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CIN : L74120MH1985PLC035308

November 02, 2021

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 Symbol - 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, 2021

This is for your information and records.

Thank you,

Yours truly,
For Godrej Properties Limited



Surender Varma
Company Secretary & Chief Legal Officer

AB

Enclosed as above



RESULTS PRESENTATION

SECOND QUARTER, FINANCIAL YEAR 2022



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 FY22 Operational Highlights 02

Q2 FY22 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

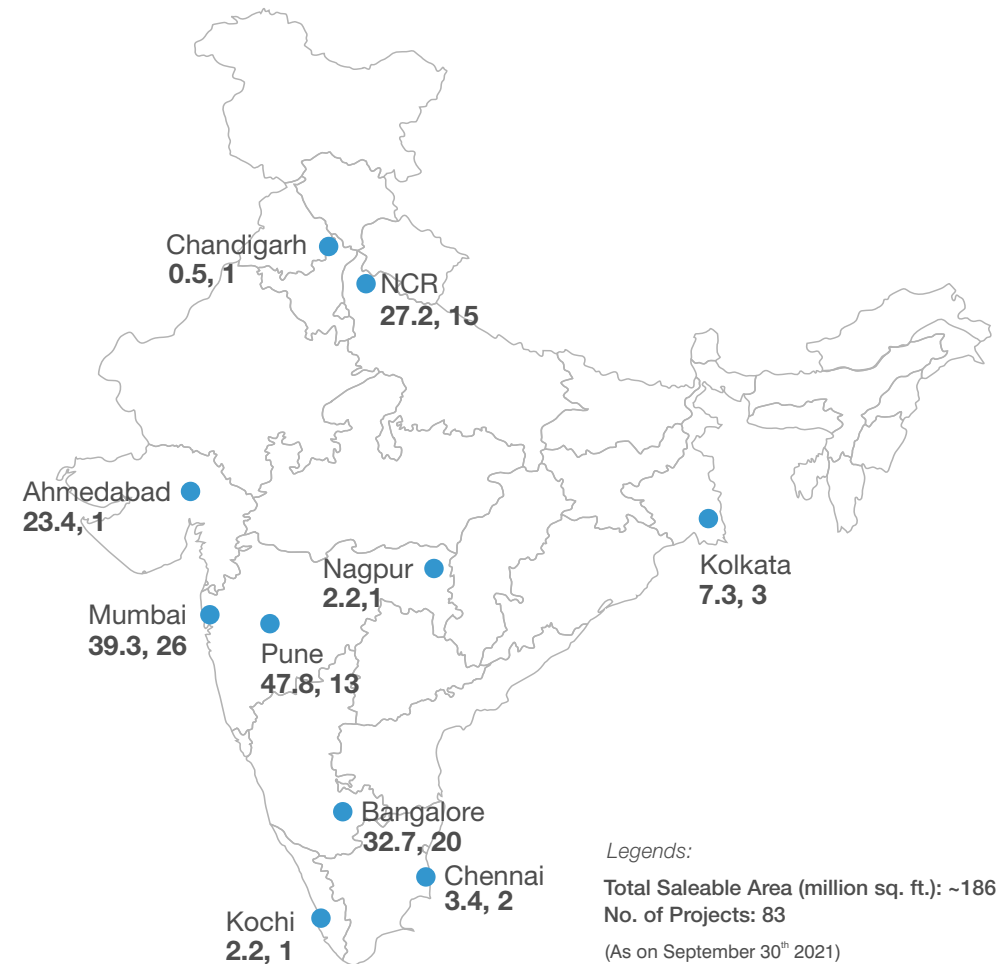
Value Creation Track Record

Particulars	20 year CAGR in stock price	₹ 1 invested in June 2001 is now worth
BSE Sensex	15%	18
Godrej Consumer Products	30%	209
Godrej Industries	30%	193

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 developer by residential sales in FY21
- Successfully delivered ~20 million sq. ft. of real estate in the past five years
- ~186 million sq. ft. of saleable area across India
- Differentiated asset-light business model
- Over 300 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 36 residential projects with ~79 million sq. ft. saleable area since FY2018² • Access to Group's land bank across India (e.g. Vikhroli)
Sales and Execution Capability	<ul style="list-style-type: none"> • India's largest developer by residential sales in FY21 • Successfully delivered ~20 million sq. ft. of real estate in the past five years
Access to Capital	<ul style="list-style-type: none"> • Confidence of capital markets demonstrated by sector leading stock performance since IPO • Lowest bank funding rates in the sector
Sustainability Leadership	<ul style="list-style-type: none"> • Ranked #1 amongst listed global residential developers in the 2021 Global Real Estate Sustainability benchmark (GRESB) Assessment report • GPL is one of the five founding members of the Sustainable Housing Leadership Consortium (SHLC), which aims to drive sustainability in India's housing market • GPL committed to have all its projects third-party certified as green buildings since 2010

1. Based on Godrej Group* Internal Study

2. Total saleable area under projects, irrespective of the revenue / profit / area sharing arrangement as on 30th September 2021

STOCK PERFORMANCE

An investment into GPL's IPO would be worth ~10x an identical investment into the BSE Realty Index

Value Creation Track Record

Particulars	12 year CAGR in stock price	₹ 1 invested in January 2010 is now worth
BSE Sensex	10.9%	3.37
Godrej Properties	21.7%	10.05
BSE Realty Index	0.5%	1.06

Note: CAGR calculated for prices as on 04th January, 2010 (the date of GPL's public listing) and 30th September 2021

AGENDA

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Q2 FY22 Operational Highlights **02**

Q2 FY22 Financial Highlights 03

Annexure 04

Q2 FY22 OPERATIONAL HIGHLIGHTS

Sales Highlights

- Launched 4 new projects/phases in Q2 FY22
- Sales value in Q2 FY22 was more than 5x the previous quarter
- 140% YoY growth in value of sales booking for Q2 FY22 to INR 2,574 crore and 18% YoY growth in value of sales booking for H1 FY22 to INR 3,072 crore

