

Corp. Office: Shree Laxmi Woolen Mills Estate, 2nd Floor, R.R. Hosiery, Off Dr. E. Moses Rd. Mahalaxmi, Mumbai - 400 011

Tel: (022) 3001 6600 Fax: (022) 3001 6601 CIN No.: L17100MH1905PLC000200

Date: November 17, 2021

To,

BSE Limited. Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400001 National Stock Exchange of India Limited. "Exchange Plaza", Bandra Kurla Complex, Bandra (E), Mumbai - 400051

(Security code: 503100)

(Symbol: PHOENIXLTD)

Dear Sir/Madam,

Sub:- Corporate Presentation- Regulation 30(6) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30(6) read with Para A of Part A of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations"), please find attached herewith the latest Corporate Presentation of the Company.

The aforesaid presentation will be referred by the Company in its future interactions with Investors / Analysts.

This same is also being uploaded on the Company's website at https://www.thephoenixmills.com in compliance with regulation 46(2) of the Listing Regulations.

We request you to take the above information on record.

Thanking You,

Yours Faithfully,

For The Phoenix Mills Limited

Gajendra Mewara Company Secretary

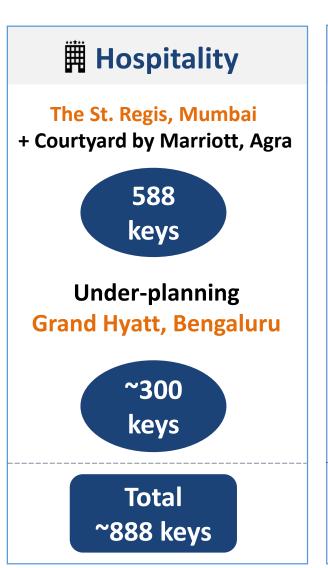


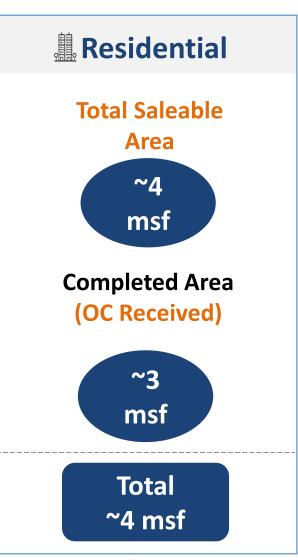


Diversified portfolio across asset class







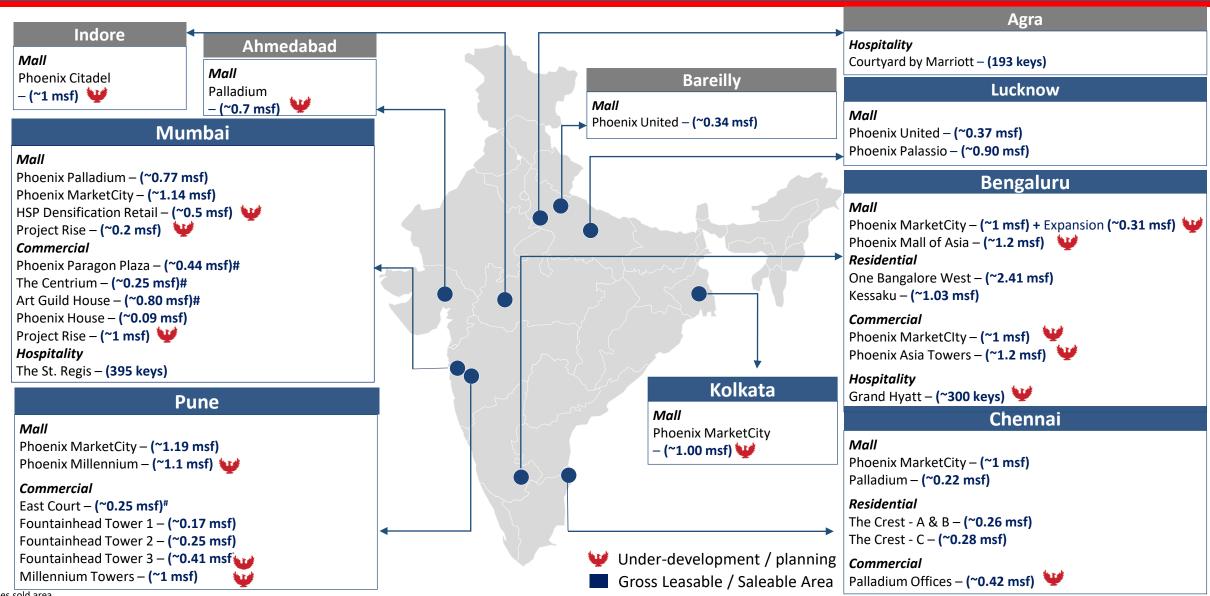


Note: Under development and under planning assets are subject to change and carry risks of planning, approvals, execution and market conditions which may be beyond the control of the Company. GLA is an estimate based on current plans and market/company norms and is subject to change based on changes in development plans and tenant negotiations.

Grand Hyatt term sheet executed, definitive documentation underway. Data as on 30 September 2021



Portfolio in India's top cities



Includes sold area



Developer of India's Iconic Mixed Use Developments















Business Update

Business Performance Financial Results Annexure





Timeline of Mall re-opening post Second Lockdown

Phoenix Marketcity Pune reopened for an interim period on weekdays (during 14th-25th June) with restricted operational hours (till 8PM) & selected categories only

Phoenix Marketcity and Palladium Chennai started operations (all days) with restricted hours (till 8PM) & selected categories only

There was a slight extension of timings in our malls in Chennai & UP, now operational till 10PM

Mumbai malls opened with restricted timings and with requirement of staff and visitors to be fully vaccinated



Local Restriction were imposed on all malls :-

- Phoenix Palladium & PMC Mumbai (6th April)
- ❖ PMC Pune (2nd April)
- PMC Bangalore (22nd April)
- ❖ PMC Chennai & Palladium (25th April)
- Phoenix Palassio, PU Lucknow & Bareilly (16th April)

