

November 04, 2022

To,

The General Manager – DCS,
Listing Operations-Corporate Services Dept.
BSE Ltd.
1st Floor, New Trading Ring, Rotunda
Building, 'P J. Towers, Dalal Street, Fort,
Mumbai 400 001.

corp.relations@bseindia.com
Stock Code: 532891

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor, Plot No. C/1, G
Block, Bandra-Kurla Complex, Bandra (E),
Mumbai

cc_nse@nse.co.in
Stock Code: PURVA

Dear Sir / Madam,

Sub: Presentation on the operation and financial results

Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors approved the Consolidated and Standalone – Un-Audited Financial Results for the Quarter and half year ended September 30, 2022 as reviewed and recommended by the Audit Committee at its meeting held today. In this connection please find attached herewith Presentation on the operation and financial results of the Company in terms of Regulation 46 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Yours faithfully
For Puravankara Limited

Bindu D
Company Secretary

PURAVANKARA LIMITED

Registered Office: #130/1, Ulsoor Road, Bengaluru- 560 042 [Tel:+91 80 2559 9000](tel:+918025599000) / 4343 9999 Fax: +91 80 2559 9350 Email: info@puravankara.com URL: www.puravankara.com CIN: L45200KA1986PLC051571
AN ISO 9001 COMPANY



Investor Presentation Q2 FY23

PURAVANKARA®

Purva Sunflower

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Company Overview



Artist's impression of Provident Capella

Overview

- ❖ One of India's most trusted real estate majors with an established presence in the residential segment (luxury and affordable housing) and in commercial office spaces
- ❖ With over 4 decades of domain expertise, Puravankara has established itself as one of the most admired brands
- ❖ Completed 78 residential projects and commercial projects, spanning 43.89 msft , primarily across the gateway cities of south and west India
- ❖ Area under Development totaling 25.09 msft
- ❖ Landbank totaling 57.64 msft (Puravankara Group's economic interest – 44.32 msft)
- ❖ Pan India presence- with projects in Bengaluru, Chennai, Hyderabad, Pune, Mumbai, Kochi, Goa, Kolkata, Coimbatore and Mangalore
- ❖ Three key brands :
 - ❖ “Puravankara” for luxury housing and commercial offices
 - ❖ “Provident” for the affordable luxury segment
 - ❖ “Purva Land” for plotted development project
- ❖ Creating value for clients by collaborating with world class contractors and vendors while leveraging robust internal processes
- ❖ Starworth Infrastructure and Construction Limited (SICL) is a wholly owned subsidiary which specialises in technology focused construction , including precast
- ❖ Partnership with IFC, IFC EAF for USD 76 million for affordable housing development in India
- ❖ ICRA reaffirmed the rating for Puravankara Ltd to “A-” Stable

Highlights for the period



We have achieved the highest ever sales for the second quarter and for the first half of any financial year.



Launched 3 projects – Purva Meraki, Purva Park Hill and Purva Celestial



Almost 90% of the sales booking and customer collection from Ongoing projects



Brand “Provident” takes a new avatar



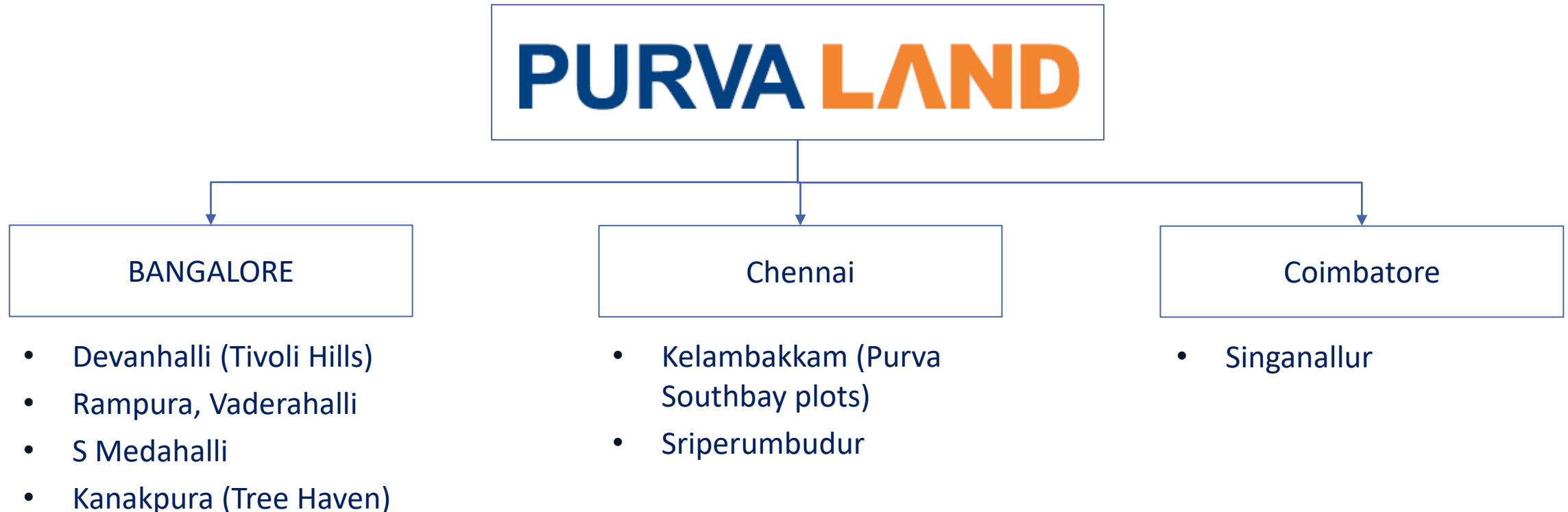
World Class Technology

- Starworth Infrastructure and Construction Limited – wholly owned subsidiary focussed on technology enabled construction solutions
 - Design-build, Civil and MEP Capabilities for a wide variety of real estate and infrastructure projects
 - 100% precast solutions –construction speed, one stop shop and best in class quality standards
 - Order book of more than Rs 1000 Cr , growing third party clients
 - Technology focussed precast factory, fully operational at Bangalore
 - Precast advantages - quality, reliability, cost and timelines



Purva Land – Plotted development

- Dedicated arm for plotted development
- To cater to the evolving needs of homebuyers and offer a highly lucrative investment opportunity
- To enable our customers to benefit from a fruitful investment, as well as enjoy greater flexibility with respect to the layout, design, and function of the space
- Currently 7 projects across 3 cities cumulating up to ~5 msft

