

RESULTS PRESENTATION

Second Quarter, Financial Year 2016



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 FY16 Operational Highlights 02

Q2 FY16 Financial Highlights 03

Annexure 04

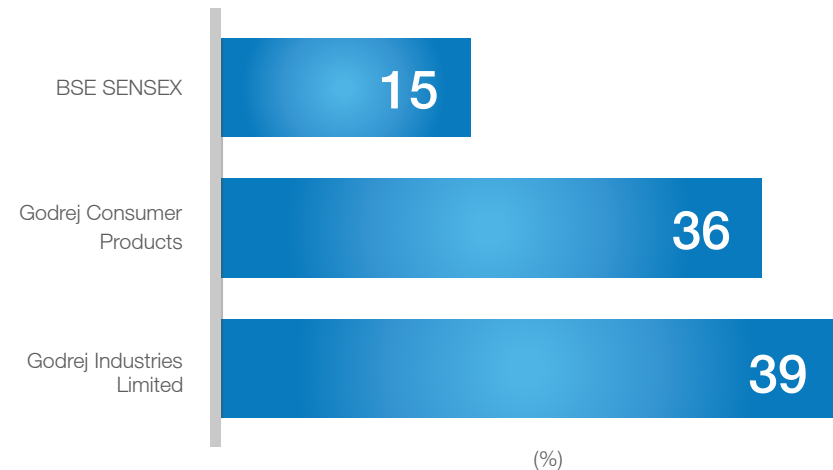
GODREJ GROUP

- Established in 1897
- \$4.5 bn in annual revenue¹
- 1.1 billion people globally use a Godrej product²
- Godrej ranked as 2nd most trusted Indian brand³
- \$2.8 billion brand valuation by Interbrand⁴
- Amongst India's most diversified and trusted conglomerates
- Real estate identified as one of the key growth businesses for the Group

1. Group Revenues in FY15
2. Godrej Group internal study
3. The Brand Trust Report 2013
4. Interbrand study done in 2011

Value Creation for Investors

14 Year CAGR



Note: CAGR calculated for closing prices as of 18th June, 2001 and 30th September, 2015



Godrej & Boyce



Godrej Industries



Godrej Properties



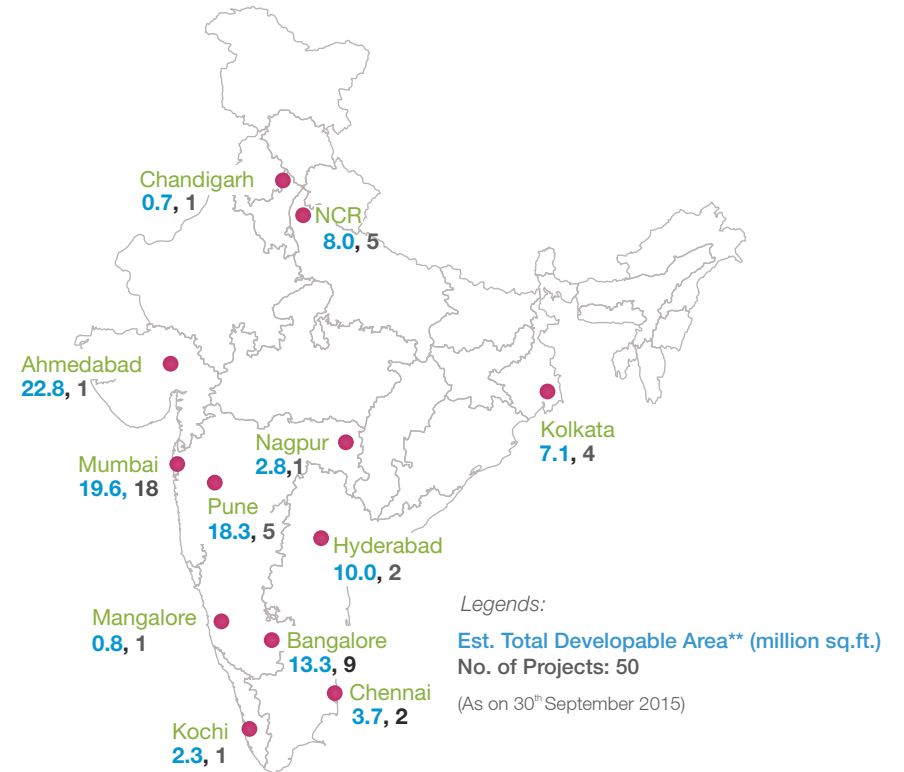
Godrej Consumer



Godrej Agrovet

GODREJ PROPERTIES

- Established in 1990
- Presence in 12 cities across India
- Real estate worth US \$ 1.3 billion sold in the past three years
- Over 100 million sq.ft of real estate to develop across India
- Differentiated asset-light business model
- Over 100 awards received in the past 3 years



**Total area under the project, irrespective of revenue/profit/area sharing arrangement



GODREJ GARDEN CITY
AHMEDABAD



GODREJ PLATINUM
BENGALURU



GODREJ INFINITY
PUNE



GODREJ ICON
GURGAON



GODREJ PLATINUM
KOLKATA



GODREJ SKY
MUMBAI

STRENGTHS

Godrej Brand

- 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 and quality to the real estate sector

Effective Land Sourcing Model

- Competitive advantage in executing joint development projects
- Asset light, capital efficient and high ROE development model

Strong Project Pipeline

- Added 18 projects with ~ 25.5 million sq. ft. saleable area in the last 3 years³
- Access to Group's land bank across India (e.g. Vikhroli)

Corporate Governance

- Strong independent Board committed to best practices of corporate governance with focus on investor interests and shareholder value
- GPL benefits from trust amongst stakeholders in realty market that is characterized by opaque practices

Access to Capital

- Confidence of capital markets: Demonstrated by successful IPO, IPP, Residential Co-investment Platform and Rights issue
- Project level equity dilution to mitigate risk and remain capital efficient
- Low bank funding rates for GPL

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.