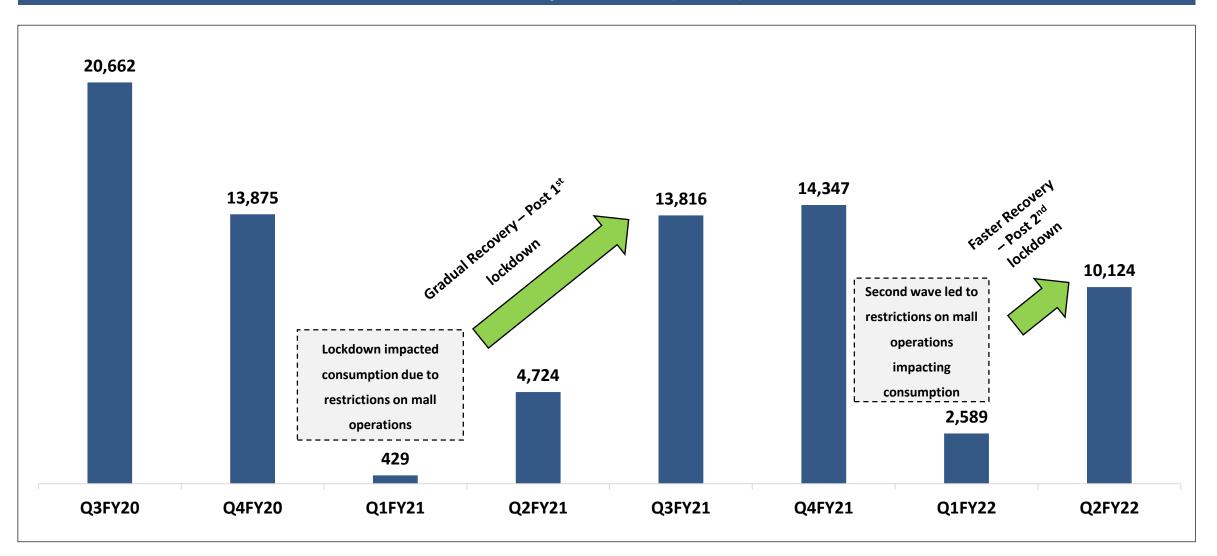
Phoenix Palassio, Phoenix United Bareilly and Lucknow started operations with restricted hours (till 8PM on weekdays) & selected categories only Phoenix Marketcity Bangalore started operations (all days) with restricted hours (till 8PM) & selected categories only Few local restriction were relaxed in Bangalore such as extension of timing (till 9.30PM) and multiplexes were permitted to open with 50% capacity only

Relaxation in timing (till 10 p.m.) across
Mumbai Malls;
reopening of
multiplexes with
limited capacity across
Maharashtra



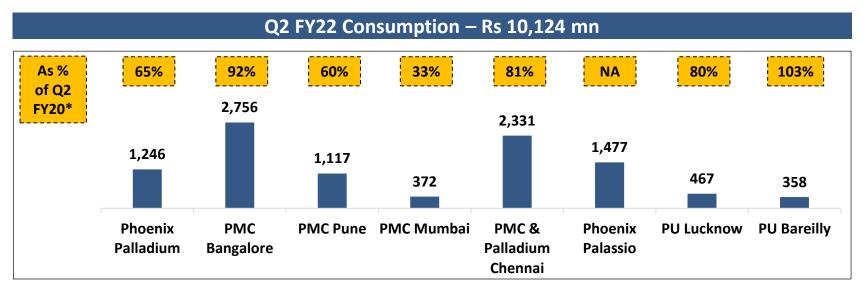
Robust pace of recovery in Retail Consumption

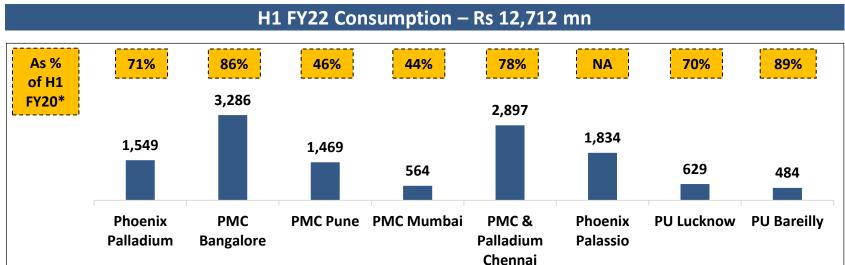
Consumption Trend (Rs mn)





Q2 and H1 FY22 - Consumption across all malls

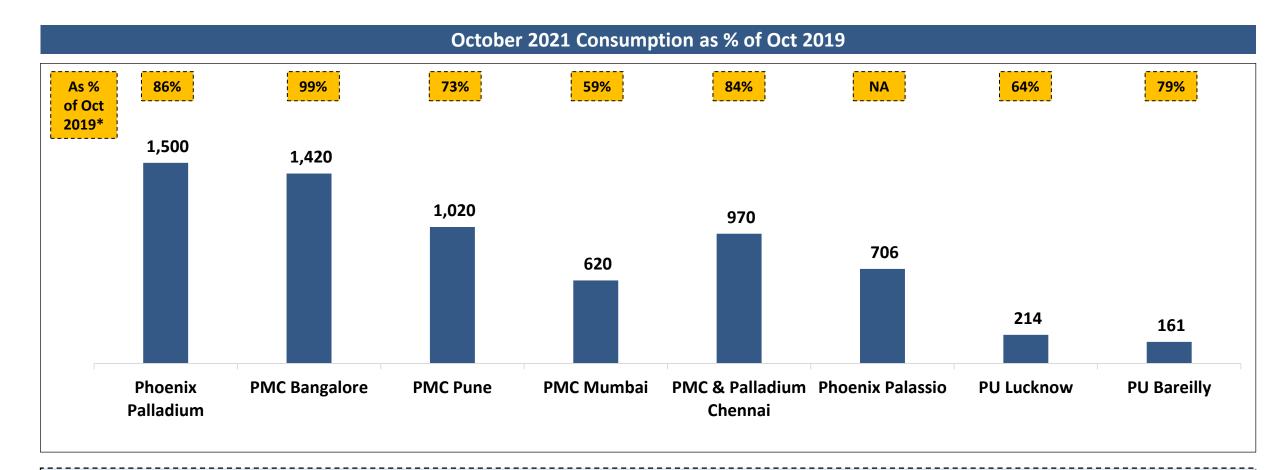




- The 2nd wave of the pandemic saw local restrictions being imposed at our malls from April 2021
- Majority of these restrictions were lifted only by mid-August 2021
- Consumption in Q2 FY22 stood at ~Rs 10,124 mn, and in H1 FY22 stood at ~Rs 12,712 mn
- Consumption in Q2 FY22 was at 179% of Q2 FY21 adjusting for the operational days and permitted categories
- Likewise, Consumption in Q2 FY22 (incl. Phoenix Palassio) was 74% of Q2 FY20



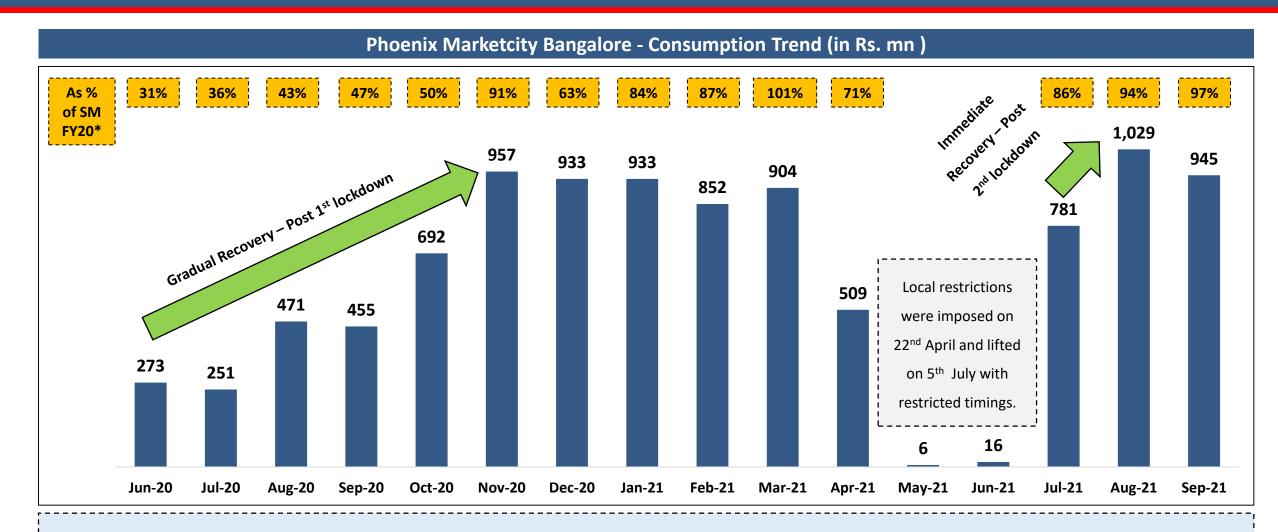
Consumption in October 2021 at 90% of October 2019



