current financial liabilities	172.60	183.86
b	Other current non financial liabilities	724.92	498.27
c	Provisions	1.07	0.34
d	Current tax liabilities (Net)	30.83	15.74
	Total Current Liabilities	4,736.29	4,695.11
	Total Liabilities	5,255.65	5,177.13
	Total Equity & Liabilities	7,355.25	7,180.85

CONSOLIDATED FINANCIAL STATEMENTS – CASHFLOW

(INR Cr)

Notes	Particulars	Q3 FY18
A	Operating cashflow	
	Total operating cash inflow	902
	Operating cash outflow	
	Construction and related outflow	(264)
	Other project related outflow	(326)
	Total operating cash outflow	(590)
	Net operating cashflow	313
B	Financial cashflow	
	Interest, corporate tax and other outflow	(94)
	Net financial cashflow	(94)
C	Capital cashflow	
	Land & approval related outflow	(124)
	Advance to JV partners	(28)
	Net capital cashflow	(152)
(A+B+C)	Net cashflow	67
D	Ind AS Adjustments	(8)
(A+B+C+D)	(Increase)/Decrease in Net Debt under Ind AS	59

Note: All Numbers as per Ind AS

FINANCIAL ANALYSIS

Profitability Indicators

Particulars	Q3 FY2018	Q3 FY2017	Q2 FY2018	9MFY2018	9MFY2017
Adjusted EBITDA / Total Income**	24.5%	32.6%	31.1%	27.1%	30.4%
EBITDA / Total Income*	13.3%	28.3%	21.7%	18.2%	23.1%
PBT Margin %	7.0%	21.2%	13.3%	10.4%	16.1%
Net Profit Margin %#	3.9%	13.9%	8.3%	6.0%	11.5%

*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 31 st Dec 2017	As on 30 th Sep 2017	As on 31 st Dec 2016
Net Debt (INR Cr)	3,064	3,122	3,260
Net Debt / Equity Ratio	1.46	1.51	1.71
Average Borrowing Cost (YTD)	7.90%	8.10%	9.08%

Note: All Numbers as per Ind AS

AGENDA

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Annexure **04**

A. RESIDENTIAL PROJECTS

S.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	4.00**	DM	DM Fee - 12% of Revenue	Forthcoming
4	Godrej E-City	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	Sarjapur 2	Bangalore	Residential	1.00	JV	GPL holds 20% equity in the project specific company	Forthcoming
7	Godrej Eternity	Bangalore	Residential	0.99	JV	GPL holds 25.1% equity in the project specific company	Ongoing
8	Godrej Air	Bangalore	Residential	0.85	JV	Profit Sharing – 40%	Ongoing
9	Tumkur Road	Bangalore	Residential	0.79	Own	Revenue Based – 78.0%	Forthcoming
10	Godrej Avenues	Bangalore	Residential	0.75	JV	Profit Sharing – 34%	Ongoing
11	Godrej Platinum	Bangalore	Residential	0.23	Own	100% owned project	Ongoing
12	Godrej Gold County	Bangalore	Residential	0.20	Own	Revenue Based – 63%	Ongoing
13	Bellary Road	Bangalore	Residential	0.80	Own	Area Based – 90%	Forthcoming
14	Magadi Road	Bangalore	Residential	0.60	DM	DM Fee – 12% of Revenue	Forthcoming
15	Sarjapur 3	Bangalore	Residential	4.70	DM	DM Fee – 11% of Revenue	Forthcoming
16	Devanahalli 2	Bangalore	Residential	1.34	JV	Profit Sharing – 55% (for 90% of area)	Forthcoming
17	Devanahalli 3	Bangalore	Residential	2.15	JV	Profit Sharing – 21.7%	Forthcoming
18	Electronic City	Bangalore	Residential	1.40 [#]	JV	Profit Sharing – 50%	Forthcoming

* Primarily a residential project with a portion of commercial saleable area. ** Developable potential up to 9.0 million sq. ft. [#] Extendable upto 2 million sq. ft.