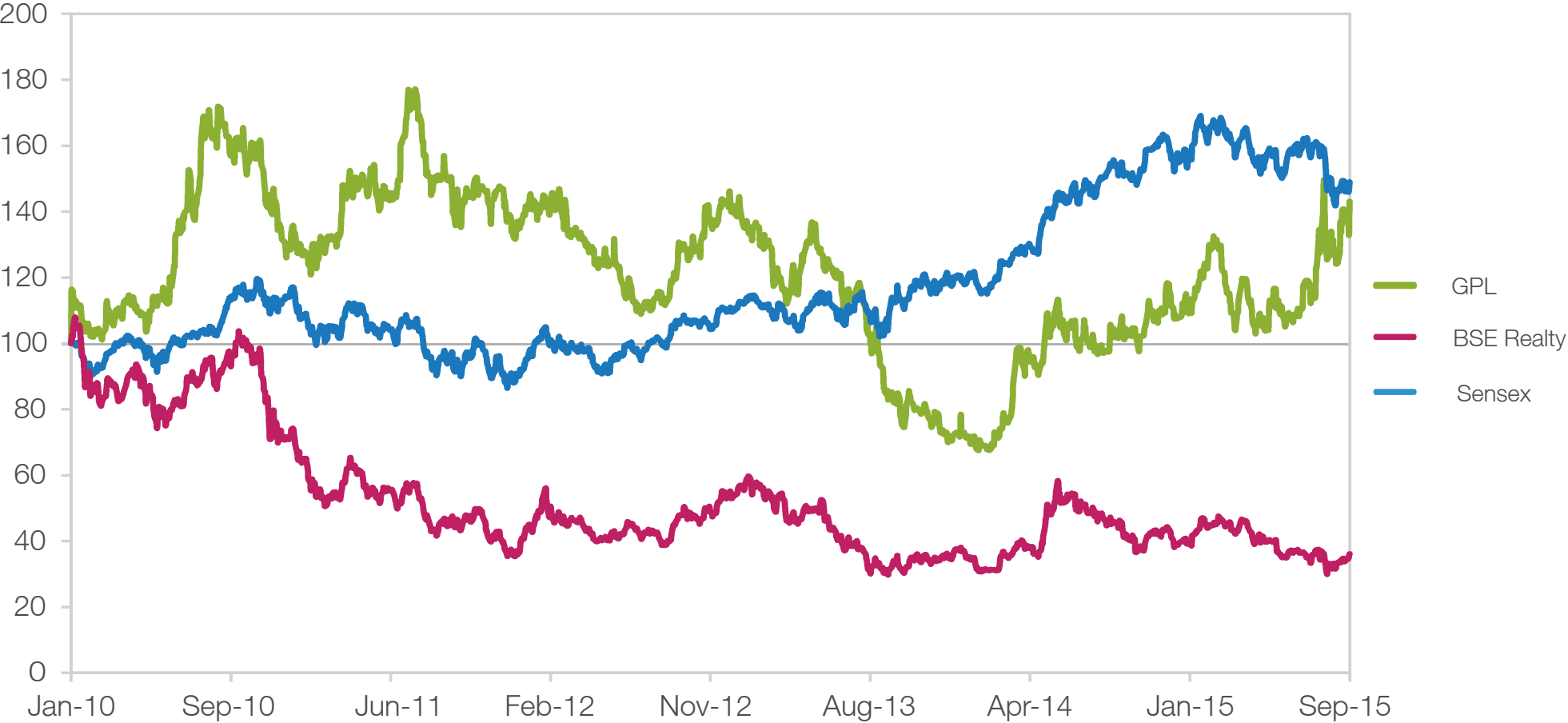
GROWTH PERFORMANCE

GPL has delivered strong and consistent growth in the last decade

PARTICULARS	FY 2015	FY 2004	CAGR
Revenue (INR Cr.)	1,927	29	46%
EBITDA (INR Cr.)	341	6	44%
Profit Before Tax (INR Cr.)	326	5	46%
Net Profit After Tax (INR Cr.)	191	2.5	48%
Booking Value (INR Cr.)	2,681	183	28%
Total development portfolio of GPL (Mn sq.ft.) (excluding completed projects)	108	2	44%

STOCK PERFORMANCE

GPL stock has substantially outperformed the BSE Realty Index since its IPO in 2010



Returns since listing : Godrej Properties : 43% BSE Sensex: 49% BSE Realty: -64%

Indexed Price movement from
January 2010 to September 30, 2015
Source: BSE

CORPORATE GOVERNANCE

The Board is strongly committed to best practices of corporate governance with a focus on investors' interests and shareholder value

The Independent Directors on the GPL Board are:

Keki B. Dadiseth

- Served as Chairman of Hindustan Unilever Limited and as Director and Member of the Executive Committee at Unilever PLC and Unilever NV
- Fellow of the Institute of Chartered Accountants of England & Wales
- Holds Board positions at The Indian Hotels Co. Limited, Britannia Industries Limited, Piramal Enterprises Limited and Siemens Limited. Holds Advisory positions at Accenture Services Pvt. Limited, Pricewaterhouse Cooper Pvt. Limited, Indian School of Business and World Gold Council

S. Narayan

- Served as Economic Advisor to the Prime Minister of India
- Serves on the Board of Directors at Apollo Tyres Limited and Dabur India Limited

Lalita D. Gupte

- Chairperson of ICICI Venture Funds Management Company Limited
- Board position: Bharat Forge Limited, Vedanta Limited and Kirloskar Brothers Limited