- Total consumption in October 2021 was Rs. 6,611 mn, 90% of October 2019
- Strong recovery seen across all operational categories with many categories exceeding pre-covid levels



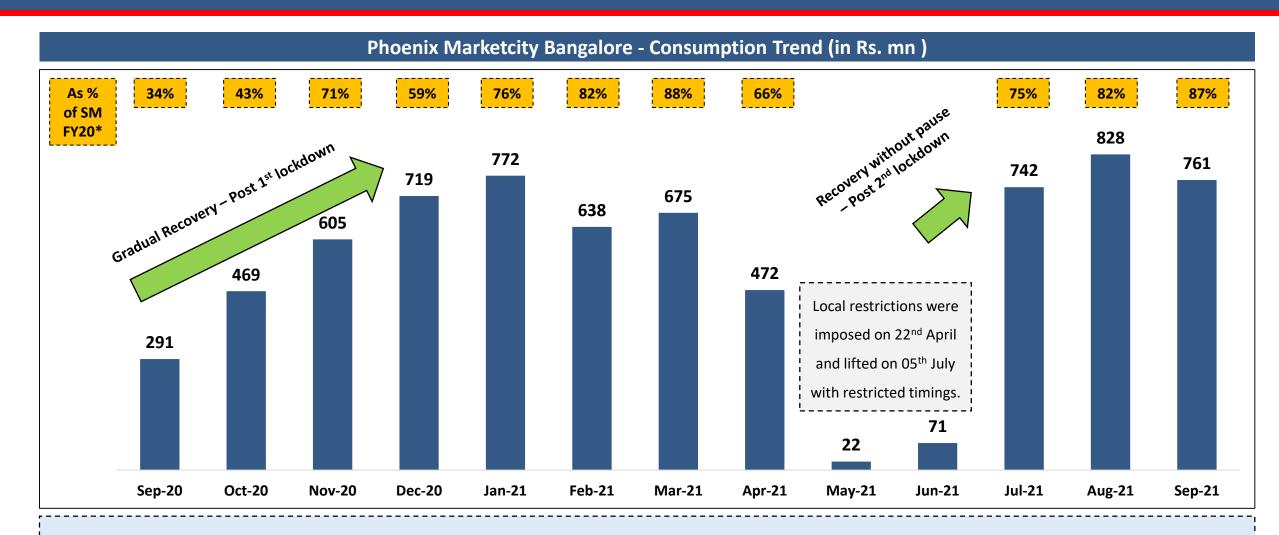
Consumption at Phoenix Marketcity, Bangalore



• Consumption recovery post second lockdown was much swifter compared to first lockdown



Consumption at Phoenix Marketcity and Palladium Chennai

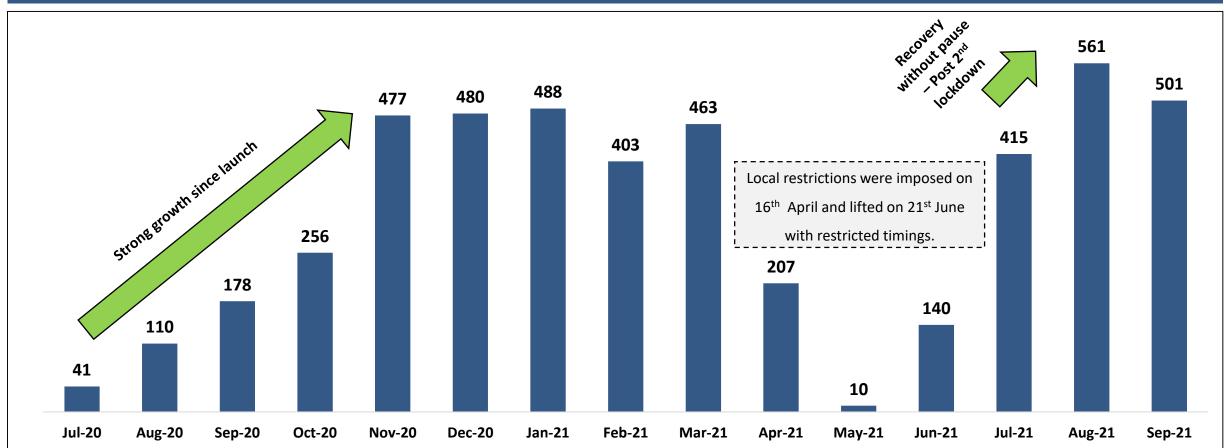


• Consumption recovery post second lockdown was much swifter compared to first lockdown



Consumption at Phoenix Palassio





• Consumption trends since launch have been very encouraging and absolute consumption in recent months has surpassed pre second wave levels







Raised equity capital of ~Rs. 4,350 cr in 15 months...

Qualified Institutional Placement (QIP)

August 2020

~Rs. 1,100 cr

JV with CPPIB for Kolkata

Development

May 2021

~Rs. 384 cr

Equity Infusion in existing retail platform with CPPIB (ISML)

May 2021

~Rs. 392 cr

CPPIB's share of Commitment, tranche 1 of Rs. 196 cr received

Retail Platform with GIC

June 2021

~Rs. 1,111 cr 26.44% stake for GIC in select subsidiaries

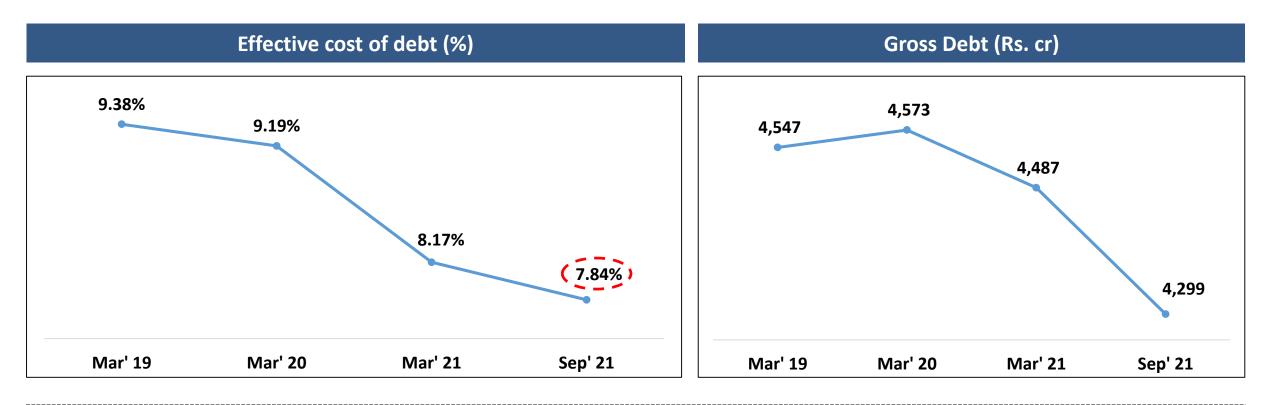
JV with CPPIB for Lower Parel Development

November 2021

~Rs. 1,350 cr



... while optimizing cost of debt and reducing gross debt levels ...