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
19	Godrej Palm Grove	Chennai	Residential	1.87	Own	Area Based – 70% (for 12.57 acres), 68% (for 4.82 acres)	Ongoing
20	Godrej Azure	Chennai	Residential	1.00	JV	Profit Sharing – 37%	Ongoing
21	Godrej Summit	Gurgaon	Residential	0.12	Own	Area Based – 65%	Ongoing
22(A)	Godrej Aria	Gurgaon	Residential	0.69	JV	Revenue Based – 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
22(B)	Godrej 101	Gurgaon	Residential	1.00	JV	Revenue Based – 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
23(A)	Godrej Oasis	Gurgaon	Residential	0.50	JV	Profit Sharing – 38%	Ongoing
23(B)	Godrej Icon	Gurgaon	Residential	0.70	JV	Profit Sharing – 38%	Ongoing
24	Godrej Frontier	Gurgaon	Residential	0.42	Own	Revenue Based – 70%	Ongoing
25	Sohna Road	Gurgaon	Residential	1.7	JV	Profit Sharing – 40%	Forthcoming
26	Sector 85	New Gurgaon	Residential	1.05	JV	Profit Sharing – 37.5%	Forthcoming
27	Sector 106	Gurgaon	Residential	1.5	JV	GPL owns 20% equity in project specific company	Forthcoming
28	Godrej Oasis	Hyderabad	Residential	4.87	Own	Land is owned by GPL	Forthcoming
29	Kochi Project	Kochi	Residential	2.24	Own	Revenue Based – 70%	Forthcoming
30	Joka	Kolkata	Residential	3.00	JV	Profit Sharing – 46%	Forthcoming
31	Godrej Prakriti	Kolkata	Residential	1.36	Own	100% Owned Project	Ongoing
32	Godrej Platinum	Kolkata	Residential	0.17	Own	Revenue Based – 45%	Ongoing
33	Godrej Alpine	Mangalore	Mixed Use	0.64	Own	Area Based for residential area – 71.5%	Ongoing
34	Godrej Central	Mumbai	Residential	0.68	JV	Revenue Based 87.5%. GPL owns 51% of equity in the project specific company	Ongoing
35	Godrej Platinum	Mumbai	Residential	0.15	DM	DM Fee – 10% of Revenue	Ongoing

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
36	Godrej Emerald	Mumbai	Residential	1.00	JV	Revenue Based – 64% (GPL holds 20% equity in the project specific company)	Ongoing
37	Godrej Park	Mumbai	Residential	0.77	Own	Revenue Based – 56.5%	Forthcoming
38	Godrej Vihaa	Mumbai	Residential	1.30	DM	DM Fee – 10% of Revenue	Ongoing
39	Godrej City	Mumbai	Residential	4.30	JV	Profit Based - 35% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
40	The Trees	Mumbai	Mixed Use	1.20	Own	100% owned project	Ongoing
41	G&B, Vikhroli	Mumbai	Residential	0.80	DM	DM Fee – 10% of Revenue	Forthcoming
42	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM	DM Fee – 10% of Revenue	Forthcoming
43	Godrej Sky ¹	Mumbai	Residential	0.30	DM	DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold	Ongoing
44	G&B Lawkim, Thane	Mumbai	Residential	0.27	JV	Profit Based – 32%	Forthcoming
45	Godrej Prime	Mumbai	Residential	0.75	JV	91.0% Revenue Sharing (GPL owns 51% of equity in the project specific company)	Ongoing
46	Godrej Links	Mumbai	Residential	0.19	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
47	Godrej Serenity	Mumbai	Residential	0.02	Own	Revenue Based – 50%	Ongoing
48	Godrej Tranquil	Mumbai	Residential	1.00	DM	DM Fee – 11% of Revenue	Ongoing
49	Sundar Sangam	Mumbai	Residential	0.10	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
50	Godrej Edenwoods	Mumbai	Residential	0.03	JV	Profit Based – 50% (from 85% of revenue for this project)	Ongoing
51	Godrej Alive	Mumbai	Residential	2.10	DM	DM Fee – 10% of Revenue	Forthcoming

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

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
52	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
53	Godrej Platinum	NCR	Residential	0.85	JV	Revenue Based – 52.5% (GPL owns 25.1% of equity in the project specific company)	Forthcoming
54	Godrej Nest	Noida	Residential	4.00	DM	DM Fee – 11% of Revenue	Ongoing
55	Noida Expressway	Noida	Residential	1.70	DM	DM Fee – 11% of Revenue	Forthcoming
56	Godrej Golf Links	Greater Noida	Residential	4.00	JV	Profit Share - 40%	Ongoing
57	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
58	Godrej Infinity	Pune	Residential	2.80	JV	Profit Sharing – 35%	Ongoing
59	Godrej 24	Pune	Residential	1.7	JV	Revenue Based 96% (GPL owns 49% equity in project specific company)	Ongoing
60(A)	Godrej Prana	Pune	Residential	0.80	JV	Profit Sharing – 40%	Ongoing
60 (B)	Godrej Greens	Pune	Residential	0.79	JV	Profit Sharing – 40%	Ongoing
61	Bavdhan	Pune	Residential	0.56	JV	Profit Sharing – 45%	Forthcoming
62	Mamurdi	Pune	Residential	4.50	JV	DM- 11% of Revenue & Profit Sharing – 26%	Forthcoming

B. COMMERCIAL PROJECTS

S.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	Godrej Eternia	Chandigarh	Commercial	0.42	Own	Revenue Based – 54%	Ongoing
3	Godrej Oasis	Hyderabad	Residential	0.44	Own	Land is owned by GPL	Forthcoming
4	Godrej Prakriti	Kolkata	Residential	0.42	Own	100% owned project	Forthcoming
5	Godrej Genesis	Kolkata	Commercial	0.98	Own	Area Based – 62%	Ongoing
6	Godrej Alpine	Mangalore	Residential	0.25	Own	Revenue Based – 71.5% for commercial area	Forthcoming
7	The Trees	Mumbai	Mixed Used	1.38	Own	100% owned project	Ongoing
8	Godrej BKC	Mumbai	Commercial	1.28	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