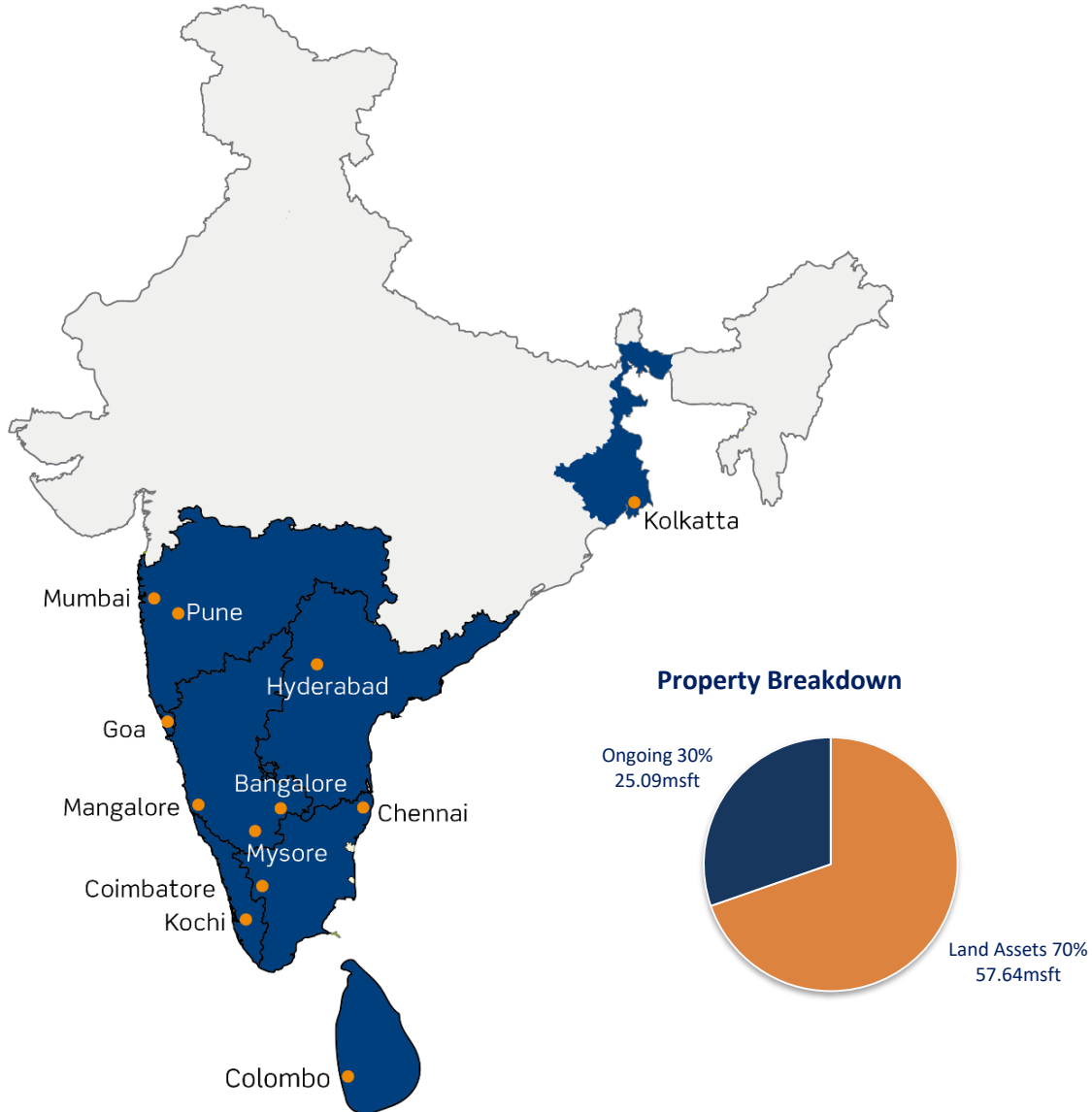


Development Bank



Artist's impression of Purva Atmosphere

Diversified across markets, brands and stages of development



in million sq. ft.

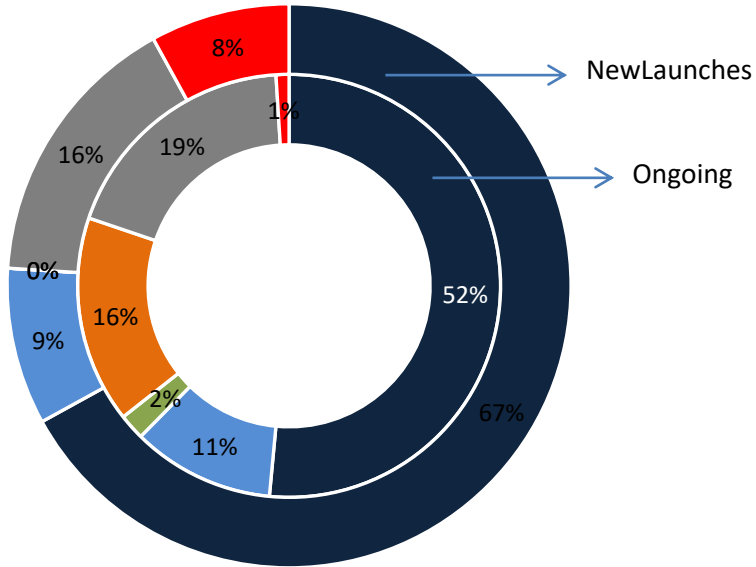
	Completed	Ongoing (A)	Land Assets (B)	Total (A)+(B)
South India				
Bengaluru	30.83	12.98	38.00	50.98
Chennai	6.26	2.81	7.64	10.45
Hyderabad	2.49	0.45	-	0.45
Kochi	1.89	3.97	3.67	7.64
Others	1.57	0.23	1.01	1.24
West India	0.14	4.65	3.09	7.74
Colombo	-	-	4.23	4.23
Kolkata	0.70	-	-	-
Total	43.88	25.09	57.64	82.73
<i>Puravankara*</i>	31.10	13.97	47.98	61.95
<i>Provident</i>	12.78	11.12	9.66	20.78
Group's economic interest	38.05	21.40	44.32	65.72
<i>Puravankara*</i>	26.39	11.36	39.21	50.57
<i>Provident</i>	11.66	10.04	5.11	15.15

Note:

- * Includes JVs and other subsidiaries
- Group's economic interest is estimated developer's share after reducing economic interest of JD/JV partners
- In west India ongoing projects - The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

Ongoing and New Launches

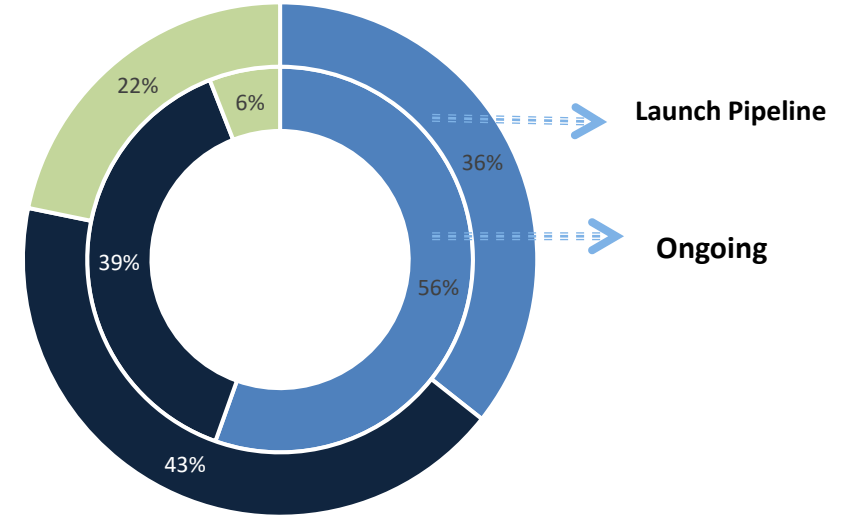
Non-Bengaluru projects now account for 49% of the share of ongoing and 33% of launch pipeline



■ Bengaluru ■ Chennai ■ Hyderabad ■ Cochin ■ West India ■ Others

in msft	Ongoing	New Launches
Bengaluru	12.98	9.79
Chennai	2.81	1.33
Hyderabad	0.45	0.00
Cochin	3.97	0.00
West India	4.65	2.34
Others	0.23	1.22
Total	25.09	14.68

Provident accounts for 43% of the launch pipeline; in line with the market trends and the Group's strategy



■ Puravankara ■ Provident ■ Purva Land

in msft	Ongoing	New Launches
Puravankara	13.97	5.22
Provident	9.72	6.28
Purva Land	1.40	3.18
Total	25.09	14.68

Note: :1. Based on Developable Area in msft
 2. # Ongoing projects includes 8.63 million sqft of area not open for sale.