- Average cost of debt reduced from 9.38% in March 2019 to 7.84% in September 2021 by 154 bps
- Lowest cost of borrowing stands at 7.34% and expect further resets going forward
- Deferred drawn-downs of construction finance on under construction projects until projects are de-risked (12-18 months before being operational)



... in order to give us the necessary capital autonomy

Group Level PML Share Liquidity (Bank balance + Rs. 13,195 mn Rs. 10,820 mn Investments + DSRA)* **Gross Debt** Rs. 42,986 mn Rs. 31,779 mn Rs. 29,792 mn **Net Debt** Rs. 20,959 mn Q2 FY22 EBITDA[^] Rs. 3,152 mn Rs. 2,485 mn

Data as of 30th September, 2021

^{*}Note: Does not include funds of Rs. 6,072 mn parked in overdraft accounts

[^] includes PML Consolidated EBITDA + EBITDA of Classic Mall & Starboard which are not consolidated



... to keep Delivery timelines for Under Construction Assets on Track



Phoenix Citadel, Indore



Palladium, Ahmedabad



Phoenix Millennium, Pune



Phoenix Mall of Asia, Bangalore

- Retail GLA ~1.0 msft under construction
- Expected to be
 Operational in FY23

- Ahmedabad's very own luxury mall
- Retail GLA ~0.7 msft under construction
- Expected to be Operational in FY23

- Retail GLA ~1.2 msft under construction
- Office GLA ~1.0 msft under planning
- Expected to be Operational in FY24

- Retail GLA ~1.2 msft under construction
- Office GLA ~1.2 msft under planning
- Expected to be
 Operational in FY24

Under construction projects to be operationalised as per committed timelines and within budget



Update on under-construction Assets

	Phoenix Citadel, Indore	Palladium, Ahmedabad	Phoenix Millennium, Pune	Phoenix Mall of Asia, Bangalore
Proposed Retail GLA	Retail GLA – ~1 msf	Retail GLA – ~0.7 msf	Retail GLA – ~1.1 msf Office GLA – ~0.6 msf	Retail GLA – ~1.2 msf Office GLA – ~1.2 msf
Amount Spent till Sep 2021 (Rs Mn)	4,097	5,763	5,805	9,869
Status update				
Expected Year of Operation	FY23	FY23	FY24	FY24