Pranay Vakil

- Director of Praron Consultancy India Pvt. Ltd
- Associated with FICCI Real Estate Committee
- Served as Chairman of Knight Frank India

Amit B. Choudhury

- Serves on the Board of Godrej Industries Limited, Vora Soaps Limited, Wadala Commodities Limited and Godrej Agrovet Limited

Pritam Singh

- Served as the Director at IIM Lucknow. Serves as Director of Hero MotoCorp Ltd., Parsvnath Developers Ltd and also member on the local board of Reserve Bank of India
- Conferred 'Padma-Shri', one of India's highest civilian honors in 2003

Amitava Mukherjee

- 20 years of Investment Banking experience
- Served as Managing Director and Board member both at Lazard India and Ambit Corporate Finance

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KEY OPERATIONAL HIGHLIGHTS

Godrej BKC Deal

- Largest ever end-user commercial real estate transaction in India
- Sold 435,000 sq.ft. at Godrej BKC, Mumbai for INR 1,479 crore

Sales Highlights

- Highest ever sales in a single quarter – booking value of INR 1,957 crore
- Value of sales in H1 FY15 (INR 3,208 Cr) greater than sales in all of FY15 (INR 2,681 Cr)
- Residential sales in H1 FY16 higher than in any other previous half year period
- 122% YoY growth in value of sales bookings
- 2 successful new project launches in Gurgaon & Chennai

Construction Highlights

- Delivered 624 units measuring 0.84 million sq.ft. in Phase 2 of Godrej Prakriti, Kolkata
- Delivered 192 units measuring 0.26 million sq.ft. in Phase 2 of GGC, Ahmedabad
- Delivered 73 units measuring 0.17 million sq.ft. at Godrej Anandam, Nagpur
- Delivered 103 units measuring 0.15 million sq.ft. at Godrej Platinum, Mumbai

Other Highlights

- 3 projects received IGBC Green Homes pre-certification
- 13 awards received in Q2 FY16

GODREJ BKC DEAL

- Sold 435,000 sq.ft. at Godrej BKC, Mumbai for INR 1,479 crore
- Largest ever end-user commercial real estate transaction in India
- Price of Rs. 34,000 per sq.ft. is the highest price achieved on any major commercial real estate deal in Mumbai in the recent past
- High strategic importance given GPL's plan to unlock capital from commercial portfolio and redeploy it into new residential projects
- Project will be delivered by mid-2016



SALES HIGHLIGHTS

Highest ever value of bookings in a single quarter

Particular	Q2 FY16	Q2 FY15	Growth	Q1 FY16	Growth	H1 FY16	H1 FY15	Growth
Area Sold* (sq.ft.)	1,256,014	1,397,671	-10%	1,321,385	-5%	2,577,399	2,489,274	4%
Booking Value** (INR Cr)	1,957	880	122%	1,251	56%	3,208	1,704	88%

*Includes :

- 19,776 sq.ft. of JVP area in Q2 FY16 & 21,709 sq.ft. of JVP area in Q2 FY15 & 15,932 sq.ft. area in Q1 FY16
- 35,708 sq.ft. of JVP area in H1 FY16 & 27,201 sq.ft. area in H1 FY15

**Includes :

- INR 7 Cr of JVP booking value in Q2 FY16 & INR 8 Cr of JVP booking value in Q2 FY15 & INR 6 Cr of JVP booking value in Q1 FY16
- INR 13 Cr of JVP booking value in H1 FY16 & INR 10 Cr of JVP booking value in H1 FY15

Excellent response to new project launches

• Godrej 101, Gurgaon

- Launched in September 2015
- Total sales of ~318,000 sq.ft. at an average price of ~INR 6,800 per sq.ft. with a booking value of INR 215 crore

• Godrej Azure, Chennai

- Launched in July 2015
- Total sales of 165,668 sq.ft. at an average price of INR 4,300 per sq.ft. with a booking value of INR 71 crore

PROJECT BOOKING

Residential Projects	Booking Area (sq.ft.)		Booking Value (INR Cr)	
	Q2 FY16	H1 FY16	Q2 FY16	H1 FY16
Godrej 101, Gurgaon	317,817	317,817	215	215
Godrej Azure, Chennai	165,668	165,668	71	71
Godrej Infinity, Pune	74,379	261,316	45	157
Godrej Garden City, Ahmedabad ¹	69,199	114,376	27	45
Godrej Prana, Pune	38,663	51,790	20	27
Godrej E-City, Bangalore ²	37,341	51,310	19	26
Godrej United, Bangalore ²	30,422	66,766	20	43
Godrej Prime, Mumbai	27,679	477,960	41	698
Godrej Prakriti	25,677	46,582	11	20
Godrej Icon, Gurgaon	25,378	536,195	19	384
Others ³	8,791	43,209	-10	39
Total (Residential)	821,014	2,132,989	478	1,725
Commercial Projects				
Godrej BKC, Mumbai	435,000	435,000	1,479	1,479
Godrej Genesis, Kolkata	0	9,410	0	4
Others ³	0	0	0	0
Total (Commercial)	435,000	444,410	1,479	1,483
Grand Total	1,256,014	2,577,399	1,957	3,208