Business Development

- Added one new residential project in MMR with a saleable area of ~1.6 million sq. ft. in Q2 FY22

Collection and Construction Highlights

- Cash collection of INR 1,544* crore in Q2 FY22
- We continue to ramp up our workforce strength, which stood at 164% of our pre-COVID strength as of September end

Other Highlights

- Godrej Properties has been recognized as a Sector Leader Globally and in Asia for Listed Residential Development in 2021 by Global Real Estate Sustainability Benchmark (GRESB)
- 48 awards received in Q2 FY22 and a total of 54 awards in H1 FY22

* Includes collection of INR 192 crore from projects where GPL is the development manager

SALES HIGHLIGHTS

Particulars	Q2 FY22	Q2 FY21	Growth	Q1 FY22	Growth	H1 FY22	H1 FY21	Growth
Area Sold (sq. ft.)	3,612,142	1,728,995	109%	771,817	368%	4,383,959	4,241,283	3%
Booking Value (INR Cr)	2,574	1,074	140%	497	418%	3,072	2,605	18%

Strong response to new project/phase launches

Evergreen - Godrej Woods Phase 2, NCR

- Launched in September 2021
- Total sales stood at 537,373 sq. ft. with a booking value of INR 584 crore

Godrej Ananda, Bangalore

- Launched in August 2021
- Total sales stood at 514,925 sq. ft. with a booking value of INR 228 crore

Godrej Hill Retreat, Pune

- Launched in July 2021
- Total sales stood at 600,307 sq. ft. with a booking value of INR 375 crore

Godrej Serenity, NCR

- Launched in August 2021
- Total sales stood at 194,868 sq. ft. with a booking value of INR 113 crore

SALES HIGHLIGHTS (Contd.)

City-wise Sales Breakdown

NCR

- Registered total sales of 1.27 million sq. ft. through sale of 707 homes with a booking value of INR 1,063 crore

Pune

- Registered total sales of 1.02 million sq. ft. through sale of 1,027 homes with a booking value of INR 607 crore

MMR

- Registered total sales of 0.43 million sq. ft. through sale of 420 homes with a booking value of INR 525 crore

Bangalore

- Registered total sales of 0.76 million sq. ft. through sale of 779 homes with a booking value of INR 330 crore

PROJECT BOOKING

Particulars	Booking Area (sq. ft.)		Booking Value (INR Cr)	
	Q2 FY22	H1 FY22	Q2 FY22	H1 FY22
Residential Projects				
Godrej Woods, NCR	547,786	600,149	596	651
Godrej Hill Retreat, Pune	600,307	600,307	375	375
Godrej Ananda, Bangalore	514,925	514,925	228	228
Godrej Serenity/Nature+, NCR	196,426	200,924	114	117
Godrej Urban Park ¹ , MMR	38,185	46,493	113	127
Godrej Boulevard/Parkridge, Pune	200,736	292,154	112	162
The Highlands/Godrej City, MMR	150,600	189,807	111	139
Godrej Exquisite ¹ , MMR	50,037	71,344	71	96
Godrej Nest/Nurture ² , NCR	122,903	126,782	71	73
Godrej Golf Links, NCR	94,624	142,634	66	103
Godrej Tranquil/Nest ² , MMR	44,878	51,396	64	74
Godrej Emerald, MMR	62,407	85,836	56	75
Godrej Nurture/Park Greens/Forest Grove/Wood Park, Pune	112,959	149,349	54	74
Godrej Infinity/Rejuve, Pune	79,094	97,128	49	60
Godrej Meridien, NCR	52,523	69,327	45	59
Godrej Air, NCR	67,780	84,094	45	56
Godrej Palm Retreat ² , NCR	48,766	60,358	42	50
Others ³	604,102	973,586	346	533
Total	3,589,038	4,356,594	2,557	3,051

1. Includes sale of retail area

2. GPL is the development manager for the project

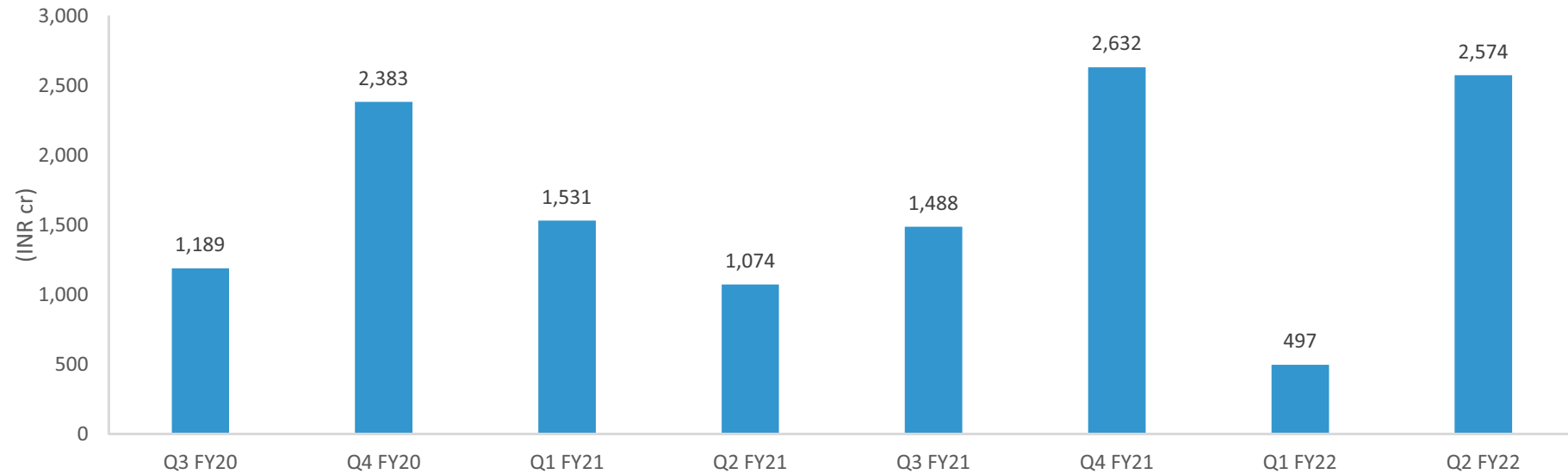
3. Includes cancellations in certain projects

PROJECT BOOKING (Contd.)