Palladium Ahmedabad



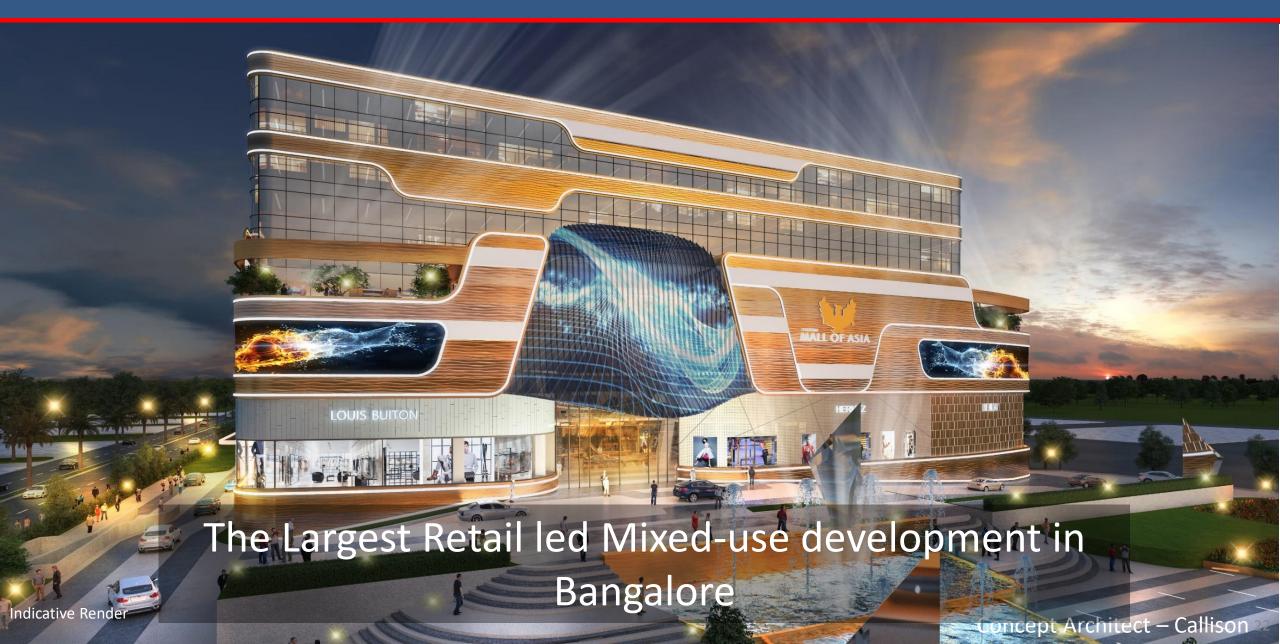


Phoenix Millennium Pune



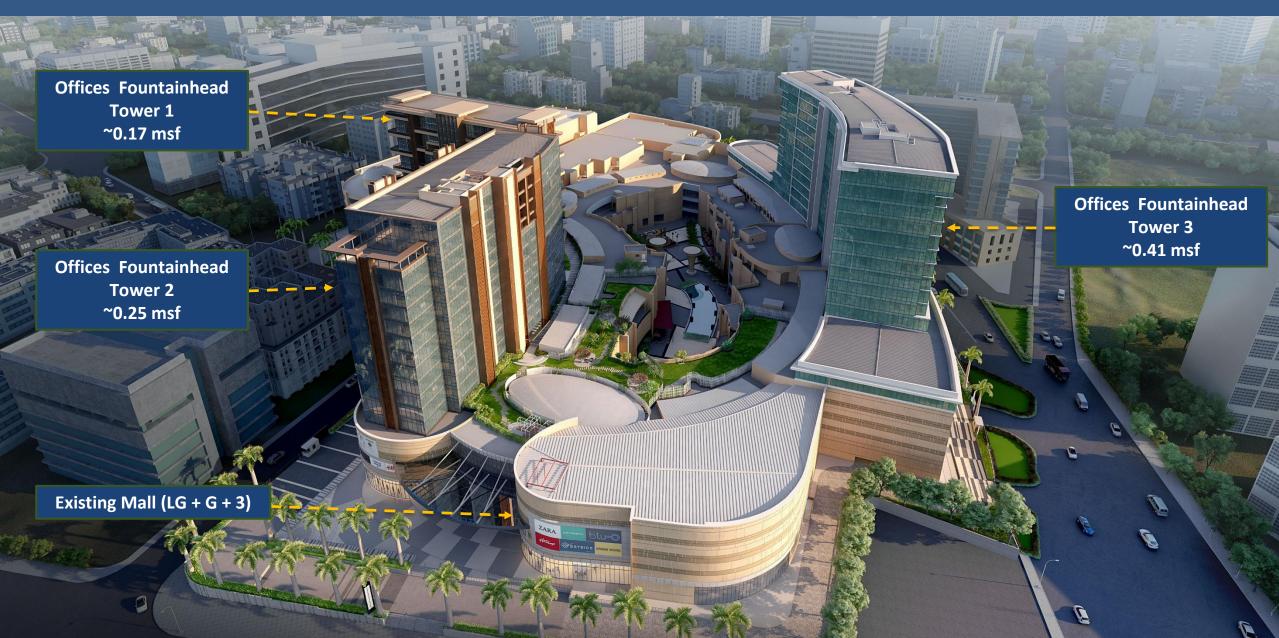


Mall of Asia, Bangalore





Growth by Densification





Expansion by densification of mixed use developments

Under Development / Planning Offices	Location	GLA* (msft)
Fountainhead T3 (awaiting OC)	Pune	~0.4
Phoenix Millennium, Wakad – Office	Pune	~1.0
Palladium Chennai – Office	Chennai	~0.4
Phoenix Marketcity Bangalore – Office	Bengaluru	~1.0
Phoenix Mall of Asia, Hebbal – Office	Bengaluru	~1.2
The Rise, Lower Parel	Mumbai	~1.0
Under development / planning Office area		~5.0

Office portfolio to grow from ~1.6 msft to ~6.6 msft in 4 years

Land is already paid for and historically owned by respective SPV



We continue planning for future marquee developments...

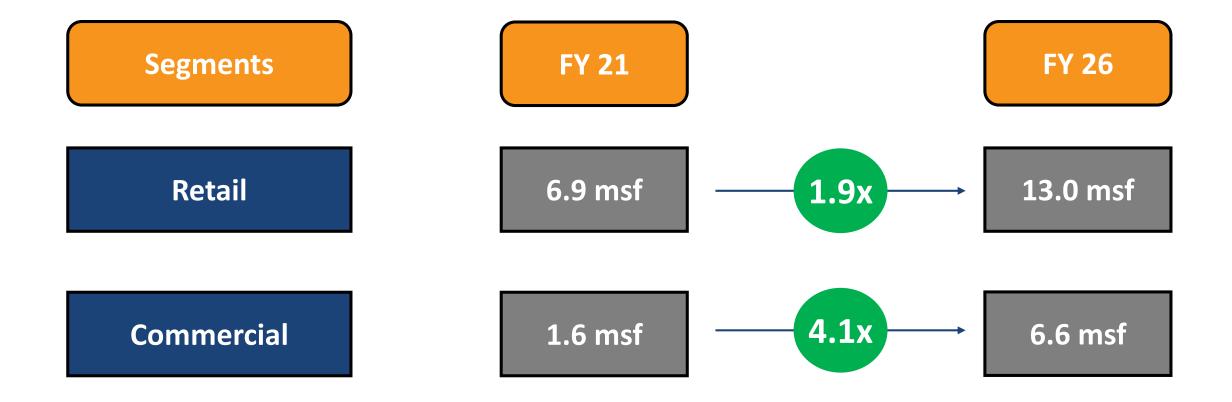


PML & CPP Investments to jointly develop an office-led mixed use development at Lower Parel, Mumbai

- ✓ The Phoenix Mills Ltd and CPP Investments, entered into a **definitive agreement to jointly develop a ~1.2 msft**office-led mixed use development, comprising a Retail component of ~0.2 msft and Office spaces of ~1.0 msft
- ✓ To this extent, CPP Investments will invest ~Rs 13.5 bn (through primary & secondary issuance) for a 49% stake in our wholly-owned project SPV, Plutocrat Commercial Real Estate Pvt Ltd
- ✓ The balance, majority (51%) in the project SPV, would be retained by The Phoenix Mills Ltd.
- ✓ The office-led mixed-use asset will **complement the existing retail led development** at Phoenix Palladium, Mumbai and The St. Regis, Mumbai hotel.



Gross Leasable Area (GLA mix) in Retail and Commercial



Robust growth trajectory to solidify leadership position in mixed use developments in India



Business Update

Business Performance - Commercial

Financial Results

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Our Annuity Income Generating Commercial Portfolio

Project Name	Location	Total Area (msf)	Area Sold (msf)	Net Leasable Area (msf)	Area Leased (msf)	Average Rate psf.*	
Operational Office Portfolio (1.58 MSF)							
Art Guild House	Mumbai	0.80	0.17	0.63	0.45	92	
Phoenix Paragon Plaza	Mumbai	0.43	0.12	0.31	0.14	101	
Fountainhead – Tower 1	Pune	0.17	0.00	0.17	0.16	80	
Fountainhead – Tower 2**	Pune	0.25	0.00	0.25	0.10	76	
Phoenix House	Mumbai	0.09	-	0.09	0.07	177	
Centrium	Mumbai	0.28	0.16	0.12	0.06	118	
Total		2.04	0.46	1.58	0.98		

Under Development Portfolio (1.83 MSF)						
Fountainhead – Tower 3	Pune	0.41				
Phoenix MarketCity	Chennai	0.42				
Project Rise (Lower Parel)	Mumbai	1.00				
Total	1.83					

^{**}Fountainhead tower 2 area has been recently leased and tenants have started moving in from May 2021 onwards.

*Data as on 30th September 2021



Commercial Portfolio – Performance Summary – Q2 and H1 FY22

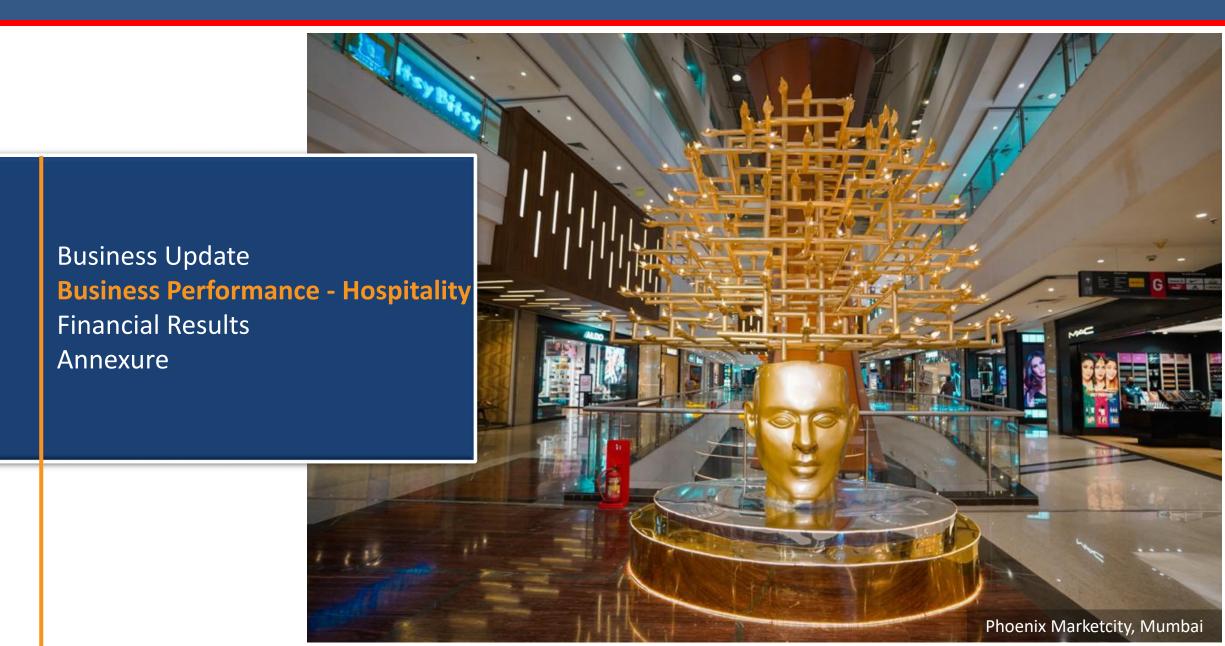
Operational Portfolio	Q2 FY22		H1 FY22		EBITDA as % of Total Income	
Operational Portfolio	Total Income	EBITDA	Total Income	EBITDA	Q2 FY22	H1 FY22
Art Guild House*	232	172	418	309	74%	74%
Phoenix Paragon Plaza	65	38	134	91	58%	67%
Fountainhead – Tower 1	62	47	110	89	75%	81%
Fountainhead – Tower 2	02					
Phoenix House	38	Part of Phoenix Palladium	75	Part of Phoenix Palladium	NA	NA
Centrium*	23	14	46	25	61%	54%
Total	421	270	783	514	64%	66%