Operational Overview – Area and sales



PURVA
windermere
AN ELITE ENCLAVE

Sales Q2FY23 Vs Q2FY22

<i>Based on Bookings</i>										<i>Quarter Ended</i>		
	<i>Area Sold</i>			<i>Units Sold</i>			<i>Sale Value</i>			<i>Sale Realization</i>		
	<i>Sep-22</i>	<i>Sep-21</i>	<i>%</i>	<i>Sep-22</i>	<i>Sep-21</i>	<i>%</i>	<i>Sep-22</i>	<i>Sep-21</i>	<i>%</i>	<i>Sep-22</i>	<i>Sep-21</i>	<i>%</i>
	<i>msft</i>	<i>msft</i>		<i>Nos.</i>	<i>Nos.</i>		<i>Rs.in crs</i>	<i>Rs.in crs</i>		<i>Rs.psft</i>	<i>Rs.psft</i>	
Puravankara	0.45	0.33	36%	199	181	10%	389	276	41%			
Completed Projects	0.08	0.05	60%	20	33	-39%	58	30	94%	7,234	5,954	21%
Ongoing Projects	0.37	0.28	32%	179	148	21%	331	246	34%	8,938	8,798	2%
Provident	0.62	0.58	7%	577	449	29%	403	320	26%			
Completed Projects	0.11	0.08	38%	113	79	43%	48	37	32%	4,391	4,583	-4%
Ongoing Projects	0.51	0.50	2%	464	370	25%	354	284	25%	6,951	5,676	22%
Total Gross	1.07	0.91	18%	776	630	23%	791	597	33%	7,396	6,556	13%

- Group's gross sales include economic interest attributable to Landowners under revenue share arrangement – which was 0.07 msft during Q2FY23, and 0.09 msft during Q2FY22
- Achieved highest ever sale value of Rs 791 Crore for the second quarter of any financial year since inception

*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Sales H1FY23 Vs H1FY22

	Based on Bookings									Half Yearly		
	Area Sold			Units Sold			Sale Value			Sale Realization		
	Sep-22	Sep-21	%	Sep-22	Sep-21	%	Sep-22	Sep-21	%	Sep-22	Sep-21	%
	msft	msft		Nos.	Nos.		Rs.in crs	Rs.in crs		Rs.psft	Rs.psft	
Puravankara	0.68	0.62	10%	327	348	-6%	615	519	19%			
Completed Projects	0.10	0.12	-17%	35	78	-55%	76	72	5%	7,554	6,021	25%
Ongoing Projects	0.58	0.50	16%	292	270	8%	540	446	21%	9,307	8,926	4%
Provident	1.07	0.71	51%	1,002	578	73%	689	392	76%			
Completed Projects	0.18	0.13	38%	179	125	43%	85	58	47%	4,697	4,429	6%
Ongoing Projects	0.89	0.58	53%	823	453	82%	605	334	81%	6,793	5,764	18%
Total Gross	1.75	1.33	32%	1,329	926	44%	1,304	910	43%	7,454	6,845	9%

- Group's gross sales include economic interest attributable to Landowners under revenue share arrangement – which was 0.13 msft during H1FY23, and 0.14 msft during H1FY22
- Achieved highest ever sale value of INR 1,306 Crore for the first half of any financial year since inception, up by 43% compared to INR 910 Crore in H1FY22.

*Area sold, units sold and sales values are net of Cancellations: Sales value include taxes but does not include Registration Charges

Launch Pipeline

Sr. no	Location/ Project Name	City	Development Model	Development Type	Developable Area	PPL Share in JD	Saleable area (msft)	Expected launch date
Puravankara								
1	Lalbagh (Purva Orient Grand)	Bengaluru	Joint Development	Residential	0.21	55%	0.12	Q3FY23
2	Windermere 4*	Bengaluru	Owned	Residential	2.17	100%	2.17	Q3FY23
3	Purva Zentech Business park	Bengaluru	Joint Development	Commercial	0.76	70%	0.53	Q4FY22
4	Bellandur	Bengaluru	Owned	Residential	0.47	100%	0.47	Q4FY23
5	Amaiti 2	Coimbatore	Owned	Residential	1.07	100%	1.07	Q4FY23
6	Magadi Road	Bengaluru	Joint Development	Residential	0.54	64%	0.35	Q3FY23
					Total		5.22	4.71
Provident								
1	Kondwa (Provident Kenvista)	Pune	Joint Development	Residential	1.09	69%	0.75	Q2FY24
2	Purva Southbay Residential	Chennai	Owned	Residential	0.84	100%	0.84	Q1FY24
3	Mundhwa	Pune	Joint Venture	Residential	1.25	32%	0.40	Q1FY24
4	KIADB Hardware Park	Bengaluru	Joint Development	Residential	1.40	85%	1.19	Q4 FY23
5	IVC Road	Bengaluru	Owned	Residential	1.70	100%	1.70	Q4 FY23
					Total		6.28	4.88
Purva Land								
1	Purva Land - Coimbatore plots	Coimbatore	Owned	Plotted	0.15	100%	0.15	Q3 FY23
2	Purva Land - Rampura, Vaderahalli	Bengaluru	Joint Development	Plotted	1.14	38%	0.43	Q1FY24
3	Thirumazhsai (Provident Amaya)	Chennai	Joint Venture	Plotted	0.49	25%	0.12	Q3FY23
4	S Medahalli	Bengaluru	Joint Development	Plotted	1.40	87%	1.22	Q1FY24
					Total		3.18	1.92
Grand Total							14.68	11.51

Notes:

1. Developable and Saleable Areas are tentative and is subject to approval from authorities
2. Launch dates are subject to change
3. Launch dates are in relation to financial year April - March
4. All the projects are at different stages of approval
5. Some of the projects will be launched in phases

* New phases on existing projects which were not open for sale

Update on financials



PURVA
Bluemont

Consolidated Statement of Profit & Loss for the quarter ended Sept 30, 2022

All numbers in INR Cr

Particulars	Q2FY23	Q1FY23	Q2FY22
Income from operations			
Revenue from projects	239.48	214.85	256.31
Other Income	13.37	82.50	16.64
Total Income from operations	252.85	297.35	272.95
Expenses			
Sub-contractor cost	183.84	181.82	141.31
Cost of raw materials and components consumed	56.94	43.92	22.47
Land purchase cost	50.15	0.00	28.08
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-221.21	-178.10	-104.39
Employee benefit expense	46.23	38.83	34.48
Finance expense	76.07	87.65	81.11
Depreciation and amortization expense	4.15	3.98	4.47
Other expenses	78.07	71.24	46.89
Total expenses	274.23	249.34	254.42
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	-21.39	48.01	18.53
Share of profit/(loss) of associates and joint ventures, net	-0.71	-0.48	-0.63
Profit before tax	-22.10	47.53	17.90
Tax expense	-4.88	13.09	5.63
Net Profit for the period	-17.22	34.44	12.27
Other Comprehensive Income/(Loss) (net of tax expense)	-3.73	0.23	-0.59
Total Comprehensive Income/(Loss) for the period	-20.95	34.67	11.68

Consolidated Statement of Profit & Loss for the half year ended Sept 30, 2022

All numbers in INR Cr

Particulars	H1FY23 Un Audited	H1FY22 Un Audited
Income from operations		
Revenue from projects	454.33	437.81
Other Income	95.87	377.26
Total Income from operations	550.20	815.07
Expenses		
Sub-contractor cost	365.66	243.90
Cost of raw materials and components consumed	100.86	35.37
Land purchase cost	50.15	37.24
(increase)/decrease in inventories of stock of flats, land cost and work-in-progress	-399.31	-172.97
Employee benefit expense	85.06	66.18
Finance expense	163.72	168.36
Depreciation and amortization expense	8.13	9.29
Other expenses	149.31	115.18
Total expenses	523.58	502.55
Profit from operations before tax expense share of profit/(loss) of associates and joint ventures (1-2)	26.62	312.52
Share of profit/(loss) of associates and joint ventures, net	-1.19	-1.31
Profit before tax	25.43	311.21
Tax expense	8.21	144.80
Net Profit for the period	17.22	166.41
Other Comprehensive Income/(Loss) (net of tax expense)	-3.50	0.02
Total Comprehensive Income/(Loss) for the period	13.72	166.43