1. Includes JVP booking area of 19,776 sq.ft. and JVP booking value of INR 7 Cr in Q2 FY 16

2. Includes total booking area and total booking value where GPL role is of a Development Manager

3. Includes cancellation in certain projects

LAUNCH TRACKER FY16

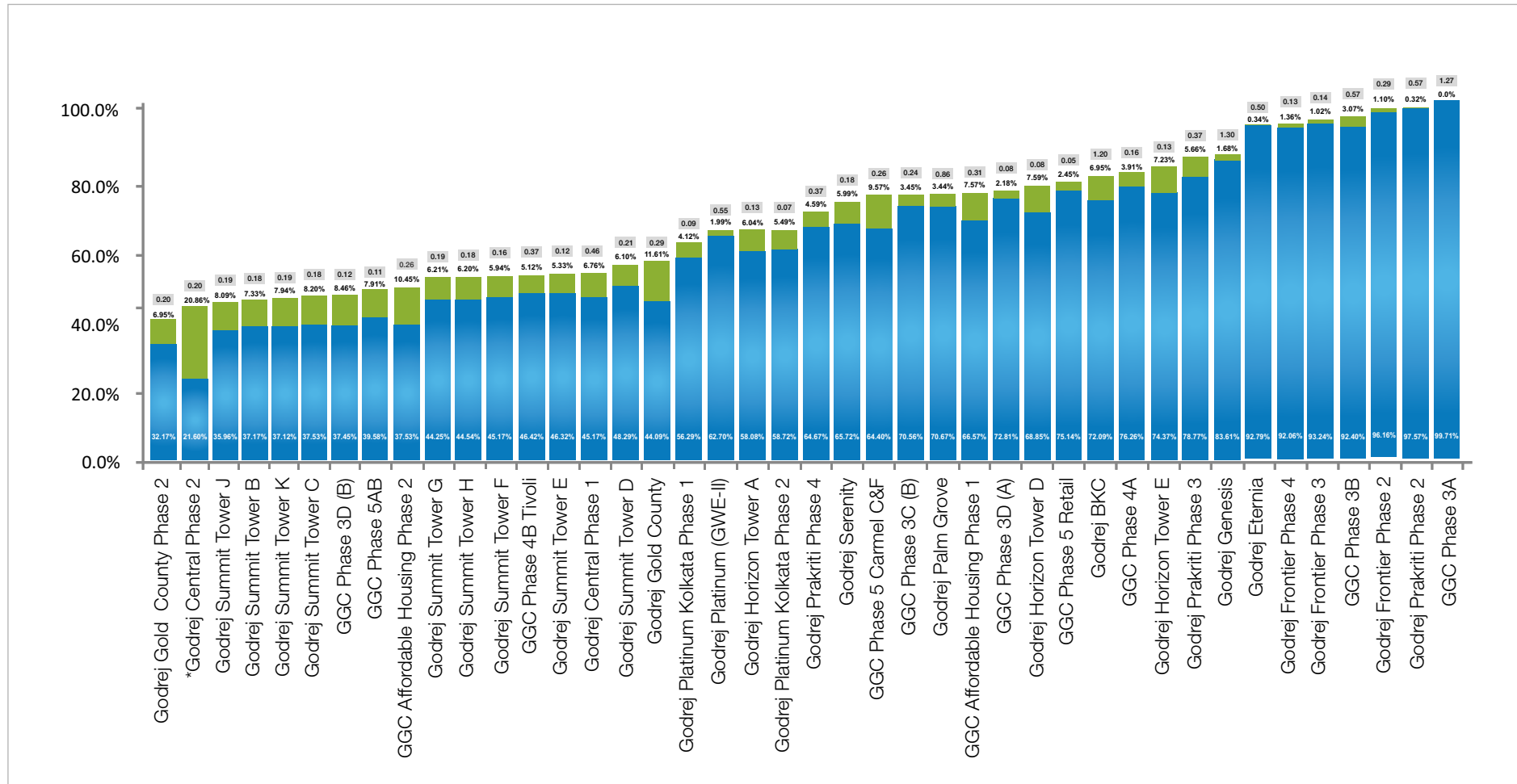
Launch timings are dependent on receipt of regulatory approvals and can be delayed substantially beyond initial expectations

New Project Launches Planned in FY16		
Project	City	Status
Godrej Icon	Gurgaon	✓
Godrej Prime	Mumbai	✓
Godrej Azure	Chennai	✓
Godrej 101	NCR	✓
Godrej Vihaa	Mumbai	✓
Godrej Sky	Mumbai	✓
The Trees, Vikhroli – Residential Phase 1	Mumbai	✓

New Phase Launches Planned in FY16		
Project	City	Status
Godrej Garden City	Ahmedabad	✓
Godrej Anandam	Nagpur	✓
Godrej Prana	Pune	✓
Godrej Platinum	Mumbai	✓
Godrej Infinity	Pune	✓
Godrej Palm Grove – Laguna	Chennai	✓
The Trees, Vikhroli – Residential Phase 2	Mumbai	✓

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

PROJECT PROGRESS UPDATE



■ Construction Progress in Q2 FY16 ■ Construction status as at end of Q1 FY16

Phase total saleable area are in million sq.ft. on top of the bar

*Project reached revenue recognition in Q2 FY16

CONSTRUCTION HIGHLIGHTS

Delivered 1.4 million sq.ft. of residential space across four cities in Q2 FY16

Godrej Prakriti, Kolkata - 0.84 mn sq.ft.



Godrej Garden City, Ahmedabad - 0.26 mn sq.ft.



Godrej Anandam, Nagpur - 0.17 mn sq.ft.



Godrej Platinum, Mumbai - 0.15 mn sq.ft.