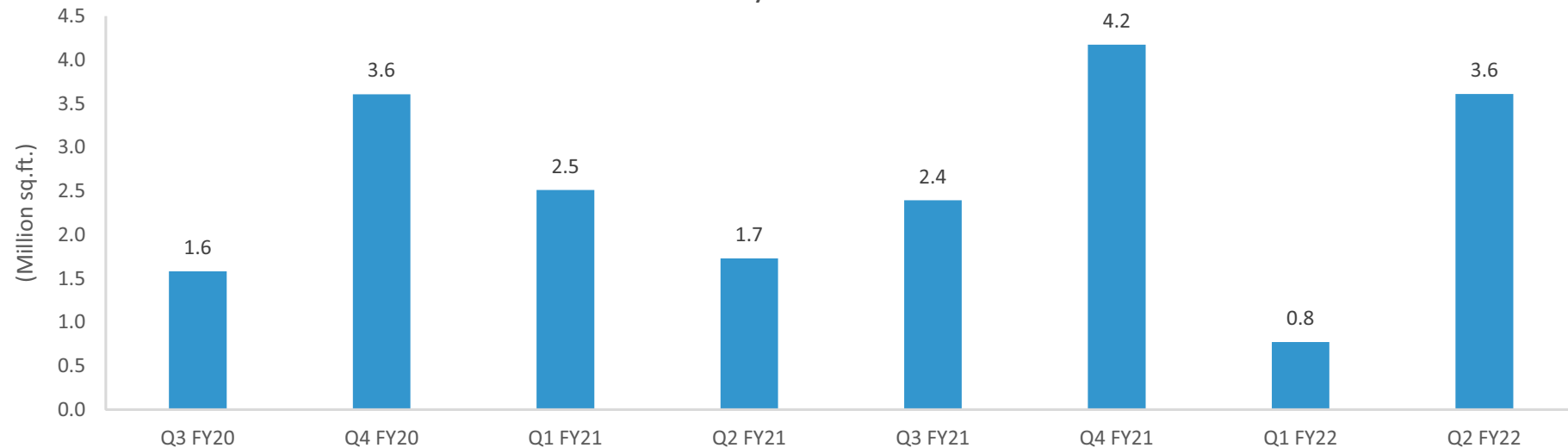
Particulars	Booking Area (sq. ft.)		Booking Value (INR Cr)	
	Q2 FY22	H1 FY22	Q2 FY22	H1 FY22
Commercial Projects				
Godrej Eternia, Chandigarh	23,104	27,365	17	20
Total	23,104	27,365	17	20
Grand Total	3,612,142	4,383,959	2,574	3,072

QUARTERLY SALES TREND

Quarterly Sales Value



Quarterly Sales Volume



BUSINESS DEVELOPMENT

Added a new project with saleable area of ~1.6 million sq. ft. in Q2 FY22

1. Wadala, MMR

- The project is a redevelopment of a land parcel in the upscale neighborhood of Wadala and is in very close proximity to Matunga Five Gardens
- Spread across 7.5 acres, this project will offer approximately 1.6 million sq. ft. of saleable area comprising primarily of residential apartments of various configurations
- Based on our estimates, the expected revenue potential from the project is approximately INR 3,250 crore
- GPL will construct space for society in lieu of the saleable area

Existing Project Update

1. Godrej Sky, MMR

Deal Size: Revenue potential of ~INR 870 crore

GPL Economic Interest: DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold

- GPL has exited Godrej Sky project due to the partner's inability to fulfil their obligations

2. Sundar Sangam, MMR

Deal Size: Revenue potential of ~INR 206 crore

GPL Economic Interest: Expected PBT of INR 44 crore and GPL to construct space for society in lieu of saleable area

- GPL has exited Sundar Sangam project due to the partner's inability to fulfil their obligations

LAUNCH TRACKER FY22

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

New Project Launches Planned in FY22			
Project	City	Status	Launch Area*
Godrej Ananda (Bagalur)	Bangalore	✓	0.74
Ashok Vihar	NCR	✓	0.70
Sarjapur 4	Bangalore	✓	0.99
Kolshet	MMR	✓	0.64
Whitefield Phase 1	Bangalore	✓	1.01
Hinjawadi 1	Pune	✓	0.42
Sanpada	MMR	✓	0.39
Kalyan	MMR	●	0.66
Vashi	MMR	●	0.40
Total			5.95

New Phase Launches Planned in FY22			
Project	City	Status	Launch Area*
Godrej Woods Phase 2	NCR	✓	0.83
Godrej Hill Retreat (Hillside 5)	Pune	✓	0.80
Godrej Serenity (Sector 33 Phase 2)	NCR	✓	0.56
Hillside 6	Pune	✓	0.60
Manjari 3	Pune	✓	0.64
Joka Phase 2A	Kolkata	✓	0.56
GGL Phase 6	NCR	✓	0.72
Mamurdi Phase 5	Pune	✓	0.65
Hillside 7	Pune	✓	0.60
Manjari 4	Pune	✓	0.78
Joka Phase 2B	Kolkata	✓	0.56
Okhla Tower 1	NCR	✓	0.22
Godrej Retreat Phase 2	NCR	●	0.52
Total			8.02