Consolidated Balance sheet as on Sept 30, 2022

All numbers in INR Cr

Equity and Liabilities	Sep-22 Un Audited	Mar-22 Audited	Assets	Sep-22 Un Audited	Mar-22 Audited
Shareholders' Funds			Non-Current Assets		
(a) Equity share capital	119	119	(a) Property, plant and equipment	63	61
(b) Other equity attributable to:			(b) Capital work-in-progress	3	0
(i) Owners of the parent company	1,819	1,923	(c) Investment property	25	26
(ii) Non-controlling interest	7	7	(d) Other Intangible assets	11	10
Sub-total - Equity	1,944	2,049	(e) Intangible assets under development	-	3
LIABILITIES			(f) Financial assets		
Non-Current Liabilities			(i) Investments	14	9
(a) Financial liabilities			(ii) Other investments	65	73
(i) Borrowings	345	572	(ii) Loans	0	8
(ii) Lease liabilities	8	7	(iv) Other financial assets	356	351
(iii) Other financial liabilities	17	17	(g) Deferred tax assets (net)	200	151
(b) Provisions	16	10	(h) Assets for current tax (net)	38	51
(c) Other liabilities	4	16	(i) Other non-current assets	131	111
Sub-total - Non Current Liabilities	391	622	Sub-total - Non Current Assets	904	854
Current Liabilities			Current Assets		
(a) Financial liabilities			(a) Inventories	7,186	6,820
(i) Borrowings	2,370	2,039	(b) Financial assets		
(ii) Lease liabilities	5	9	(i) Trade receivables	356	242
(iii) Trade payables			(ii) Cash and cash equivalents	310	275
a) total outstanding dues of micro enterprises and small enterprises	29	18	(iii) Bank balances other than (ii) above	29	25
b) total outstanding dues of creditors other than micro enterprises and small enterprises	492	416	(iv) Loans	94	84
(iii) Other financial liabilities	19	18	(v) Other financial assets	66	65
(b) Other current liabilities	3,982	3,440	(c) Other current assets	324	203
(c) Provisions	10	11	Sub-total - Current Assets	8,366	7,714
(d) Current tax liabilities (net)	28	1	Non-current assets held for sale	-	56
Sub-total - Current Liabilities	6,935	5,953	TOTAL ASSETS	9,270	8,623
TOTAL EQUITY AND LIABILITIES	9,270	8,623			

Cash Flow

All numbers in INR Cr

Cash Flow Statement		FY22	Q1 FY 23	Q2 FY 23	H1 FY 2023
A	Operating Inflows	2,231.5	666.8	677.6	1,344.5
B	Operating Outflows	(1,347.2)	(482.5)	(578.6)	(1,061.0)
C=A-B	Operating Surplus	884.3	184.4	99.1	283.4
	<i>Less</i>				
	Interest Cost(Net)	(287.7)	(90.7)	(86.1)	(176.8)
	Tax Paid	(77.0)	(18.2)	(19.5)	(37.7)
D	Operating Surplus after tax and interest	519.6	75.4	(6.5)	68.9
	Investment Activity				
	Land Payments including advances & deposits	(35.1)	(5.9)	(57.5)	(63.4)
	Purchase of Fixed Assets	(2.2)	(1.6)	0.0	(1.6)
	Other Assets & Investments	(11.0)	0.0	0.0	0.0
E	Total from Investing Activity	(48.3)	(7.5)	(57.5)	(65.0)
	Financing Activity				
	Loan Drawal/(Repayments)	(309.9)	(41.5)	333.0	291.5
	Investment by IFC	0.0	(68.0)	(89.0)	(157.0)
	Loan to Associates/Subsidiaries- Inflow/(Repayment)	(19.7)	(0.0)	2.6	2.6
	Dividend including DDT	(0.0)	0.0	(104.5)	(104.5)
F	Total from Financing Activity	(329.6)	(109.5)	142.2	32.7
G=D+E+F	Net Operating Surplus	141.8	(41.6)	78.2	36.6
	Opening Cash and Bank Balances	203.1	344.8	303.2	344.8
	Closing Cash and Bank Balances	344.8	303.2	381.4	381.4

Note: Numbers have been regrouped & reclassified and does not strictly confirm to the presentation under audited INDAS 7 Cash Flow format

Projected Cash Flow

All numbers in INR Cr

		Puravankara	Provident	Total
Balance collections from sold units ¹	(A)	1,273	1,367	2,640
Value of Inventory open for sale ²	(B)	2,954	1,729	4,684
Balance cost to go ³	(C)	1,715	1,218	2,933
Surplus (A) + (B) – (C)	(D)	2,513	1,878	4,391
Surplus from Inventory not open for sale (F)-(G+H)	(E)	1,203	450	1,653
<i>Value of Inventory not open for sale</i>	(F)	2,802	1,261	4,063
<i>Balance cost to complete</i>	(G)	1,499	712	2,211
Contingencies ⁴	(H)	100	100	200
Total Estimated Surplus (D +E)		3,716	2,328	6,044

Note:

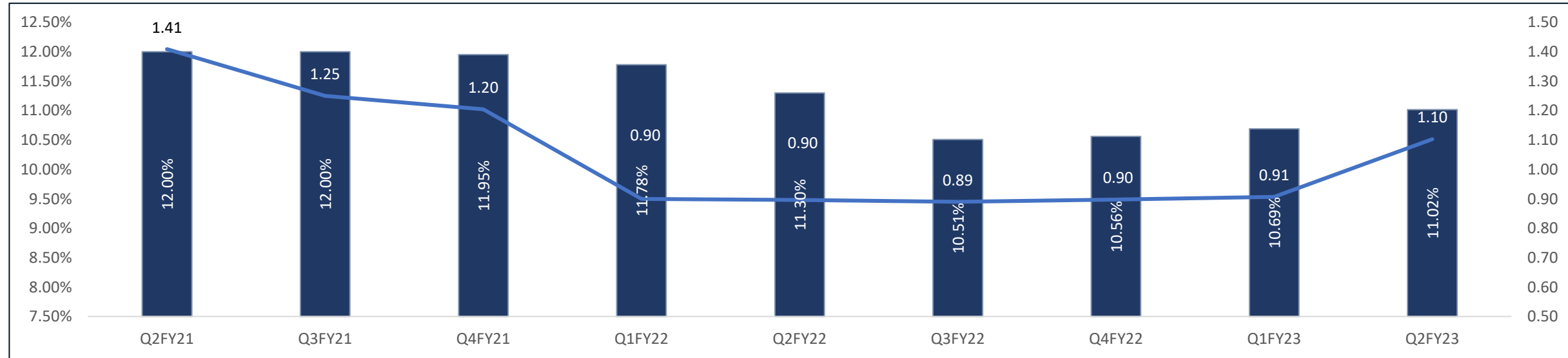
1. Includes debtors and unbilled amount
2. Value of inventory has been arrived based on current selling rates
3. Balance cost to go is based on estimates and subject to review on periodic basis
4. The cost does not include sales & marketing , GST, general overheads and interest costs
5. Contingencies provided for escalation in prices of cement, steel and other cost related to construction of properties
6. The projects that are yet to be launched are not included

Debt movement pattern

All numbers in INR Cr

in Rs. Cr	Q2FY23	Q1FY23	Q4 FY22	Q3 FY22	Q2FY22	Q1FY22	Q4FY21	Q3FY21	Q2FY21
Opening Balance	2192	2190	2,283	2,189	2,136	2,502	2,613	2,834	2,680
Net Addition (Repayment)	333	1.70	-93	94	53	-366	-111	-221	154
Debt Outstanding	2525	2192	2190	2283	2189	2136	2,502	2,613	2,834
Less: Cash and Cash Equivalents	381	303	345	425	329	288	203	241	176
Net debt	2,144	1,889	1,846	1,857	1,860	1,848	2,299	2,372	2,658
Cost of Debt	11.02%	10.69%	10.56%	10.51%	11.30%	11.78%	11.95%	12.00%	12.00%
Net Worth	1944	2083	2,049	2,077	2,075	2,064	1,909	1,901	1,887
Net Debt / Equity Ratio	1.10	0.91	0.90	0.89	0.90	0.90	1.20	1.25	1.41