SUSTAINABLE DEVELOPMENT

3 projects received IGBC Green Homes Silver pre-certification in Q2 FY16

- The Indian Green Building Council (IGBC), part of the Confederation of Indian Industry (CII), was formed in the year 2001. IGBC Green Homes is the first rating system in India that is exclusively for the residential sector
- IGBC promotes a whole-building approach to sustainability by recognizing performance in the following five key areas:
 - Sustainable site development
 - Water savings
 - Energy efficiency
 - Materials selection
 - Indoor environmental quality

Godrej Icon – IGBC Silver pre-certification



Godrej Garden City – IGBC Silver pre-certification



Godrej Infinity – IGBC Silver pre-certification



AWARDS AND RECOGNITIONS

GPL received 13 awards in Q2 FY16 & 23 awards in H1 FY16

GODREJ PROPERTIES

Decade of Excellence - Amongst the Top Builders of the Country over the past 10 years

- Construction World Awards

Real Estate Company of the Year

- Construction Week India Awards 2015

PROJECT SPECIFIC & INDIVIDUAL

Godrej Prime

- Marketing Campaign of the Year - National Award for Marketing Excellence 2015

Godrej Horizon

- Best Residential Project - Construction Week India Awards 2015
- Mid Segment project of the year - Realty Plus Excellence Awards (West) 2015
- Certificate of Merit - National Safety Council

Godrej 101

- Innovative Marketing Concept of the year – Realty Plus Excellence Awards (North) 2015
- Themed project of the year - Realty Plus Excellence Awards (North) 2015

Godrej Prana

- Themed project of the year - Realty Plus Excellence Awards (West) 2015

Mr. Pirojsha Godrej

- 50 Most Influential Young Indians - GQ India

Mr. Girish Shah

- Brand Leader of the Year Award - Real Estate Leadership Awards 2015 by Vijayvani

Mr. Prashin Jobhalia

- Young Achievers Award - Real Estate Leadership Awards 2015 by Vijayvani

Mr. Himanshu Joshi

- Legatrix Compliance Award – 2015 Compliance Awards

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KEY FINANCIAL HIGHLIGHTS

Robust Growth

- Highest ever quarterly revenue, EBITDA and profits
- YoY total income growth of 383%, EBITDA growth of 170%, PBT growth of 174% and net profit growth of 128%

Leverage

- Net debt reduced by 24%
- Net debt stood at INR 2,230 Cr. as on 30th September 2015

Other Highlights

- ICRA has upgraded GPL's long term rating from AA- to AA in October 2015

PERFORMANCE METRICS – Q2 FY 2016

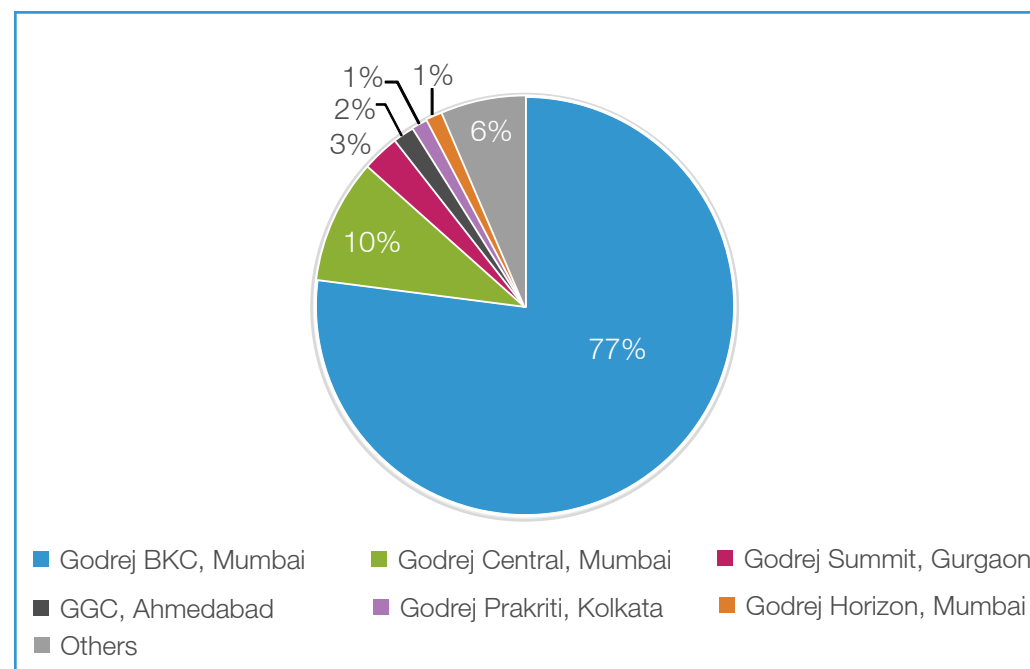
Key Performance Metrics	Q2 FY 16	Q2 FY 15	% Change
Total Income (INR Cr.)	1,481	307	383%
Profit Before Tax (INR Cr.)	182	67	174%
PAT (After minority interest INR Cr.)	106	47	128%

Total income split by project

(INR Cr)

Projects	Total Income
Godrej BKC, Mumbai	1,145
Godrej Central, Mumbai	141
Godrej Summit, Gurgaon	42
Godrej Garden City, Ahmedabad	36
Godrej Prakriti, Kolkata	13
Godrej Horizon, Mumbai	13
Others	91
Total	1,481