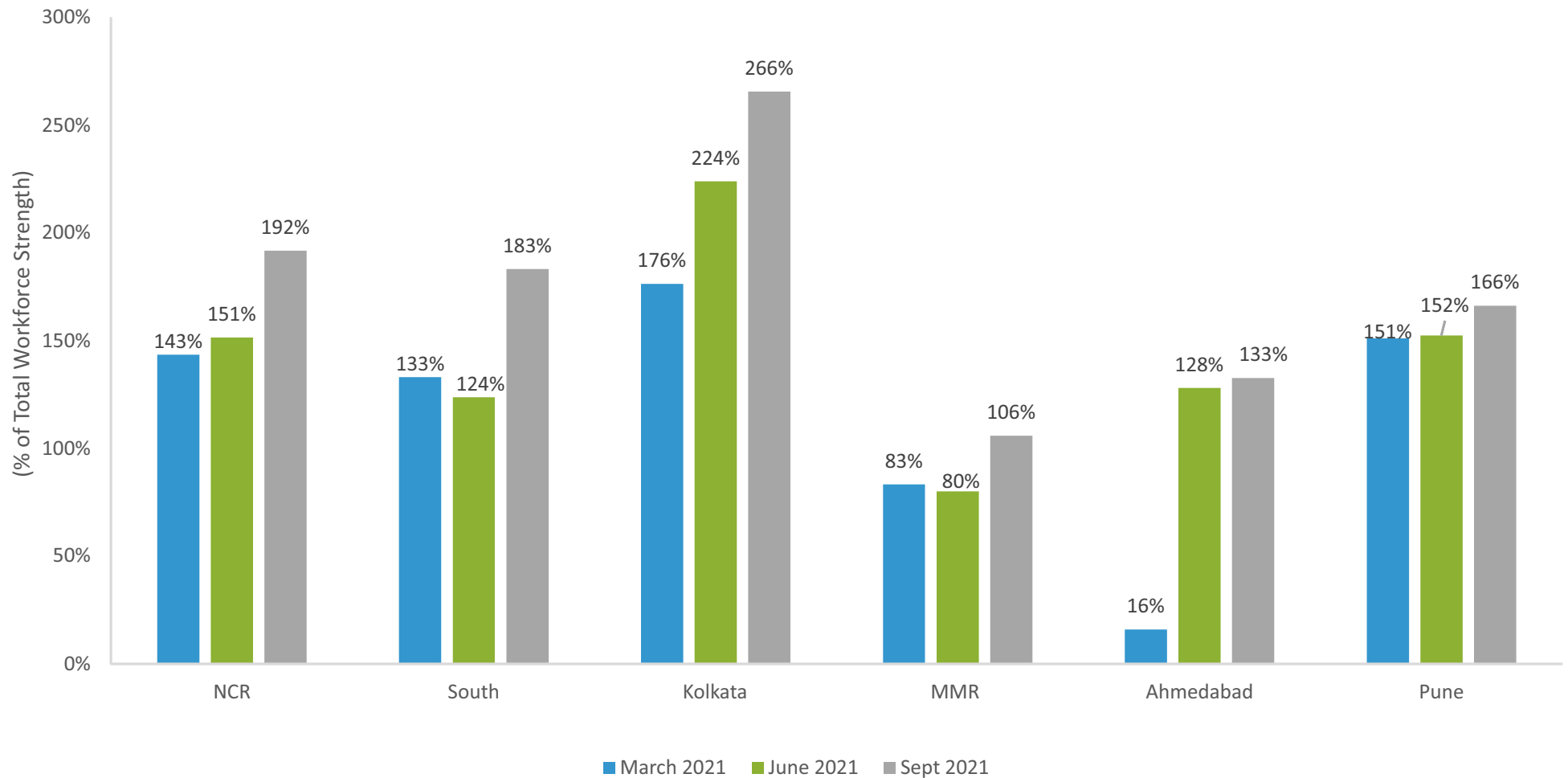
✓ Launched ✓ On - Track ✓ Delayed ● New Project/Phase Added ● New Project/Phase Added & Launched

* in million sq. ft.

CONSTRUCTION HIGHLIGHTS

We continue to ramp up our workforce strength across our sites

Workforce strength stood at 164% of our pre-COVID strength as of September end



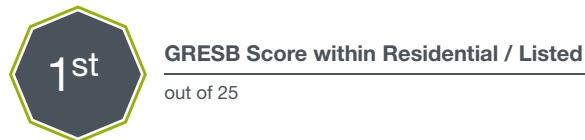
GLOBAL RECOGNITION FOR SUSTAINABILITY INITIATIVES

Ranked #1 amongst listed residential developers globally by GRESB (Global Real Estate Sustainability Benchmark)

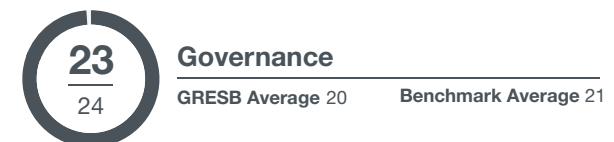
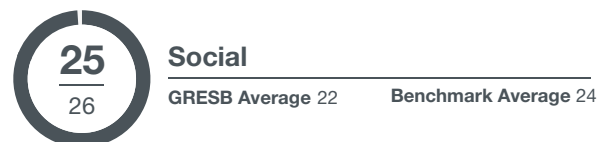
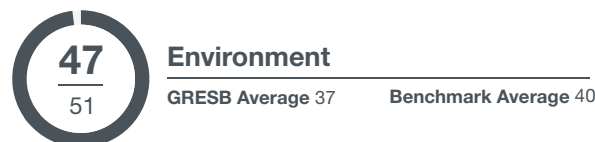


- GRESB is an industry-driven organization committed to rigorous and independent evaluation of the sustainability performance of real estate assets across the globe. It is widely recognized as the global standard for portfolio-level ESG reporting and benchmarking
- GRESB data is used by more than 200 institutional investors, listed property companies and fund managers and is backed by all leading international real estate associations and industry bodies. It provides investors the tools to benchmark their investments against each other based on property type, country and regional peer groups