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

CONSTRUCTION HIGHLIGHTS

Gurgaon

No.	Project /Phase	WC*	Area**
1	Godrej Summit Tower A	78.25%	0.18
2	Godrej Summit Tower L	77.09%	0.19
3	Godrej Oasis Tower SL1	64.18%	0.13
4	Godrej Oasis Tower SL2	65.12%	0.09
5	Godrej Oasis Tower SL3	61.37%	0.09
6	Godrej Oasis Tower SL4	65.93%	0.09
7	Godrej Oasis Tower SL5	64.04%	0.09
8	Godrej Icon Tower A	58.52%	0.08
9	Godrej Icon Tower B	57.03%	0.11
10	Godrej Icon Tower C	54.59%	0.12
11	Godrej Icon Tower D	55.17%	0.09
12	Godrej Icon Tower Iconic	45.24%	0.21
13	Godrej Aria Tower 1A	41.26%	0.12
14	Godrej Aria Tower 1B	40.97%	0.12
15	Godrej Aria Tower 1C	40.75%	0.12
16	Godrej Aria Tower 1D	38.38%	0.12
17	Godrej Aria Tower 1E	42.32%	0.08

Gurgaon (contd..)

No.	Project /Phase	WC*	Area**
18	Godrej Aria Tower 1F	41.83%	0.08
19	Godrej Aria Tower 2A	35.15%	0.13
20	Godrej Aria Tower 2B	34.39%	0.13
21	Godrej Aria Tower 2C	39.26%	0.13
22	Godrej Aria Tower 2D	39.37%	0.14
23	Godrej Aria Tower 2E	38.99%	0.05
24	Godrej Aria Tower 2F	39.50%	0.04
25	Godrej Frontier Phase 2	96.18%	0.29
26	Godrej Frontier Phase 3	96.25%	0.15
27	Godrej Frontier Phase 4	95.81%	0.13

Mumbai

No.	Project /Phase	WC*	Area**
1	Godrej BKC	98.18%	1.2
2	Godrej Central Phase 1	84.25%	0.46
3	Godrej Central Phase 2	81.90%	0.2
4	Godrej Central Phase 3	81.71%	0.05
5	Godrej Prime Tower S01	58.55%	0.16
6	Godrej Prime Tower S02	58.31%	0.09
7	Godrej Prime Tower S03	56.99%	0.07
8	Godrej Prime Tower S04	57.53%	0.07
9	Godrej Prime Tower S05	56.72%	0.07
10	Godrej Prime Tower S06	58.21%	0.07
11	Godrej Prime Tower S07	57.89%	0.07
12	Godrej Prime Tower S08 [†]	53.85%	0.07
13	Godrej Prime Tower T11 [*]	51.10%	0.03
14	The Trees Resi Phase 1	62.94%	0.50
15	The Trees Resi Phase 2	59.89%	0.34

*Work Completion as on 31st December, 2017

**in million sq. ft.

[†]Attained revenue recognition in Q3 FY18

CONSTRUCTION HIGHLIGHTS

Ahmedabad

No.	Project /Phase	WC*	Area**
1	GGC Phase 3Aa	67.96%	0.11
2	GGC Phase 5 (Carmel C&F)	94.82%	0.26
3	GGC Phase 5A (CAR G/I)	95.70%	0.13
4	GGC Phase 5AB	93.61%	0.12
5	Affordable housing Phase1	94.18%	0.3
6	Affordable housing Phase 2	93.41%	0.27

Pune

No.	Project /Phase	WC*	Area**
1	Godrej Prana Tower A	67.33%	0.14
2	Godrej Prana Tower B	68.76%	0.12
3	Godrej Prana Tower C	67.81%	0.12
4	Godrej Prana Tower D	56.26%	0.07
5	Godrej Prana Tower E	54.89%	0.07
6	Godrej Prana Tower F	44.80%	0.07
7	Godrej Prana Tower G	58.95%	0.10
8	Godrej Infinity Tower T1	53.16%	0.15
9	Godrej Infinity Tower T2	48.71%	0.17
10	Godrej Infinity Tower T3	49.18%	0.25
11	Godrej Infinity Tower T4	47.94%	0.26
12	Godrej Infinity Tower T5	48.94%	0.25
13	Godrej Infinity Tower T6	52.60%	0.22

Kolkata

No.	Project /Phase	WC*	Area**
1	Godrej Prakriti Phase 3	94.38%	0.37
2	Godrej Prakriti Phase 4	88.25%	0.37
3	Godrej Prakriti Phase 7	72.22%	0.37
4	Godrej Platinum Tower 1	95.45%	0.09
5	Godrej Platinum Tower 2	96.02%	0.07

Bangalore/Chennai

No.	Project /Phase	WC*	Area**
1	Godrej Gold County Phase 1	75.14%	0.29
2	Godrej Gold County Phase 2	84.26%	0.07
3	Godrej Eternity	59.65%	0.54
4	Godrej Azure	48.45%	0.25

*Work Completion as on 31st December, 2017

**in million sq. ft.

*Attained revenue recognition in Q3 FY18

THANK YOU

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