All figures in Rs mn.

- Total Income from commercial portfolio in H1 FY22 at Rs 783 mn, up 25% YoY; total EBITDA at Rs 514 mn, up 16% YoY
- Witnessing strong leasing traction in Fountainhead Tower 2; leased ~40% of total leasable area in six months
- Robust collection efficiency at ~94% in Q2FY22

^{*} Prior to Q1FY22, certain proportion of revenues were reported as part of PML standalone. Hence, prior period numbers are not comparable

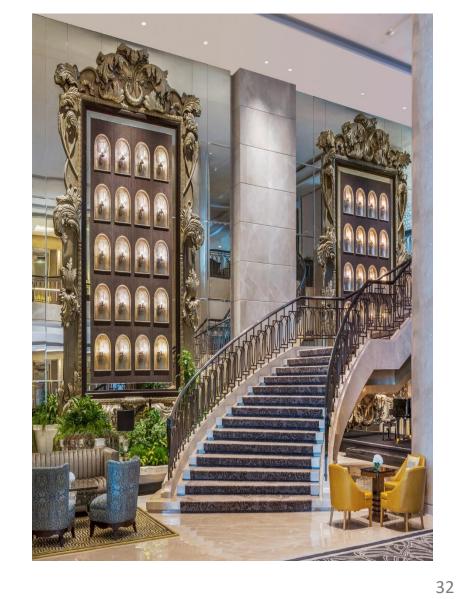






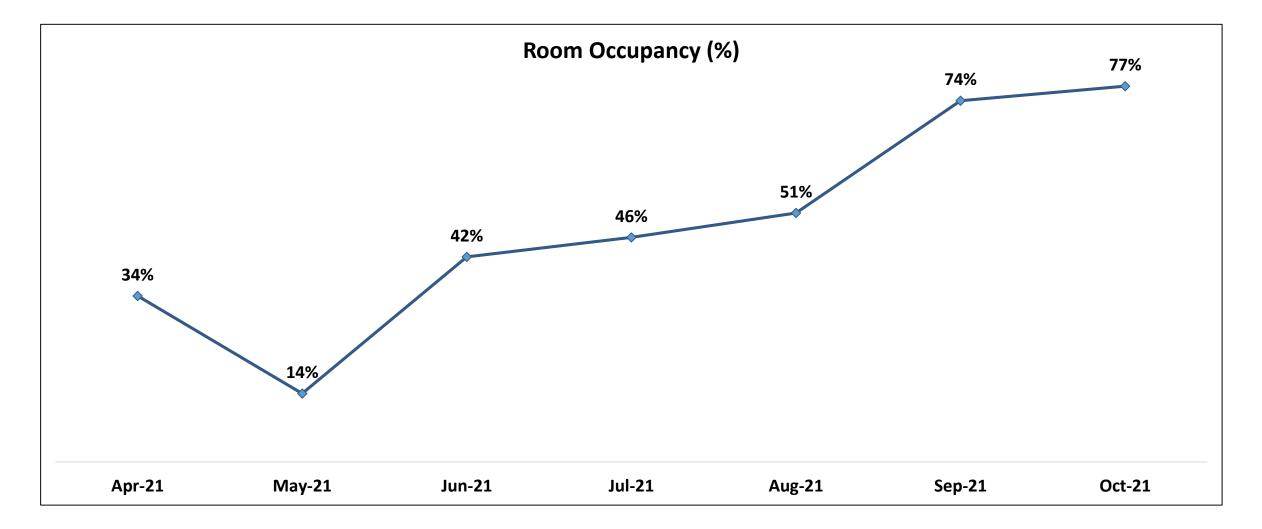
The St. Regis, Mumbai

	Q2 FY22	Q2 FY21	YoY%	H1 FY22	H1 FY21	YoY%
Revenue from Rooms (Rs. mn)	130	60	116%	196	109	80%
Revenue from F&B and Banqueting (Rs. mn)	129	24	447%	175	34	407%
Other Operating Income (Rs. mn)	28	16	78%	46	36	28%
Total Income (Rs. mn)	287	99	188%	417	180	132%
Operating EBITDA (Rs. mn)	44	-33		5	-74	
EBITDA margins (%)	15%	NA		1%	NA	
Occupancy (%)	57%	24%		44%	20%	
ARR (Rs.)	6,277	6,480	-3%	6,253	7,451	-16%





The St. Regis, Mumbai – Significant Improvement in Room Occupancy



Occupancy levels back at FY20 levels aided by revival in corporate travel and social events