Ranking



ESG Breakdown



AWARDS AND RECOGNITIONS

GPL received 48 awards in Q2 FY22 and a total of 54 awards in H1 FY22

ILLUSTRATIVE LIST OF AWARDS

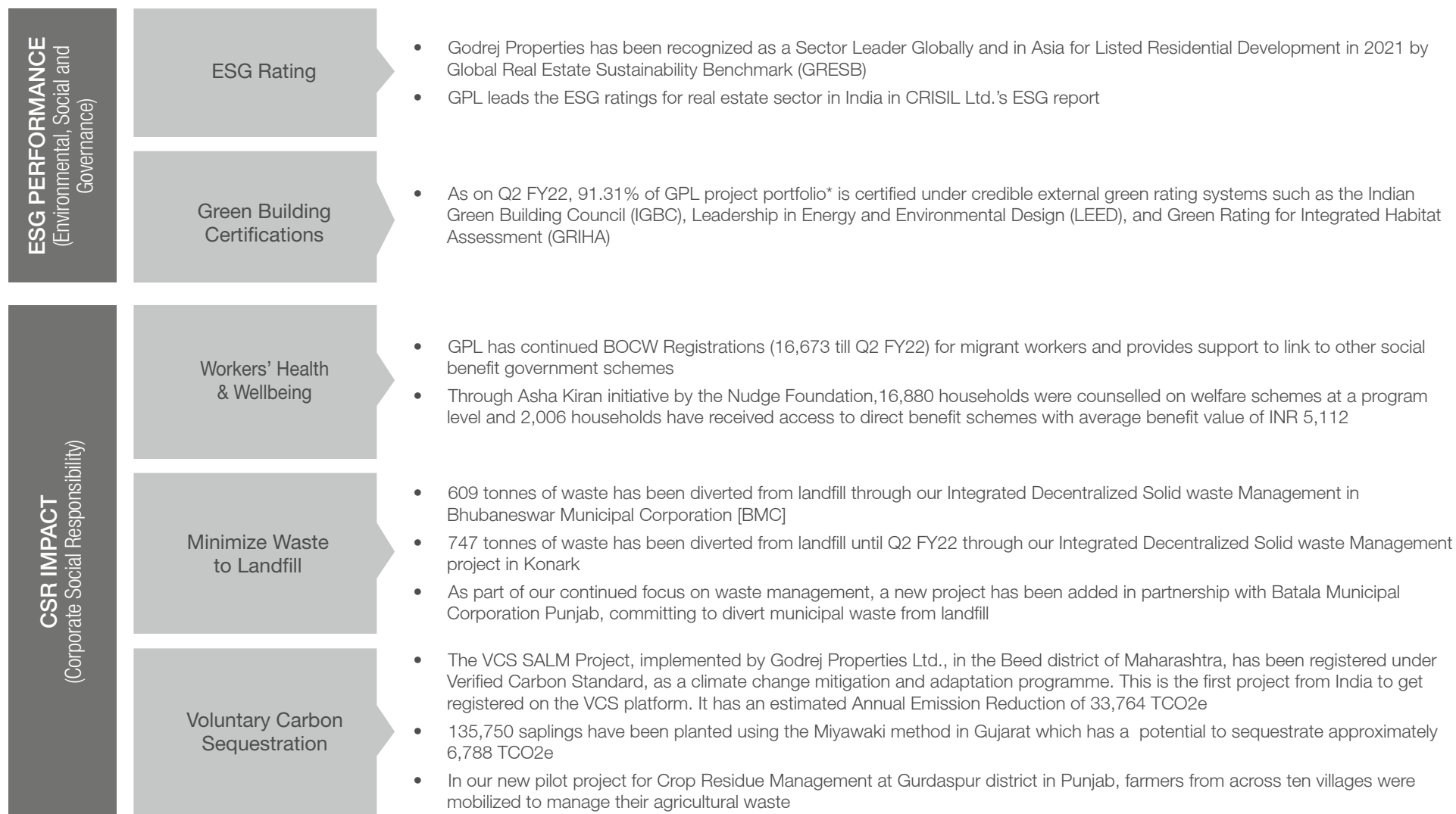
GODREJ PROPERTIES

- **India's Top Builder**
Gold Award - 16th Construction World Architect and Builder Awards 2021
- **Brand Leadership**
Gold Award - Track2Realty's BrandXReport 2020-21

PROJECT & INDIVIDUAL AWARDS

- **Godrej Nature+, NCR | Godrej Habitat, NCR | Godrej 101, NCR | Godrej Hillside, Pune | Godrej Boulevard, Pune**
Platinum Award - Grow Care India Safety Awards 2021
- **Godrej RKS, MMR | Godrej Seven, Kolkata | Godrej Woods, NCR | Godrej Reserve, Bangalore | Godrej Green Cove, Pune**
Gold Award - Grow Care India Safety Awards 2020
- **Godrej Azure, Chennai | Godrej Nurture, Pune | Godrej RKS, MMR | Godrej Golf Links, NCR**
ICC Safety Award
- **Godrej Avenues, Bangalore | Godrej Eternity, Bangalore | Godrej City, MMR**
RoSPA Silver Award - Royal Society for Prevention of Accidents For Health and Safety Performance
- **Godrej Seven, Kolkata**
Greentech Effective Safety Culture Award

SUSTAINABILITY AND CSR INITIATIVES



*The following projects are excluded from the portfolio boundary since they have been initiated/developed before our commitment towards delivering green buildings:: Godrej 17 (Bangalore), Godrej Woodsman Estate (Bangalore), Godrej Alpine (Mangalore), Godrej Prakriti (Kolkata), Godrej Sherwood (Pune), Godrej Bayview (Mumbai), Godrej Edenwoods (Mumbai), Godrej Glenelg (Mumbai), Godrej Hill (Mumbai), Godrej Pine (Mumbai), Godrej Riverside (Mumbai), Godrej Sky Garden (Mumbai), Godrej Waldorf (Mumbai), and Planet Godrej (Mumbai). Further, all plotted development projects are excluded as no suitable green building certification is available for such developments.