Weighted Average Cost of Debt & Net Debt / Equity Ratio



Debt does not include NCD/OCD worth INR 307 Cr, repayment of which is dependent on project specific surplus; and not as periodic or fixed obligation

Appendix 1 – Project Status



Project Status – Completed Projects as on Sept 30, 2022

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched		Sold Cumulative		Inventory		
						Msft	Units	Msft	Units	Msft	Nos	Msft	%	Nos
COMPLETED														
Puravankara														
1	Coronation Square	Kotnur, Bengaluru	0.14	48	71%	0.10	34.08	0.10	33	0.09	88%	1	0.01	12%
2	Tree Haven	Kanakapura Road, Bengaluru	0.10	38	45%	0.05	17.1	0.05	16	0.04	91%	1	0.00	9%
COMMERCIAL														
3	Primus	OMR, Chennai	0.18		60%	0.10		0.11	0	0.04	42%	0	0.07	66%
Provident														
4	Cosmo City - I,II	Pudupakkam, Chennai	2.24	2,174	100%	2.24	2,174	2.24	2,165	2.23	99%	9	0.01	1%
5	Kenworth - I	Rajendra Nagar, Hyderabad	1.90	1990	73%	1.39	1458	1.39	1361	1.33	95%	97	0.06	5%
6	Skyworth I	Derebail, Mangalore	0.18	144	73%	0.13	105	0.13	58	0.07	53%	47	0.06	47%
7	Sunworth - I,II	Mysore Road, Bengaluru	2.74	2784	100%	2.74	2784	2.74	2767	2.72	99%	17	0.02	1%
8	The Tree	Off Magadi Main Road, Bengaluru	0.57	560	70%	0.40	388	0.40	365	0.37	94%	23	0.02	6%
9	Woodfield	Electronic City, Bengaluru	0.48	356	100%	0.48	356	0.48	323	0.43	89%	33	0.05	11%
Total Completed - (A)			8.54	8094	100%	7.63	7316.6	7.63	7088	7.32	96%	229	0.32	4%

Project Status – Under Construction as on Sept 30, 2022

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched			Sold Cumulative			Inventory	
								Msft	Units	%	Msft	Units	Nos	Msft	%
UNDER CONSTRUCTION															
Puravankara															
1	Aspire	Bavdhan, Pune	0.33	236	90%	0.29	212	0.29	30	0.05	16%	182	0.25	84%	
2	Atmosphere	Thanisandra, Bengaluru	1.59	1042	87%	1.39	912	1.39	478	0.75	54%	434	0.64	46%	
3	Clermont	Chembur, Mumbai	0.27	260	100%	0.27	260	0.27	51	0.07	25%	209	0.20	75%	
4	Emerald Bay	Keshavnagar, Pune	0.35	280	100%	0.35	280	0.35	69	0.09	27%	211	0.25	73%	
5	Marine Drive I	Kochi	1.68	586	50%	0.84	293	0.84	222	0.65	78%	72	0.19	22%	
6	Meraki	HSR Layout, Bengaluru	0.12	44	100%	0.12	44	0.12	6	0.02	15%	38	0.10	85%	
7	Park Hill	Mallasandra, Bengaluru	0.21	123	100%	0.21	123	0.21	2	0.00	2%	121	0.21	98%	
8	Promenade	Hennur Road, Bengaluru	0.20	152	70%	0.14	107	0.14	106	0.10	72%	1	0.04	28%	
9	Silversand - I	Keshavnagar, Pune	0.77	821	100%	0.77	821	0.77	679	0.64	83%	142	0.13	17%	
10	Somerset House	Guindy Chennai	0.36	181	100%	0.36	181	0.36	34	0.07	20%	147	0.29	80%	
11	Sound of Water II	Kammanahalli, Bengaluru	0.14	45	58%	0.08	26	0.08	8	0.03	33%	18	0.05	67%	
12	South Bay	Kelambakkam, Chennai	0.28	216	100%	0.28	216	0.28	216	0.28	100%	0	0.00	0%	
13	Westend-Phase2	Hosur Road, Bengaluru	0.09	55	78%	0.07	42.9	0.07	43	0.07	100%	0	0.00	0%	
14	Zenium - I	Airport Road Bengaluru	0.65	436	70%	0.45	305	0.45	250	0.26	58%	55	0.19	42%	
15	Zenium - II	Airport Road Bengaluru	0.48	436	100%	0.48	436	0.48	35	0.04	9%	401	0.44	91%	
Provident															
16	Adora De Goa	Zuari Nagar, Goa	1.63	2,346	84%	1.37	1,630	1.37	1273	0.98	71%	357	0.40	29%	
17	Capella	Soukya Rd, Bengaluru	0.65	763	74%	0.48	565	0.48	301	0.28	58%	264	0.20	42%	
18	Equinox	Mysore Road, Bengaluru	0.66	672	100%	0.66	672	0.66	251	0.25	37%	421	0.41	63%	
19	Kenworth - II	Rajendra Nagar, Hyderabad	0.40	320	73%	0.29	234	0.29	175	0.22	75%	59	0.07	25%	
20	Kenworth Commercial	Rajendra Nagar, Hyderabad	0.05	0	73%	0.04	0	0.04	0	0.00	7%	0	0.03	93%	
21	Neora	Sampigealli, Bengaluru	0.23	249	100%	0.23	249	0.23	139	0.13	56%	110	0.10	44%	
22	PalmVista	Daighar Gaon, Thane	0.60	731	64%	0.38	465	0.38	166	0.13	35%	299	0.25	65%	
23	Park Square	Judicial Layout, Bengaluru	1.90	2082	87%	1.66	1817	1.66	1228	1.15	69%	589	0.51	31%	
24	Tivoli Hills	Devanahalli, Bengaluru	1.40	838	100%	1.40	838	1.40	683	1.04	74%	155	0.36	26%	
25	Winworth	Edappally, Ernakulam	0.54	515	100%	0.54	515	0.54	357	0.37	69%	158	0.17	31%	
Total Under Construction (B)			15.58	13429		13.16	11243	13.16	6801	7.66	58%	4442	5.50	42%	

Project Status – Not yet open for Sale as on Sept 30, 2022

S.No.	Project	Location	Developable Area	Total Flats	JD / JV Share for Developer	Puravankara's Share - Developable Area		Area Launched			Sold Cumulative		Inventory	
			Msft	Units	%	Msft	Units	Msft	Nos	Msft	%	Nos	Mn sft	%
PHASES NOT OPEN FOR SALE														
Puravankara														
1	Amaiti II	Trichy Road, Coimbatore	0.47	288	100%	0.47	288	-	-	-	0%	288	-	0%
2	Clermont	Chembur, Mumbai	0.09	52	100%	0.09	52	-	-	-	0%	52	-	0%
3	Highlands III	Mallasandra, Bengaluru	0.62	369	100%	0.62	369	-	-	-	0%	369	-	0%
4	Marine Drive II	Kochi	1.53	555	50%	0.76	278	-	-	-	0%	278	-	0%
5	Moonreach II	Airport-Seaport Rd, Kochi	0.23	119	100%	0.23	119	-	-	-	0%	119	-	0%
6	Silversand - II	Keshavnagar, Pune	0.42	372	100%	0.42	372	-	-	-	0%	372	-	0%
7	Sound of Water	Kammanahalli, Bengaluru	0.18	68	58%	0.10	39	-	-	-	0%	39	-	0%
8	Windermere IV	Medavakkam, Chennai	2.17	1910	100%	2.17	1910	-	-	-	0%	1,910	-	0%
Commercial														
9	Zentech Business Park	Kanakapura, Bengaluru	0.76	0	70%	0.532	0	-	-	-	0%	-	-	0%
Provident														
10	Skyworth II	Derebail, Mangalore	0.23	180	73%	0.17	131	0.00	0	0	0%	131	-	0%
11	Sunworth III,IV	Mysore Road, Bengaluru	2.62	2496	100%	2.62	2496	-	0	-	0%	2,496	-	0%
Commercial														
12	Adora De Goa	Zuari Nagar, Goa	0.20		100%	0.20					0%	-		0%
Total - Phases to be launched (C)			9.51	6409		8.38	6054			0	0%	6,054		0%
Total Ongoing - (B) + (C)			25.09	19838		21.54	17,298	13.16	6801	7.66	58%	10,496	5.50	42%