Total income % split by project



PERFORMANCE METRICS – H1 FY 2016

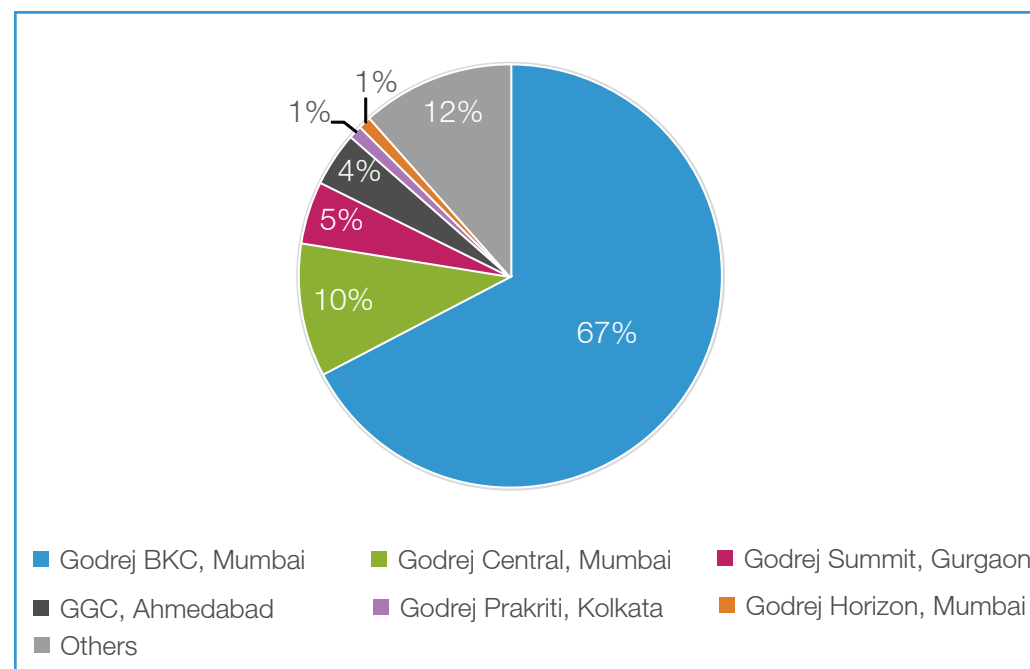
Key Performance Metrics	H1 FY 16	H1 FY 15	% Change
Total Income (INR Cr.)	1,745	670	160%
Profit Before Tax (INR Cr.)	258	139	86%
PAT (After minority interest INR Cr.)	161	92	75%

Total income split by project

(INR Cr)

Projects	Total Income
Godrej BKC, Mumbai	1,170
Godrej Central, Mumbai	177
Godrej Summit, Gurgaon	83
Godrej Garden City, Ahmedabad	72
Godrej Prakriti, Kolkata	18
Godrej Horizon, Mumbai	17
Others	208
Total	1,745

Total income % split by project



CONSOLIDATED FINANCIAL STATEMENTS – P & L

Particulars	Q2 FY 2016 (INR Cr)	Q2 FY 2015 (INR Cr)	% Change	Q1 FY 2016 (INR Cr)	% Change	H1 FY 2016 (INR Cr)	H1 FY 2015 (INR Cr)	% Change
Total Income	1,481	307	383%	263	463%	1,745	670	160%
EBITDA	188	70	170%	81	132%	269	145	85%
Adjusted EBITDA*	370	99	274%	96	285%	467	213	120%
Profit before tax	182	67	174%	76	141%	258	139	86%
Profit after tax	124	55	124%	56	122%	179	108	66%
Minority Interest	-17	-9	–	-1	–	-18	-16	–
Net Profit after tax	106	47	128%	55	93%	161	92	75%

*Adjusted EBITDA = EBITDA + Interest included in cost of sale

CONSOLIDATED FINANCIAL STATEMENTS – BS

EQUITY AND LIABILITIES	30-Sep-15 (INR Cr) Unaudited	31-Mar-15 (INR Cr) Audited	ASSETS	30-Sep-15 (INR Cr) Unaudited	31-Mar-15 (INR Cr) Audited
1) SHAREHOLDERS FUND			1) NON CURRENT ASSETS		
a) Share Capital	99.76	99.68	a) Fixed Assets	119.84	115.60
b) Reserves and Surplus	1,856.85	1,747.19	b) Goodwill on consolidation	20.89	74.17
	1,956.61	1,846.87	c) Non-current investments	0.00	0.00
2) SHARE APPLICATION MONEY PENDING ALLOTMENT	-	-	d) Deferred tax assets (net)	4.85	4.48
3) MINORITY INTEREST	236.58	227.90	e) Long-term loans and advances	172.05	170.34
4) NON - CURRENT LIABILITES			f) Other non-current assets	36.49	28.29
a) Long-term borrowing	587.63	567.06		354.12	392.88
b) Other long-term liabilities	2.31	1.42	2) CURRENT ASSETS		
c) Long term provisions	5.71	4.59	a) Inventories	4,625.54	4,727.11
	595.65	573.07	b) Trade receivables	213.89	169.68
5) CURRENT LIABILITIES			c) Cash and cash equivalents	1,609.34	695.41
a) Short term borrowing	3,178.08	2,722.73	d) Short-term loans and advances	881.79	831.25
b) Trade Payables	806.42	713.56	e) Other current assets	548.22	546.73
c) Other Current Liabilities	1,403.53	1,218.89		7,878.78	6,970.18
d) Short term provisions	56.03	60.04			
	5,444.06	4,715.21			
Total	8,232.90	7,363.05	Total	8,232.90	7,363.05

FINANCIAL ANALYSIS

Profitability Indicators

PARTICULAR	Q2 FY 2016	Q2 FY 2015	Q1 FY 2016	H1 FY 2016	H1 FY 2015
EBITDA / Total Income	12.7%	22.7%	30.8%	15.4%	21.7%
Adjusted EBITDA/Total Income	25.0%	32.3%	36.6%	26.7%	31.7%
PBT Margin %	12.3%	21.7%	28.7%	14.8%	20.7%
Net Profit Margin %*	7.2%	15.2%	20.9%	9.2%	13.8%

*Adjusted EBITDA = EBITDA + Interest included in cost of sale

*Net Profit after minority interest

Leverage Indicators

PARTICULAR	As on Sep 2015	As on Jun 2015
Net Debt (INR Cr)	2,230	2,931
Net Debt / Equity Ratio	1.14	1.54
Average Borrowing Cost (YTD)	10.55%	10.90%