AGENDA

Overview

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Q2 FY22 Financial Highlights **03**

Annexure 04

CONSOLIDATED FINANCIAL STATEMENTS – P & L

(INR Cr)

Particulars	Q2 FY22	Q2 FY21	% Change	Q1 FY22	% Change	H1 FY22	H1 FY21	% Change
Total Income	290	238	22%	232	25%	522	403	30%
Adjusted EBITDA*	107	82	30%	84	27%	190	126	51%
EBITDA**	105	77	36%	82	27%	187	116	61%
Profit before tax	58	23	158%	36	64%	94	8	1,093%
Net Profit after tax	36	7	403%	17	110%	53	-12	-

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 FINANCIAL STATEMENTS - CASHFLOW

(INR Cr)

Notes	Particulars	Q2 FY22	H1 FY22
A	Operating cashflow		
	Total operating cash inflow	1,732	3,006
	Operating cash outflow		
	Construction and related outflow	-691	-1,396
	Other project related outflow	-615	-1,279
	Total operating cash outflow	-1,306	-2,675
	Net operating cashflow	426	331
B	Financial cashflow		
	Interest and corporate taxes	-181	-284
	Net financial cashflow	-181	-284
C	Capital cashflow		
	Land & approval related outflow	-329	-510
	Advance to JV partners and others	-	-207
	Net capital cashflow	-329	-717
D	Adjustment for JV projects	-261	-20
(A+B+C+D)	Total net GPL cashflow	-345	-689
E	Other Ind AS Adjustments	90	92
(A+B+C+D+E)	(Increase)/Decrease in Net Debt under Ind AS	-255	-598

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

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.09.2021	As on 31.03.2021
A	Assets	Unaudited	Audited
1	Non Current assets		
a	Property, plant & equipment	93.26	101.51
b	Right-of-Use Asset	29.19	27.83
c	Capital Work-in-Progress	262.42	229.25
d	Investment Property	23.29	23.17
e	Goodwill on consolidation	0.04	0.04
f	Other intangible assets	20.57	21.94
g	Intangible assets under development	0.10	0.10
h	Equity accounted investees	830.20	824.24
i	Financial assets		
	Other Investments	697.66	698.93
	Trade Receivables	71.55	71.71
	Loans	143.55	-
	Other non – current financial assets	812.49	782.01
j	Deferred tax assets (net)	287.77	288.93
k	Income tax assets (net)	76.21	68.58
l	Other non-current non-financial assets	38.19	33.21
	Total non-current assets	3,386.49	3,171.45
2	Current assets		
a	Inventories	5,105.65	4,801.41
b	Financial assets		
	Investments	3,380.86	3,719.39
	Trade receivables	213.00	250.73
	Cash and cash equivalents	44.72	268.71
	Bank balances other than above	575.63	404.54
	Loans	2,583.61	2,242.38
	Other current financial assets	988.79	987.21
c	Other current non-financial assets	398.44	399.15
	Total current assets	13,290.70	13,073.52
	Total Assets	16,677.19	16,244.97

CONSOLIDATED FINANCIAL STATEMENTS - BS

(INR Cr)

Sr. No	Particulars	As on 30.09.2021	As on 31.03.2021
B	Equity and Liabilities	Unaudited	Audited
1	Equity		
a	Equity share capital	138.99	138.97
b	Other equity	8,235.65	8,180.52
c	Non-controlling interest	-	-
	Total Equity	8,374.64	8,319.49
2	Liabilities		
2.1	Non Current Liabilities		
a	Financial liabilities		
	Borrowings	1,000.00	1,000.00
	Lease Liabilities	22.38	21.79
	Other Non - Current Financial Liabilities	73.04	121.11
b	Deferred tax liabilities (Net)	-	0.02
c	Provisions	16.15	14.95
	Total Non-Current Liabilities	1,111.57	1,157.87
2.2	Current Liabilities		
a	Financial liabilities		
	Borrowings	3,768.79	3,563.26
	Lease Liabilities	8.09	7.49
	Trade payables		
	Total Outstanding Dues of Micro Enterprises and Small Enterprises	30.35	21.57
	Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	1,669.78	1,880.13
	Other Current Financial Liabilities	405.95	347.50
b	Other Current Non Financial Liabilities	1,255.94	905.39
c	Provisions	33.77	33.19
d	Current Tax Liabilities (Net)	18.31	9.08
	Total Current Liabilities	7,190.98	6,767.61
	Total Liabilities	8,302.55	7,925.48
	Total Equity and Liabilities	16,677.19	16,244.97

FINANCIAL ANALYSIS

Profitability Indicators

Particulars	Q2 FY2022	Q2 FY2021	Q1 FY2022	H1 FY2022	H1 FY2021
Adjusted EBITDA / Total Income*	36.7%	34.6%	36.1%	36.4%	31.3%
EBITDA / Total Income**	36.1%	32.3%	35.5%	35.8%	28.9%
PBT Margin %	20.1%	9.5%	15.4%	18.0%	2.0%
Net Profit Margin % [#]	12.3%	3.0%	7.3%	10.1%	-3.0%

*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 2021	As on 30 th June 2021	As on 30 th Sept 2020
Net Debt (INR Cr)	16	-238	2,733
Networth (INR Cr)	8,375	8,337	4,796
Net Debt / Equity Ratio	0.00	-0.03	0.57
Average Borrowing Cost (YTD)	6.50%	6.65%	7.55%