- The Company also holds inventory of 0.13 msft under "Properties Held for sale" as on the reporting date.
- The economic interest in Silversands is profit sharing but the Company is the development manager and hence disclosed at 100%

Appendix 2: Other Corporate Information



Governance Structure to drive long term growth

Executive Team



Ravi Puravankara
Chairman

- Over 44 years of experience in real estate industry
- Former president of the International Real Estate Federation, Indian Chapter, Paris



Ashish Puravankara
Managing Director

- Bachelor's degree in Business Administration from Virginia Tech
- Master's degree in Business Administration from Willamette University in Salem, Oregon



Nani R. Choksey
Vice Chairman

- Experience of over 44 years in the real estate development, construction and finance sector
- Associated with the company since inception and responsible for finance and construction function



Abhishek Kapoor
Executive Director & CEO

- Experience of over 22 years in the real estate development, construction, project optimization, private equity deals, strategic planning and implementation
- Master degree from NMIS, Mumbai

Non Executive Directors



Anup Shah Sanmukh
Non- Executive Independent Director

- Bachelor's degree in Commerce and Law Over 39 years of experience in field of law, specifically real estate law.
- Founder Partner of Anup S Shah Law Firm in Bengaluru



Shailaja Jha
Non- Executive Independent Director

- MMS Degree from BITS, Pilani and PMI certified Project Management Professional
- Over 30 years of experience in IT global consulting experience
- After clearing the UPSC, served GOI as a civil servant for almost a decade



K G Krishnamurthy
Non- Executive Independent Director

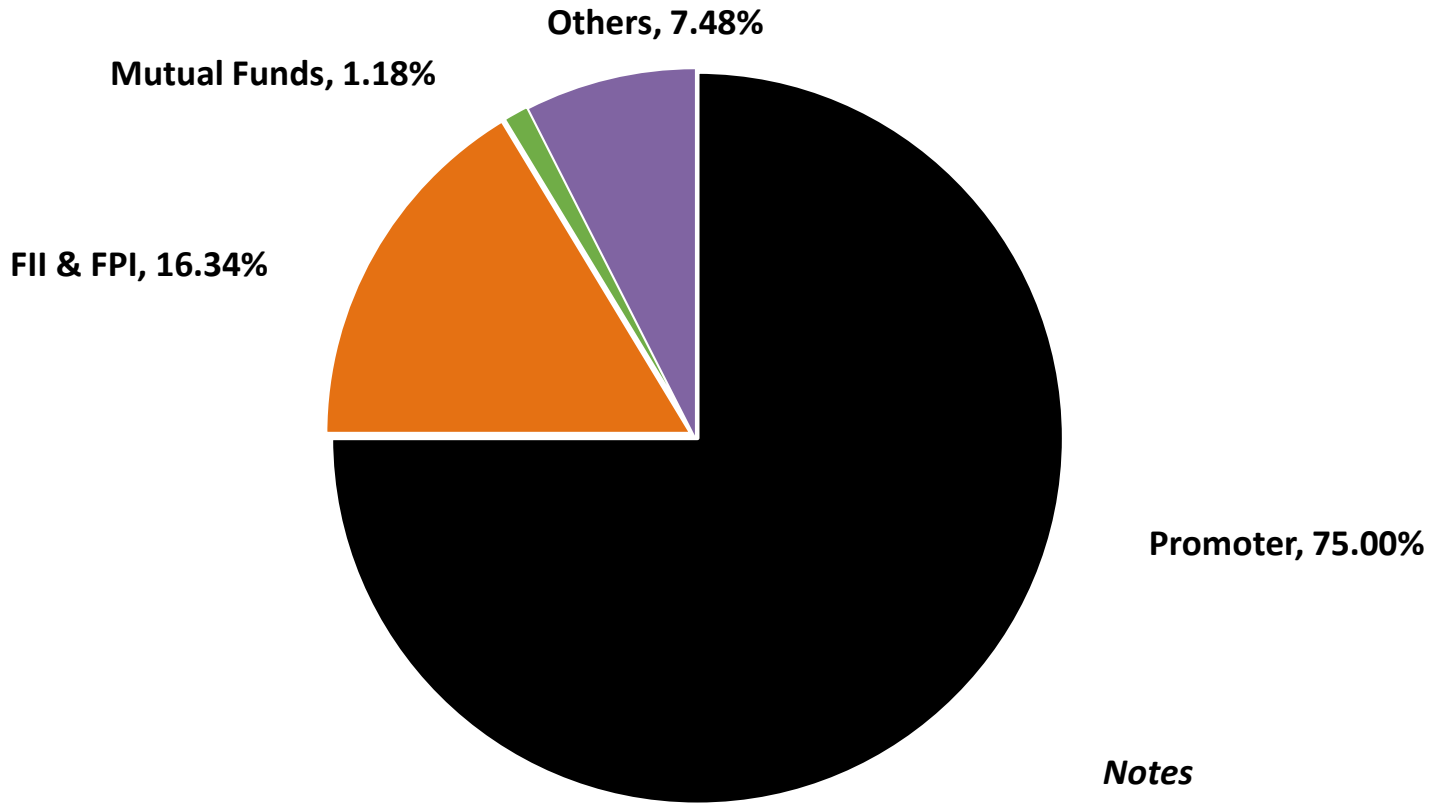
- Alumnus of IIT - Kharagpur with a Management degree from Jamnalal Bajaj Institute of Management,
- Experience of over three decades in the real-estate sector
- Served as the Managing Director & CEO of HDFC Property Ventures Limited



Sanjeeb Chaudhuri
Non- Executive Independent Director

- Over four decades of senior multinational business experience across global banks and consumer companies
- Listed among the Top 25 Media Visionaries in Asia Pacific in 2016
- Has first-hand experience generating multi-million-dollar efficiencies