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A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	16.80	Phase I to IV: Area Based – 73.6% Phase V onwards: Revenue Based – 67.6%	Ongoing
2	Devanahalli	Bangalore	Residential	5.00	Profit Sharing – 50%	Forthcoming
3	Godrej E – City	Bangalore	Residential	1.00	DM Fee – 11.0% of Revenue	Ongoing
4	Godrej United	Bangalore	Residential	1.00	DM Fee – 11.0% of Revenue	Ongoing
5	Kanakpura	Bangalore	Residential	0.99	GPL holds 25.1% equity in the project specific company	Forthcoming
6	Whitefield	Bangalore	Residential	0.85	Profit Sharing – 40%	Forthcoming
7	Tumkur Road	Bangalore	Residential	0.79	Revenue Based – 78.0%	Forthcoming
8	Doddaballapur	Bangalore	Residential	0.75	Profit Sharing – 40%	Forthcoming
9	Godrej Platinum	Bangalore	Residential	0.60	100% owned project	Ongoing
10	Godrej Gold County	Bangalore	Residential	0.25	Revenue Based – 63.0%	Ongoing
11	Godrej Palm Grove	Chennai	Residential	2.51	Area Based – 70.0% (for 12.57 acres),68.0% (for 4.82 acres)	Ongoing
12	Godrej Azure	Chennai	Residential	1.00	Profit Sharing – 44.5%	Ongoing
13	Godrej Summit	Gurgaon	Residential	2.04	Area Based – 65.0%	Ongoing
14 (A)	Godrej Aria	Gurgaon	Residential	0.69	Revenue Based – 65.0% (GPL owns 25.1% of equity in the project specific company)	Ongoing
14 (B)	Godrej 101	Gurgaon	Residential	1.00	Revenue Based – 65.0% (GPL owns 25.1% of equity in the project specific company)	Ongoing
15 (A)	Godrej Oasis	Gurgaon	Residential	0.50	Profit Sharing – 38.0%	Ongoing
15 (B)	Godrej Icon	Gurgaon	Residential	0.70	Profit Sharing – 38.0%	Ongoing

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

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
16	Godrej Frontier	Gurgaon	Residential	0.42	Revenue Based – 70.0%	Ongoing
17	Godrej Oasis**	Hyderabad	Residential	4.87	Land is owned by GPL	Forthcoming
18	G&B Moosapet	Hyderabad	Residential	2.22	DM Fee – 10.0% of Revenue	Forthcoming
19	Kochi Project	Kochi	Residential	2.24	Revenue Based – 70.0%	Forthcoming
20	Joka	Kolkata	Residential	3.00	Profit Sharing – 46%	Forthcoming
21	Godrej Prakriti	Kolkata	Residential	1.36	GPL – 51.0% Equity in project specific company	Ongoing
22	Godrej Platinum	Kolkata	Residential	0.17	Revenue Based – 45%	Ongoing
23	Godrej Alpine	Mangalore	Mixed Use	0.64	Area Based for residential area – 71.5%	Ongoing
24	Godrej Central	Mumbai	Residential	0.68	Revenue Based 87.5%. GPL owns 51.0% of equity in the project specific company	Ongoing
25	Godrej Platinum	Mumbai	Residential	0.31	DM Fee – 10.0% of Revenue	Ongoing
26	Kalyan	Mumbai	Residential	0.48	Revenue Based – 95.0%	Forthcoming
27	Godrej Park	Mumbai	Residential	0.77	Revenue Based – 56.5%	Forthcoming
28	Godrej Vihaa	Mumbai	Residential	1.30	DM Fee – 10.0% of Revenue	Ongoing
29	Godrej City	Mumbai	Residential	4.30	Profit Based – 35.0% with upside promote to JV partner above Rs.1,000 GPL PBT per sq.ft.	Ongoing
30	The Trees	Mumbai	Mixed Use	0.88	Profit Based – 60.0%	Forthcoming
31	G&B, Vikhroli	Mumbai	Residential	0.80	DM Fee – 10% of Revenue	Forthcoming
32	G&B, Vikhroli	Mumbai	Mixed Use	1.20	DM Fee – 10% of Revenue	Forthcoming

** Applied for permission to convert commercial saleable area of the project to residential saleable area

A. RESIDENTIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
33	Godrej Sky ¹	Mumbai	Residential	0.30	DM Fee Rs 50 cr, with upside promote to GPL above certain price threshold	Ongoing
34	G&B Lawkim, Thane	Mumbai	Residential	0.27	Profit Based – 32.0%	Forthcoming
35	Godrej Prime	Mumbai	Residential	0.75	91.0% Revenue Sharing (GPL owns 51% of equity in the project specific company)	Ongoing
36	Godrej Links	Mumbai	Residential	0.19	GPL to construct space for society in lieu of saleable area	Forthcoming
37	Godrej Serenity ²	Mumbai	Residential	0.18	Revenue Based – 50.0%	Ongoing
38	Godrej Palms ²	Mumbai	Residential	0.13	Area Based – 47.5%	Ongoing
39	Sundar Sangam	Mumbai	Residential	0.10	GPL to construct space for society in lieu of saleable area	Forthcoming
40	Godrej Edenwoods	Mumbai	Residential	0.03	Profit Based – 50.0% (from 85.0% of revenue for this project)	Ongoing
41	Godrej Anandam	Nagpur	Residential	2.17	PMC Fee Rs 400/sq.ft. for 7.7 lac sq.ft. Revenue Based agreement for remaining area : First 1 million sq.ft. 62.0% (GPL) & next 1 million sq.ft. 57% (GPL)	Ongoing
42	Godrej Platinum	NCR	Residential	0.85	Revenue Based – 52.5% (GPL owns 25.1% of equity in the project specific company)	Forthcoming
43	Bhugaon Township	Pune	Residential	9.44	Share in project specific company 11.09%, Development manager fee Rs 162/sq.ft., Profit sharing if profits exceed certain threshold	Forthcoming
44	Godrej Infinity	Pune	Residential	2.80	Profit Sharing – 35%	Ongoing
45	Godrej Prana	Pune	Residential	1.50	Profit Sharing – 40.0%	Ongoing
46	Godrej Horizon	Pune	Residential	0.43	Profit Based – 51.0%	Ongoing