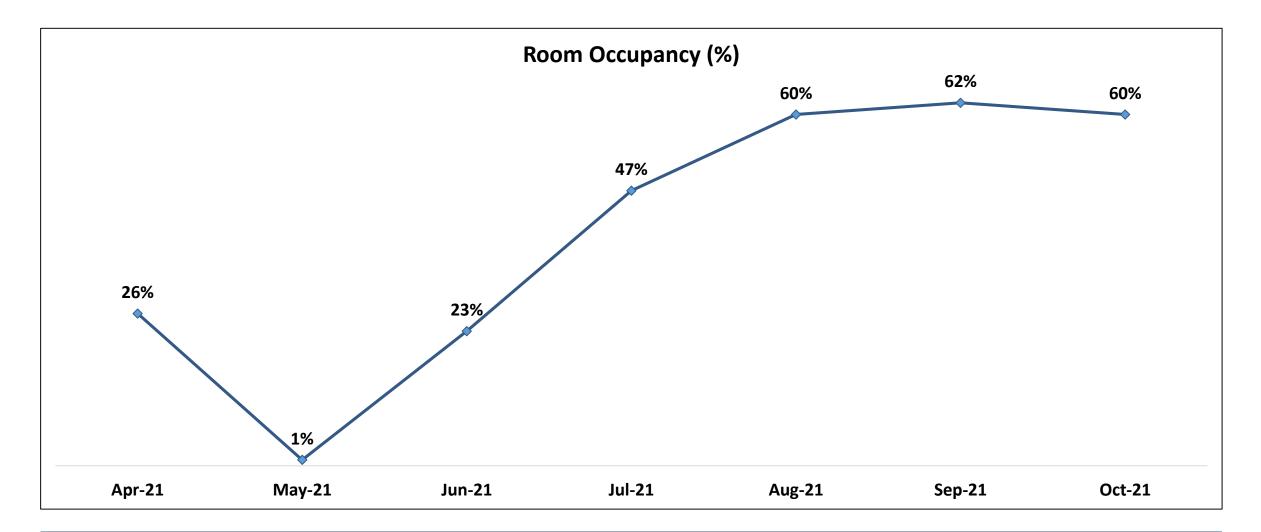
Courtyard by Marriott, Agra

	Q2 FY22	Q2 FY21	H1 FY22	H1 FY21
Revenue from Rooms (Rs. mn)	26	3	34	3
Revenue from F&B and Banqueting (Rs. mn)	31	3	43	3
Other Operating Income (Rs. mn)	1	0	2	0
Total Income (Rs. mn)	58	6	80	6
Occupancy (%)	56%	7.7%	36%	7.7%
ARR (Rs.)	2,750	3,663	3,089	3,663





Courtyard by Marriott, Agra – Significant Improvement in Room Occupancy



Occupancy levels back at FY20 levels aided by revival in domestic travel and social events



Business Update

Business Performance - Residential

Financial Results

Annexure





Operational Update – Residential Portfolio

Project Name	Saleable area (msf)		Cumulative Area Sold	Cumulative Sales Value	Collections in Q2 FY22	Revenue recognized (Rs. mn)		
(operational)	Total Area	Area launched	Balance Area	(msf)^	(Rs. mn)	(Rs. mn)	in Q2 FY22	Cumulative
One Bangalore West, Bengaluru	2.41	1.80	0.61	1.38	13,728	271	153	13,281
Kessaku, Bengaluru	1.03	1.03	-	0.37	5,373	516	459	5,373
Total	3.44	2.83	0.61	1.75	19,101	787	612	18,654

^{##} Note that of the nine towers in One Bangalore West (OBW), only Towers 1-6 have been launched and completed. Tower 7 was launched in July 2019. Towers 8 & 9 are yet to be launched

Key highlights

- > Sold and registered agreements for inventory worth Rs. 612 mn during Q2 FY22 and Rs. 980 mn in H1 FY22
- Collections in Q2 FY22 were Rs. 787 mn and Rs. 1,149 mn in H1 FY22
- Sales trajectory has seen good improvement backed by strong demand and faster conversions. Momentum in sales expected to continue in H2 FY22

[^] Sales area includes only those where agreements have been executed with purchasers



One Bangalore West, Bengaluru

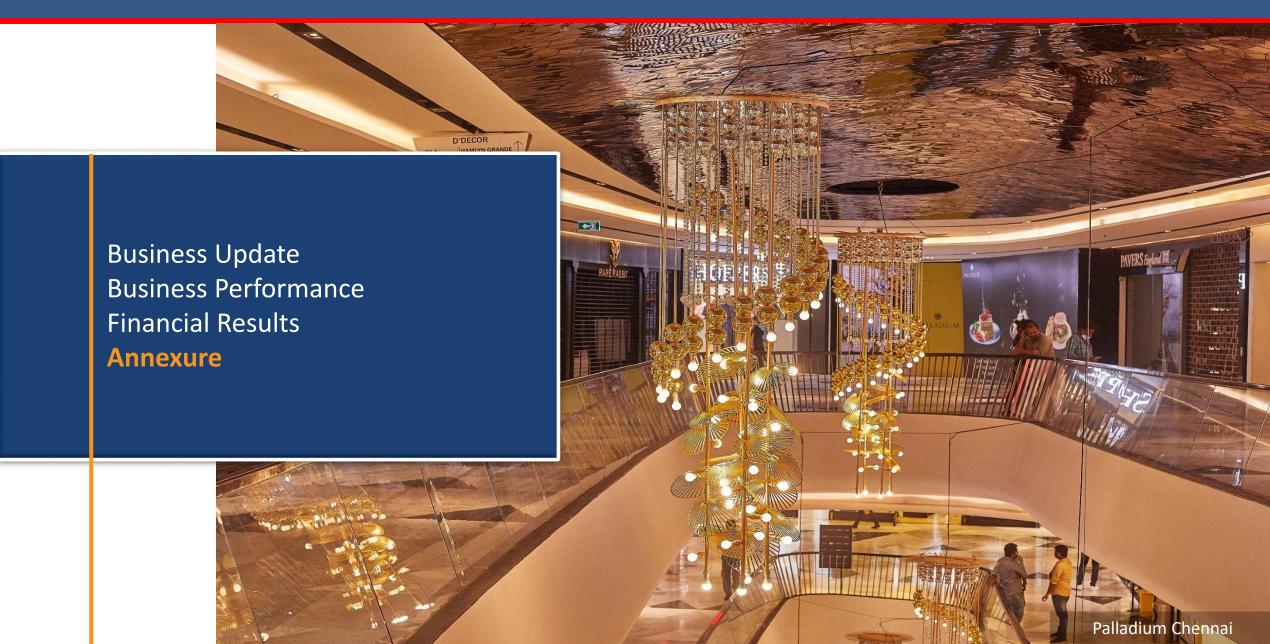




Kessaku, Bangalore – Living Spaces Crafted in Luxury & Style









Retail Rental Income for Q2 FY22

	Q2 F	Y22	Q2 FY21	Q2 FY20 (pre- COVID period)
Name of Asset	Retail Income	% of Q2 FY20 (pre-COVID	Retail Income	Retail Income
	(Rs. mn)	period)	(Rs. mn)	(Rs.mn)
Phoenix Palladium	466	53%	334	879
Phoenix Marketcity Bangalore	351	97%	128	360
Phoenix Marketcity Pune	221	52%	136	427
Phoenix Marketcity Mumbai	177	55%	87	321
Phoenix Marketcity and Palladium Chennai	393	83%	74	475
Phoenix United Lucknow	74	94%	37	79
Phoenix United Bareilly	58	106%	28	55
Sub Total	1,739	67%	825	2,595
Phoenix Palassio (operational from July 2021)	245	N.A.	37	N.A.
Grand Total	1,984	76%	861	2,595



Retail EBITDA for Q2 FY22

	Q2 F	Y22	Q2 FY21	Q2 FY20 (pre- COVID period)
Name of Asset	EBITDA	% of Q2 FY20 (pre-COVID	EBITDA	EBITDA
	(Rs. mn)	" period)	(Rs. mn)	(Rs. mn)
Phoenix Palladium	355	46%	236	767
Phoenix Marketcity Bangalore	384	103%	148	373
Phoenix Marketcity Pune	207	48%	138	436
Phoenix Marketcity Mumbai	160	48%	96	331
Phoenix Marketcity and Palladium Chennai	426	97%	64	440
Phoenix United Lucknow	68	92%	25	74
Phoenix United Bareilly	59	125%	33	47
Sub Total	1,659	67%	741	2,468
Phoenix Palassio (operational from July 2021)	253	N.A.	37	N.A.
Grand Total	1,912	77%	777	2,468