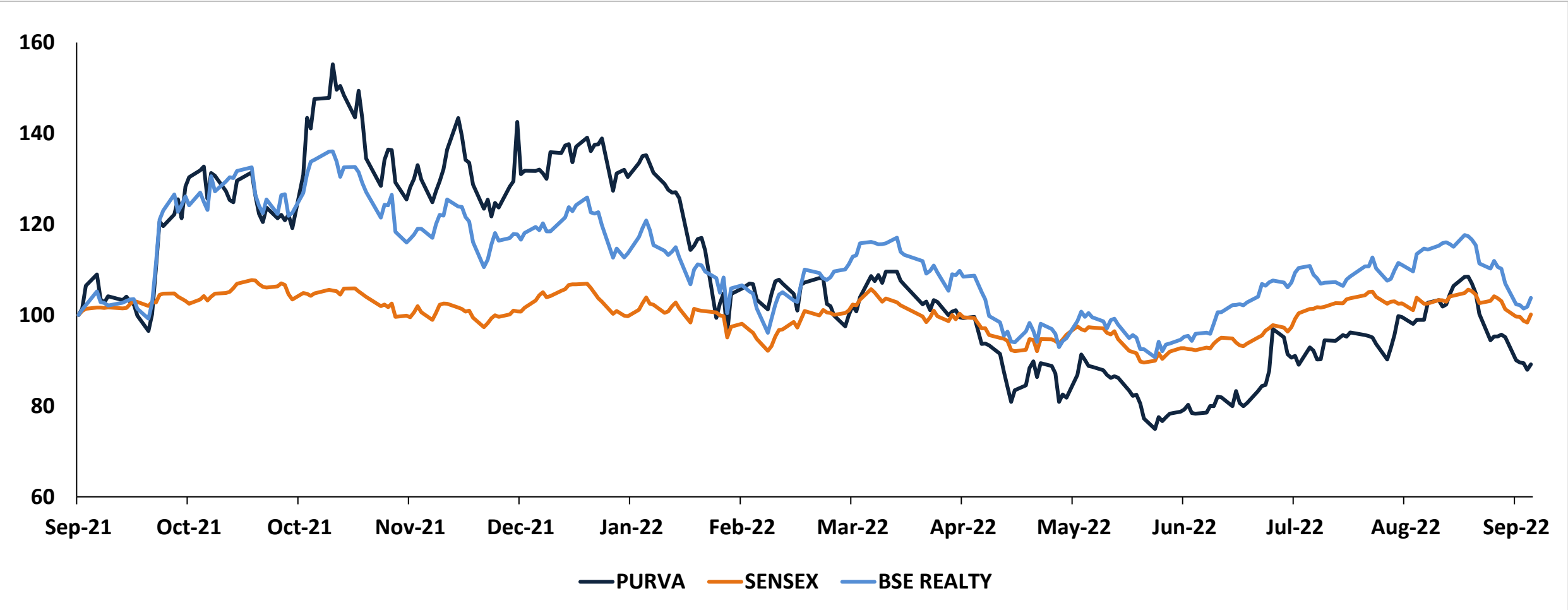
Shareholding Pattern as of September 30, 2022



Notes
 1. Promoter Shares are unencumbered

FPIs	Insurance and Bodies Corporate	Mutual Funds
Gothic Corporation	Life Insurance Corporation	Franklin Templeton
Atyant Capital	General Insurance Corporation	LIC Mutual Fund

Share Price Movement



Notes: Graph rebased to 100

Awards and Accolades

e4m Pride of India - The Best of Bharat Awards 2022 – Puravankara Ltd



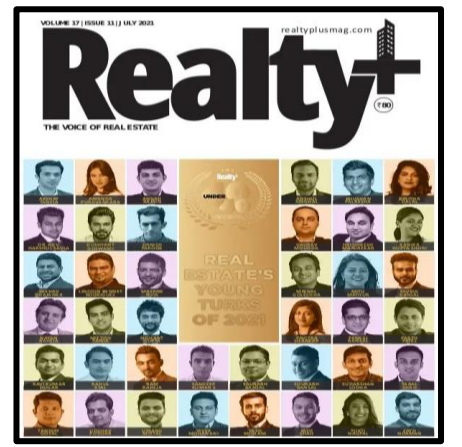
12th REALTY+ EXCELLENCE AWARDS 2021, PUNE for Best Themed Project of the Year - Purva Emerald Bay



12th Annual Estate Awards - Developer of the Year - Residential (South) - Puravankara Limited



Realty+ 40 Under 40 Awards - Certificate of Excellence - Ms. Amanda Puravankara



12th Annual Estate Awards 2020 - Themed Project of the Year - (West) - Adora De Goa by Provident



Real Estate Thought Leader of the Year 2021 India - Ashish Puravankara



India Property Awards 2019 - For Best Developer of the Year - South - Puravankara Limited



Women in Corporate Awards 2019 for being recognized among the top 20 for Innovation - Ms. Amanda Puravankara



Media & Capital Market Recognition

Business Standard

'Plan launch of 16 mn sq ft residential property in FY23'

Bengaluru-based property developer Puravankara is looking to roll out new projects in Bengaluru, Mumbai and other cities. **ABHISHEK KAPOOR**, executive director (ED) and chief executive officer (CEO), discusses the impact of rising interest rates and slowdown in the IT sector on the property market, in an interview with **Raghavendra Kamath**. Edited excerpts:

What kind of growth are you hoping in sales booking value in FY23?
We are looking at launching about 16 million sq. ft. (of residential property) in the market. And in the first phase, we will typically launch about six million sq. ft. Normally, we sell between 40 and 50 per cent in the first 12 months from launch day. Our sustenance business is already performing like the last quarter, which was over ₹500 crore. But that's a broad point and we would not like to give forward-looking guidance.

What are you plans for residential and commercial projects in FY23?
By the end of the financial year, we are looking to launch 16 million sq. ft. of this. Puravankara will account for six million sq. ft. Provident another six million sq. ft. and Purva Land four million sq. ft. We have set ourselves up to deliver around 3,000 homes this year. A lot of delivery planned this year, with three million sq. ft. being our minimum target. On the commercial front too, we have announced close to 3 million sq. ft. in Bengaluru. And, we are excited about the launches as we see them as part of the commercial strategy. We are a one million sq. ft. by the end of 2024.

How much inventory have you sold in this financial year in Mumbai?
With regard to Mumbai properties, we have sold over 50 per cent of the launch inventory from last year to this year. We are seeing continued traction in Mumbai properties. We are planning a new launch in Goregaon in the next quarter.

Have you raise prices in FY23? If yes, by how much and do you plan to increase rates in the near future?
Due to inflationary pressure, prices have increased in the first two quarters already. From launch to completion, generally, any project will see an appreciation of between 50 and 60 per cent of the launch price. That trajectory will continue because, as the project gets completed, customers see visibility of delivery. Therefore, the prices appreciated. We know that there is no ready-to-move-in inventory and that there is a demand-supply gap.

When interest rates are going up and the IT sector is going through a slowdown, do you expect headwinds for the residential sector after the festive season?
Firstly, the real estate absorption of commercial IT space has gone up, which indicates there is no slowdown. Rentals in the residential segment in Bengaluru have gone up. We have not seen any let down in demand as far as the IT sector is concerned. Secondly, with the overall economic performance, and investment from the government, there is general buoyancy in demand, especially in many Southern markets.



Mahanna Sozlu, Chief Operating Officer, Provident Housing Limited

Provident Housing Ltd (PHL), a fully owned subsidiary of Bengaluru-based Puravankara Ltd, plans to launch five projects across 6.3 million square feet (mn sq ft) of land parcels in Bengaluru, Chennai and Pune with an investment of Rs 3,500 crore by the end of the next financial year (FY24).

Q&A
ABHISHEK KAPOOR
Executive director & CEO, Puravankara



How are your Mumbai properties doing in terms of sales?
With regard to Mumbai properties, we have sold over 50 per cent of the launch inventory from last year to this year. We are seeing continued traction in Mumbai properties. We are planning a new launch in Goregaon in the next quarter.

think new launches are trying to bridge it. Owing to consolidation among developers, there aren't enough launches that will come to bridge the demand-supply gap. Therefore, we will see continued appreciation in prices.

BW BUSINESSWORLD

October 06, 2022

Strengthened Board To Attain Long-Term Growth Objectives

At Puravankara, our Board is central to our governance and value-driven growth objectives, says MD Ashish R. Puravankara



Ashish R. Puravankara, MD, Puravankara tells about the recent changes to the company's Board of Directors. Excerpts:
How is the Board being strengthened? What are the reasons for doing so?

At Puravankara, our Board is central to our governance and value-driven growth objectives. We have made great strides strengthening our Board by bringing in industry veterans with diverse areas of expertise. As we expand our business, we are confident that their cross-industry experience will bring tremendous value and form a strong guidance system for us.