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

2. Increase in area due to change in DCR regulations

B. COMMERCIAL PROJECTS

S.No	Project Name	Location	Asset Class	Est. Saleable Area (mn sq.ft.)	Business Model	Status
1	Godrej Garden City*	Ahmedabad	Residential	2.40	First 1 million sq.ft. – 63.6% Revenue Based Subsequent area – 67.6% Revenue Based	Ongoing
2	Godrej Eternia	Chandigarh	Commercial	0.42	Revenue Based – 54%	Ongoing
3	Godrej Oasis**	Hyderabad	Residential	0.44	Land is owned by GPL	Forthcoming
4	Godrej Prakriti	Kolkata	Residential	0.42	GPL owns 51.0% Equity in project specific company	Forthcoming
5	Godrej Genesis	Kolkata	Commercial	1.34	Area Based – 62.0%	Ongoing
6	Godrej Alpine	Mangalore	Residential	0.25	Revenue Based – 71.5% for commercial area	Forthcoming
7	The Trees	Mumbai	Mixed Used	1.86	Profit Based – 60.0%	Ongoing
8	Godrej BKC	Mumbai	Commercial	1.20	Profit Based – 50.0%	Ongoing
9	Kalyan	Mumbai	Residential	0.06	Revenue Based – 95.0%	Forthcoming
10	Bhugaon Township	Pune	Residential	2.36	Share in project specific company 11.09%, Development manager fee INR.162/sq.ft., Profit sharing if profits exceed certain threshold	Forthcoming
11	Godrej Genesis	Pune	Commercial	0.48	GPL owns 51.0% of equity in project specific company, Revenue Based 58.0%	Forthcoming

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

**Applied for permission to convert commercial saleable area of the project to residential saleable area

THANK YOU

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GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

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PRESS RELEASE

Q2 FY16 Results

- Highest ever sales in a single quarter - booking value of INR 1,957 crore
- Value of sales in H1 FY15 (INR 3,208 Cr) greater than sales in all of FY15 (INR 2,681 Cr)
- Total Income increases 383% YoY to INR 1481 crore
- Net profit increases 128% YoY to INR 106 Cr

Mumbai, November 04 2015: Godrej Properties Limited (GPL), a leading national real estate developer, today announced its financial results for the second quarter ended September 30, 2015.

CORPORATE HIGHLIGHTS:

Godrej BKC Deal

- Sold 435,000 sq.ft. at Godrej BKC, Mumbai for INR 1,479 crore
- Largest ever end-user commercial real estate transaction in India
- Price of Rs. 34,000 per sq.ft. is the highest price achieved on any major commercial real estate deal in Mumbai in the recent past
- High strategic importance given GPL's plan to unlock capital from commercial portfolio and redeploy it into new residential projects
- Project will be delivered by mid-2016

Sales Highlights

Highest ever value of bookings in a single quarter

- Q2 FY16 witnessed total booking value of INR 1957 crore and total booking volume of 1,256,014 sq. ft. as compared to total booking value of INR 880 crore and total booking volume of 1,397,671 sq. ft. in Q2 FY15
- Residential projects recorded booking value of INR 478 crore and booking volume of 821,014 sq. ft. in Q2 FY16
- Commercial projects recorded booking value of INR 1,479 crore and booking volume of 435,000 sq. ft. in Q2 FY16

Construction Highlights

Delivered 1.4 million sq.ft. of residential space across four cities in Q2 FY16

- Delivered 624 units measuring 0.84 million sq.ft. in Phase 2 of Godrej Prakriti, Kolkata
- Delivered 192 units measuring 0.26 million sq.ft. in Phase 2 of GGC, Ahmedabad
- Delivered 73 units measuring 0.17 million sq.ft. at Godrej Anandam, Nagpur
- Delivered 103 units measuring 0.15 million sq.ft. at Godrej Platinum, Mumbai

Other Highlights

- 3 projects received IGBC Green Homes pre-certification
- ICRA has upgraded GPL's long term rating from AA- to AA in October 2015
- 13 awards received in Q2 FY16

Commenting on the financial performance of Q2 FY2016, Mr. Pirojsha Godrej, Managing Director & CEO Godrej Properties Limited, said:

"I am happy to note that this has been the best ever quarter for GPL on every relevant parameter. We registered our highest ever quarterly sales, revenues, EBITDA, net profit and cash flows. We look forward to building on this momentum in the year ahead."

Financial Overview (Consolidated)

Q2 FY2016 performance overview compared with Q2 FY2015

- Total income increased by 383% to INR 1,481 crore compared to INR 307 crore
- EBITDA increased by 170% to INR 188 crore from INR 70 crore
- Net profit increased by 128% to INR 106 crore from INR 47 crore
- EPS* amounted to INR 5.32 as compared to INR 2.34

H1 FY2016 performance overview compared with H1 FY2015

- Total income increased by 160% to INR 1,745 crore compared to INR 670 crore
- EBITDA increased by 85% to INR 269 crore from INR 145 crore
- Net profit increased by 75% to INR 161 crore from INR 92 crore
- EPS* amounted to INR 8.08 as compared to INR 4.63

****Not annualised***

- ENDS -

About Godrej Properties Limited:

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines a 118 – 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 10.25 million square meters (110.30 million square feet) in 12 cities.

In the last 3 years, Godrej Properties has received over 100 awards and recognitions, including the “Real Estate Company Of The Year” at the Construction Week India Awards 2015, “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.

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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.