Retail Rental Income for H1 FY22

	H1 F	Y22	H1 FY21	H1 FY20 (pre- COVID period)
Name of Asset	Retail Income	% of H1 FY20 (pre-COVID	Retail Income	Retail Income
	(Rs. mn)	reriod)	(Rs. mn)	(Rs. mn)
Phoenix Palladium	759	43%	678	1,760
Phoenix Marketcity Bangalore	463	64%	248	719
Phoenix Marketcity Pune	329	38%	261	859
Phoenix Marketcity Mumbai	265	41%	174	644
Phoenix Marketcity and Palladium Chennai	542	58%	208	942
Phoenix United Lucknow	102	65%	59	156
Phoenix United Bareilly	77	69%	40	111
Sub Total	2,537	49%	1,667	5,190
Phoenix Palassio (operational from July 2021)	317	N.A.	37	N.A.
Grand Total	2,854	55%	1,704	5,190



Retail EBITDA for H1 FY22

	H1 F	Y22	H1 FY21	H1 FY20 (pre- COVID period)
Name of Asset	EBITDA	% of H1 FY20 (pre-COVID	EBITDA	EBITDA
	(Rs. mn)	" period)	(Rs. mn)	(Rs. mn)
Phoenix Palladium	703	45%	639	1,547
Phoenix Marketcity Bangalore	505	67%	283	758
Phoenix Marketcity Pune	305	35%	256	876
Phoenix Marketcity Mumbai	241	37%	174	654
Phoenix Marketcity and Palladium Chennai	565	60%	189	936
Phoenix United Lucknow	98	67%	52	146
Phoenix United Bareilly	79	74%	50	107
Sub Total	2,497	50%	1,643	5,023
Phoenix Palassio (operational from July 2021)	334	N.A.	37	N.A.
Grand Total	2,831	56%	1,680	5,023



Sustainability Initiatives at Operational Malls



Waste **Management**



Organic waste conversion and wet waste conversion equipment installed to ensure faster decomposition



Tie up with authorized vendors for E-waste recycling



Professional vendor to dispose and recycle dry waste



Hazardous waste management done with the help of authorized agency



Reduction in paper consumption



Water Conservation



Recycling of wastewater by Sewage treatment plant (STP) for use in toilets, gardening and **HVAC** cooling tower

Conserved Rainwater is used in



toilets and for cooling tower requirement



Natural ground water discharge is taken into treatment plant and used for domestic purposes



Energy Conservation



Replacement of CFL with LED lamps across malls



Common area lighting integrated on building management system (BMS) for optimised usage and saving energy



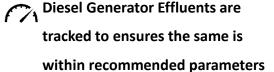
Electrical vehicle charging stations being installed at mall premises



Multiple new energy efficient components, machines or technology used instead of older equipment and devices



Emission Control





All Air Handling Units (AHU) old filters replaced with MERV -13 Filters for enhanced Indoor AQI



Ozoniser installed in STP to minimize H2S levels in the exhaust system



Calibration of DG fuel system being undertaken to determine the amount of unburnt fuel content in the Stack emissions



Sustainability Initiatives at Under Construction Malls

No	Sustainable Metrics	Phoenix Citadel	Phoenix Millennium	Phoenix Mall of Asia
1	Pre-Certification LEED Ratings	Silver	Gold	Gold
2	Sustainable Design Approach	Adapted	Adapted	Adapted
3	Fundamental And Enhanced Commissioning	Adapted	Adapted	Adapted
4	Low Emitting Material	Adapted	Adapted	Adapted
5	Monitoring Based Commissioning	Adapted	Adapted	Adapted
6	High Standards Followed for construction like SMACNA and NBC	Adapted	Adapted	Adapted
7	ECO Friendly Refrigerant	Adapted	Adapted	Adapted
8	Rain Water Harvest	100%	100%	100%
9	Reuse of Treated Waste Water	100%	100%	100%

All new projects follow Leadership in Energy and Environmental Design (LEED) rating systems, created by United States Green Building Council (USGBC)



Q2 FY22 Debt Across Subsidiaries

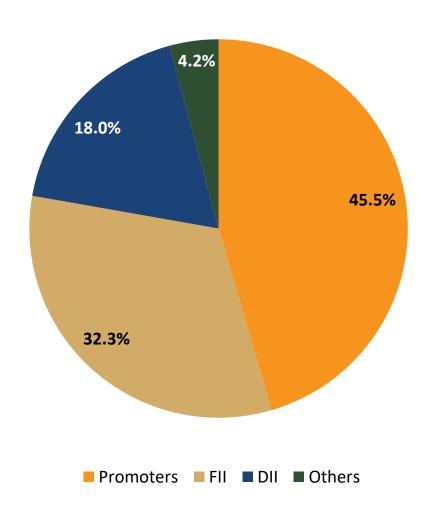
	Asset TypeQ1	SPV	Asset Name	PML Group Ownership*	Q1FY22 (Rs. Mn)	Q2FY22 (Rs. Mn)
		PML Standalone	High Street Phoenix, Mumbai	100%	5,735	5,383
		Classic Mall Development	Phoenix MarketCity, Chennai	50%	7,037	6,843
		Vamona Developers	Phoenix MarketCity, Pune	74%	4,304	4,381
		Island Star Mall Developers	Phoenix MarketCity, Bangalore	51%	4,361	4,286
		Starboard Hotels Pvt Ltd	Phoenix Palladium, Chennai	50%	1,746	1,731
			Phoenix MarketCity, Mumbai			
	Retail & Mixed-Use	Offbeat Developers	Art Guild House (Commercial)	74%	5,896	5,900
			Centrium (Commercial)			
Operational		Blackwood Developers	Phoenix United, Bareilly	100%	899	868
Operational		UPAL Developers	Phoenix United, Lucknow	100%	638	616
		Graceworks Realty & Leisure	Phoenix Paragon Plaza (Commercial)	74%	1,081	1,066
		Destiny Hospitality	Phoenix Palassio, Lucknow	100%	4,280	4,372
	Hotel &	Palladium Constructions	One Bangalore West & Kessaku (Residential) Courtyard by Marriott, Agra (Hotel)	100%	1,310	807
	Residential	Pallazzio Hotels & Leisure	The St. Regis, Mumbai	73%	4,995	5,132
	Office	Alliance Spaces	Fountainhead	100%	600	632
Under Development	Retail	SGH Realty LLP	Palladium, Ahmedabad	50%	685	968
	Total		Total		43,567	42,985

^{*} represents PML's effective stake post completion of the scheme of amalgamation; the scheme has been approved by shareholders and is awaiting NCLT final approval 47



Shareholding Pattern as on 30th September 2021

Shareholding Pattern



Sr. No	Top Institutional Investors	% Shareholding			
1	SCHRODER	7.66%			
2	GIC	4.32%			
3	ICICI PRDUENTIAL AMC	3.25%			
4	UTI	1.97%			
5	MOTILAL OSWAL	1.90%			
6	DSP MF	1.90%			
7	BAILLIE GIFFORD	1.87%			
8	VANGUARD	1.85%			
9	SBI MF	1.82%			
10	ADITYA BIRLA SUNLIFE MF	1.79%			
Total – T	Total – Top 10 Institutional Investors 28.34%				



Advait Phatarfod

Email: advait.p@phoenixmarketcity.in

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Bijay Sharma

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