Who are the new independent Directors on Board?
We have four independent directors on our Board – KG Krishnamurthy, Sanjeeb Chaudhuri, Shailaja Jha, and Anup Shah. Krishnamurthy has served as the MD & CEO of HDFC Property and has been associated with the real estate and banking industry for over three decades. Chaudhuri, currently the Chairman of IDFC First Bank, comes with an in-depth experience in FMCG and banking. Jha has over three decades of experience in IT global consulting while Shah is a reputed lawyer.

REUTERS | World | Business | Legal | Markets | Breakingviews | Technology | Investigations | More

India's home sales, prices to rise, defying rate hikes - Puravankara CEO

By Nivedita Bhattacharjee

Office and residential buildings are seen in Mumbai, India, June 18, 2019. REUTERS/Panilo (Mumbai); File Photo

THE ECONOMIC TIMES

Purva Asset Management Invests ₹93 crore From its First AIF in Chennai Project

Sobia.Khan@timesgroup.com

Bengaluru: Purva Asset Management, a unit of realtor Puravankara, has invested ₹93 crore from its first alternative investment fund (AIF-1) in a plotted development project in Chennai.

The project coming up in Guduvanchery has a development potential of 1.5 million sq. ft. This is Puravankara's second plotted development project in Chennai.

"The Purva Southbay project launched in Chennai was sold out within three days of its launch. Encouraged by this success from our Alternative Investment Fund (AIF), we have on-boarded a new plotted development of 51 acres in Guduvanchery, Chennai with a potential top line of ₹350 crore," said Ashish Puravankara, managing director, Puravankara Limited.

The fund will invest in a mix of plotted and residential developments under the 'Purva Land' and 'Provident' brands across Bengaluru, Pune, Chennai, Hyderabad, and MMR. It will also invest in 6-8 mid-sized projects of provided housing with a four-year development timeline. Puravankara is a sponsor of the fund, and the two parties will co-invest in projects and acquire land parcels.

businessline.

Companies / Markets / Portfolio / Economy / Opinion

Record sales Puravankara's H1 FY23 sales bookings up 43% to record ₹1,306 cr

October 24, 2022 - Updated 04:37 pm IST | New Delhi, October 24

Puravankara's sales bookings in volume terms rose 32% to 1.76 million square feet during H1 FY23

DECCAN HERALD

Puravankara optimistic about future demand after record sales

SHAKSHI JAIN
BENGALURU, DHNS

Puravankara Limited is optimistic about demand in the back half of the year after reporting its highest ever sales figures for the second quarter and first half of any financial year since inception, the company reported in its exchange filing on Monday.

"The real estate firm's second-quarter sales rose 33% to Rs 793 crore, while its sales in the first half of the current financial year jumped 43% to Rs 1,306 crore. "With the launch pipeline and... the way it is going, we will continue to see buoyancy in our sales numbers," Puravankara Chief Executive Abhishek Kapoor told DH.



Abhishek Kapoor

filing. "The demand for real estate is seeing new peaks with each passing day, especially with festive (season) starting, we expect the same momentum to continue." Kapoor tied the record sales numbers to strong consumer demand, the brand's strength and internal operational efficiencies. Average prices during the latest second quarter were up 12% versus the year-ago period. "This pricing power comes from the fact that there is clear consolidation of demand for larger developers," said Ka-

CORPORATE VIEW | PURAVANKARA'S ROBUST PROJECT PIPELINE

SENSEX 58000.23

ET LIVE NOW 12:42 PM

कमोडिटी अपडेट | GOLD MCX 52022 | SILVER MCX 61729

Puravankara का प्रदर्शन

ऑपरेटिंग इनफ्लो 73% बढ़कर ₹2231 Cr रहा

NIFTY LOSERS

Coal India	SBI	M&M
229.00 ▼1.93%	527.00 ▼1.92%	1234.90 ▼1.75%
▼17.75	Adani 1.4m 3256.40 ▼28.60	AdG
₹278.90	Gmply 1.0m 179.85 ▼1.05	Gru

Fr. 7 Oct NIFTY FMCG 309.60

NIFTY IT 133.70

CBC कलकत्ता

Strong business expansion plans for the next two quarters. focus on customer experience, variety of offerings and strengthening leadership and presence across areas of operation.



Glimpses of the Global CP Meet in Pune (May 2022) during the launch of an upcoming Provident Housing project in the city.



Glimpses of the Global CP Meet in Dubai (May 2022) during the launch of an upcoming Provident Housing project in Pune.



A slice of the 4 WHC Luxe events (December 2021, February 2022, March 2022 & May 2022) that we curated for the patrons of the WorldHome Collection

Appendix 3: Our Completed Projects



PURVA VENEZIA
Bengaluru



PURVA SKYWOOD
Bengaluru



PURVA SKYDALE
Bengaluru

Appendix 3: Our Completed Projects



PURVA BLUEMONT
Coimbatore



PURVA PALM BEACH
Bengaluru



PURVA ETERNITY
Kochi

Appendix 4 : Select Ongoing Projects



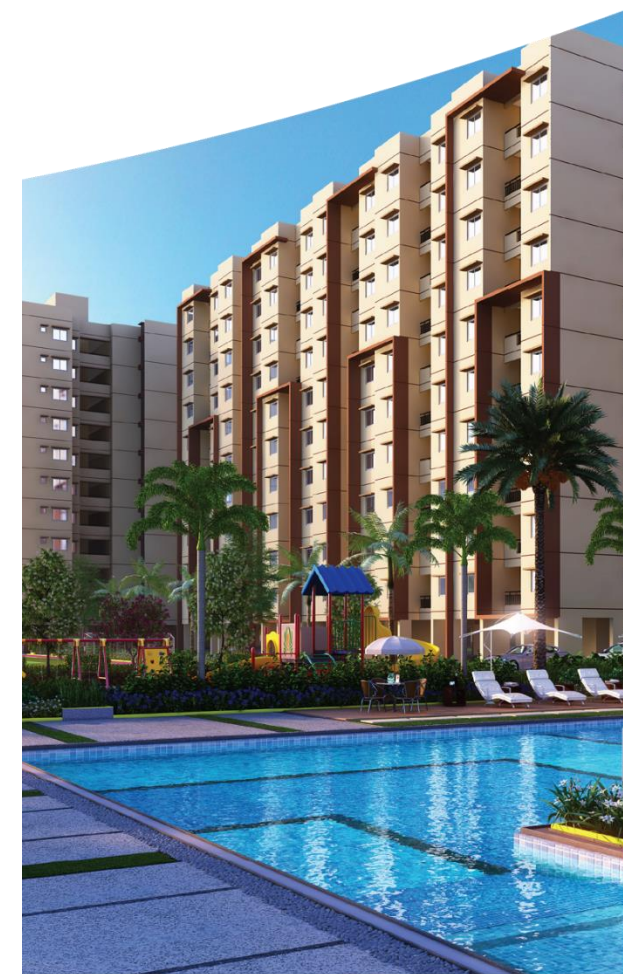
PURVA ZENIUM
Bengaluru



PURVA ASPIRE
Pune



PROVIDENT PARKSQUARE
Bengaluru



PROVIDENT KENWORTH
Hyderabad

Appendix 4 : Select Ongoing Projects



PROVIDENT CAPELLA
Bengaluru



PROVIDENT ADORA DE GOA
Chicalim



PROVIDENT SKYWORTH Ph 2
Mangaluru

Appendix 4 : Completed commercial projects



PURVA PRIMUS
Chennai



PURVA SUMMIT
Hyderabad

Appendix 4 : Ongoing commercial projects



PURAVANKARA BUSINESS PARK
Bengaluru



MUNDHWA
Pune

Disclaimer

This presentation has been prepared by Puravankara Limited (“Company”) solely for providing information about the Company. It contains certain forward looking statements concerning Puravankara Ltd.'s future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding fluctuations in earnings, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulation etc., interest and other fiscal cost generally prevailing in the economy. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

THANK YOU

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