Note: All Numbers as per Ind AS

AGENDA

Overview

Q2 FY22 Operational Highlights 02

Q2 FY22 Financial Highlights 03

Annexure **04**

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	14.80	Own	Phase I to IV: Area Based - 73.6% Phase V: Revenue Based - 67.6% Phase VI: onwards - 17% of Revenue	Ongoing
2	Devanahalli 1	Bangalore	Residential	5.00	JV	Profit Sharing - 50%	Forthcoming
3	Godrej Woodland	Bangalore	Residential	1.77	Own	100% owned project	Ongoing
4	Godrej ECity	Bangalore	Residential	0.10	DM	DM Fee - 11% of Revenue	Ongoing
5	Godrej United	Bangalore	Residential	0.01	DM	DM Fee - 11% of Revenue	Ongoing
6	Godrej Reflections	Bangalore	Residential	0.97	JV	GPL holds 20% equity in the project specific company	Ongoing
7	Godrej Eternity	Bangalore	Residential	0.62	JV	GPL holds 25.1% equity in the project specific company	Ongoing
8	Godrej Air	Bangalore	Residential	0.16	JV	Profit Sharing - 50%	Ongoing
9	Tumkur Road	Bangalore	Residential	0.79	Own	Revenue Based - 78%	Forthcoming
10	Godrej Avenues	Bangalore	Residential	0.36	Own	100% owned project	Ongoing
11	Godrej Platinum	Bangalore	Residential	0.02	Own	100% owned project	Ongoing
12	Godrej Aqua	Bangalore	Residential	0.78	Own	Area Based - 90%	Ongoing
13	Godrej 24	Bangalore	Residential	4.70	DM	DM Fee - 11% of Revenue	Ongoing
14	Godrej Royale Woods	Bangalore	Residential	1.57	JV	Profit Sharing - 55% (for 87.3% of area)	Ongoing
15	Godrej Reserve	Bangalore	Residential	0.07	JV	Profit Sharing - 21.7%	Ongoing
16	Godrej Nurture	Bangalore	Residential	1.36	JV	Profit Sharing - 50%	Ongoing
17	Godrej Ananda	Bangalore	Residential	3.00	JV	DM - 4.5% of Revenue & Profit Sharing - 49%	Ongoing

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

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
18	Sarjapur 4	Bangalore	Residential	1.60	Own	100% owned project	Forthcoming
19	Whitefield	Bangalore	Residential	2.50	Own	100% owned project, 5.4% area share to landlord	Forthcoming
20	Godrej Palm Grove	Chennai	Residential	1.78	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	0.02	Own	Area Based - 65%	Ongoing
23(A)	Godrej Aria	Gurgaon	Residential	0.04	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
23(B)	Godrej 101	Gurgaon	Residential	0.07	JV	Revenue Based - 65% (GPL owns 25.1% of equity in the project specific company)	Ongoing
24(A)	Godrej Oasis	Gurgaon	Residential	0.02	JV	Profit Sharing - 38%	Ongoing
24(B)	Godrej Icon	Gurgaon	Residential	0.13	JV	Profit Sharing - 38%	Ongoing
25	Godrej Nature+	Gurgaon	Residential	1.75	JV	Profit Sharing - 40%	Ongoing
26	Godrej Air	New Gurgaon	Residential	1.00	JV	Profit Sharing - 37.5%	Ongoing
27	Godrej Meridien	Gurgaon	Residential	1.52	JV	GPL owns 20% equity in project specific company	Ongoing
28	Godrej Habitat	Gurgaon	Residential	0.77	Own	Revenue 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	0.60	Own	100% Owned Project	Ongoing
32	Godrej Platinum	Mumbai	Residential	0.01	DM	DM Fee - 10% of Revenue	Ongoing
33	Godrej Emerald	Mumbai	Residential	1.35	JV	Revenue Based - 64% (GPL holds 20% equity in the project specific company)	Ongoing

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
34	Godrej Park	Mumbai	Residential	0.77	Own	Revenue Based – 56.5%	Forthcoming
35	Godrej Vihaa	Mumbai	Residential	1.30	DM	DM Fee – 10% of Revenue	Ongoing
36	Godrej City	Mumbai	Residential	8.20	JV	Profit Based - 35% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
37	The Trees	Mumbai	Mixed Use	0.04	Own	100% owned project	Ongoing
38	G&B, Vikhroli	Mumbai	Residential	0.80	DM	DM Fee - 10% of Revenue	Forthcoming
39	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM	DM Fee - 10% of Revenue	Forthcoming
40	G&B Lawkim, Thane	Mumbai	Residential	0.27	JV	Profit Based – 32%	Forthcoming
41	Godrej Links	Mumbai	Residential	0.19	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
42	Godrej Tranquil	Mumbai	Residential	0.91	DM	DM Fee - 11% of Revenue	Ongoing
43	Godrej Edenwoods	Mumbai	Residential	0.03	JV	Profit Based - 50% (from 85% of revenue for this project)	Ongoing
44	Godrej Alive	Mumbai	Residential	2.10	DM	DM Fee - 10% of Revenue	Ongoing
45	Bandra	Mumbai	Residential	1.07	Own	Revenue Based - 60%	Forthcoming
46	Vashi	Mumbai	Residential	0.50	JV	Profit Sharing - 50%	Forthcoming
47	Godrej Exquisite	Mumbai	Residential	0.68	JV	GPL holds 20% equity in the project specific company	Ongoing
48	Godrej RKS	Mumbai	Mixed Use	0.38	Own	100% owned project	Ongoing
49	Godrej Nirvaan	Mumbai	Residential	2.42	JV	Profit Share - 50%	Ongoing
50	Taloja	Mumbai	Residential	7.50	JV	Profit Share - 55%	Forthcoming
51	Thane	Mumbai	Residential	1.05	Own	100% owned project	Forthcoming

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
52	Godrej Urban Park	Mumbai	Residential	0.45	Own	100% owned project	Ongoing
53	Worli	Mumbai	Residential	1.17	JV	Profit Share - 50%	Forthcoming
54	Matunga	Mumbai	Residential	0.17	Own	Revenue Sharing - 89%	Forthcoming
55	Kalyan	Mumbai	Residential	1.53	Own	100% owned project	Forthcoming
56	Sanpada	Mumbai	Residential	0.39	Own	100% owned project	Forthcoming
57	Wadala	Mumbai	Residential	1.60	Own	GPL to construct space for society in lieu of saleable area	Forthcoming
58	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
59	Godrej South Estate	NCR	Residential	1.01	JV	Profit Share - 58%	Ongoing
60	Ashok Vihar	NCR	Residential	3.28	Own	100% owned project	Forthcoming
61	Godrej Retreat	NCR	Residential	1.03	Own	100% owned project	Ongoing
62	Godrej Nest	Noida	Residential	2.20	DM	DM Fee - 11% of Revenue	Ongoing
63	Godrej Palm Retreat	Noida	Residential	1.82	DM	DM Fee - 13% of Revenue	Ongoing
64	Godrej Golf Links	Greater Noida	Residential	4.59	JV	Profit Share - 40%	Ongoing
65	Godrej Woods	Noida	Residential	2.44	JV	Profit Sharing - 49%	Ongoing
66	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
67	Godrej Infinity	Pune	Residential	2.79	JV	Profit Sharing - 35%	Ongoing
68	Godrej Greens	Pune	Residential	1.05	JV	Profit Sharing - 40%	Ongoing
69	Bavdhan	Pune	Residential	0.56	JV	Profit Sharing - 45%	Forthcoming

A. RESIDENTIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
70	Godrej Central Park (Mamurdi)	Pune	Residential	3.60	JV	DM - 6.6% of Revenue & Profit Sharing - 44%	Ongoing
71	Hinjawadi	Pune	Residential	10.20	JV	DM - 12.5% of Revenue & Profit Sharing - 50% at Portfolio level	Forthcoming
72	Manjari	Pune	Residential	4.06	JV		Ongoing
73	Kalyani Nagar	Pune	Residential	0.50	JV		Forthcoming
74	Mahalunge	Pune	Residential	5.80	JV		Ongoing
75	Ahire	Pune	Residential	2.90	JV		Forthcoming
76	Wagholi	Pune	Residential	1.70	JV		Forthcoming

B. COMMERCIAL PROJECTS

Sr. No.	Project Name	Location	Asset Class	Est. Saleable/Leasable Area (mn sq. ft.)	Ind AS Classification	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	2.40	Own	Phase I to IV: Area Based 73.6% Phase V : Revenue Based - 67.6% Phase VI : onwards - 17% of Revenue	Ongoing
2	Hebbal	Bangalore	Commercial	0.67	JV	GPL owns 20% equity in project specific company	Forthcoming
3	Indira Nagar	Bangalore	Commercial	1.05	JV	GPL owns 20% equity in project specific company	Forthcoming
4	Godrej Eternia	Chandigarh	Commercial	0.32	Own	Revenue Based - 54%	Ongoing
5	Godrej Genesis	Kolkata	Commercial	0.13	Own	Area Based – 62%	Ongoing
6(A)	Godrej Two*	Mumbai	Commercial	1.16	JV	GPL holds 50% equity in project specific company	Ongoing
6(B)	The Trees Hotel & Retail*	Mumbai	Mixed Used	0.34	Own	100% owned project	Ongoing
7	Bhugaon Township*	Pune	Residential	2.36	JV	Share in project specific company 11.09%, Development manager fee INR.162/sq. ft., Profit sharing if profits exceed certain threshold	Forthcoming
8	Godrej Genesis	Pune	Commercial	0.48	Own	Revenue Based - 58%	Forthcoming
9	Koregaon Park	Pune	Commercial	1.03	JV	GPL owns 20% of equity in project specific company	Forthcoming
10	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 Financial Results for Q2 FY22 and H1 FY22

- Total booking value stood at INR 2,574 crore (140% YoY growth) and INR 3,072 crore (18% YoY growth) for Q2 FY22 and H1 FY22, respectively
- Ranked #1 amongst listed global residential developers by the Global Real Estate Sustainability Benchmark (GRESB) in the 2021 GRESB Real Estate Assessment report
- Net Profit stood at INR 36 crore (403% YoY growth) for Q2 FY22
- Added 1 new project with a saleable area of ~1.6 million sq. ft.

Mumbai, November 02, 2021: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the second quarter ended September 30, 2021.

CORPORATE HIGHLIGHTS:

Sales Highlights

- Q2 FY22 witnessed a total booking value of INR 2,574 crore and total booking volume of 3.61 million sq. ft. as compared to total booking value of INR 1,074 and total booking volume of 1.73 million sq. ft. in Q2 FY21.
- H1 FY22 witnessed a total booking value of INR 3,072 crore and total booking volume of 4.38 million sq. ft. as compared to total booking value of INR 2,605 crore and total booking volume of 4.24 million sq. ft. in H1 FY21.

Business Development

Added a new project in MMR with saleable area of ~1.6 million sq. ft. in Q2 FY22

Wadala, MMR

- The project is a redevelopment of a land parcel in the upscale neighborhood of Wadala and is in very close proximity to Matunga Five Gardens
- Spread across 7.5 acres, this project will offer approximately 1.6 million sq. ft. of saleable area comprising primarily of residential apartments of various configurations
- GPL will construct space for the existing residents in lieu of the saleable area

Other Highlights

- Ranked #1 amongst listed global residential developers by the Global Real Estate Sustainability Benchmark (GRESB) in the 2021 GRESB Real Estate Assessment report
- 48 awards received in Q2 FY22, including India's Top Builder at 16th Construction World Architect and Builder Awards 2021

Commenting on the performance of Q2 FY2022, Mr. Pirojsha Godrej, Executive Chairman, Godrej Properties Limited, said:

“After a weak first quarter, the real estate sector has rebounded strongly in the second quarter. GPL recorded one of its best ever quarters for bookings with a strong response to new launches across India. We have a robust launch pipeline in the second half of the financial year and expect to build on the current momentum.”

Financial Overview (Consolidated)

Q2 FY22 performance overview compared with Q2 FY21

- Total Income stood at INR 290 crore as compared to INR 238 crore
- EBITDA stood at INR 105 crore as compared to INR 77 crore
- Net profit stood at INR 36 crore as compared to INR 7 crore
- EPS[#] amounted to INR 1.28 as compared to INR 0.28

[#]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 124-year legacy of excellence and trust with a commitment to cutting edge design, technology, and sustainability. In FY 2021, Godrej Properties emerged as the largest developer in India by the value and volume of residential sales achieved.

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

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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.