

Godrej Properties Limited
Regd. Office: Godrej One
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079. India
Tel.: +91-22-6169-8500
Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

February 05, 2026

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Script Code: 533150, Scrip ID - GODREJPROP
BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857, 976000 – Debt Segment
NSE - GODREJPROP

Sub: Press Release – Financial Results for the quarter and nine months ended December 31, 2025.

Dear Sir/ Madam,

Please find enclosed a copy of the Press Release on the Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2025.

This is for your information and record.

Thank you,

Yours truly,
For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Enclosed as above

The logo for Godrej, featuring the word "Godrej" in a stylized, italicized font.



GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308

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

PRESS RELEASE

Consolidated Financials for Q3 FY26 Results

- **Booking value grew 55% y-o-y to INR 8,421 crores in Q3FY26 and 25% y-o-y to INR 24,008 crores in 9MFY26**
- **Collections grew 40% y-o-y to INR 4,282 crores in Q3FY26 and 19% y-o-y to INR 12,018 crores in 9MFY26**
- **Godrej Properties delivered its highest ever third quarter & nine-month net profit of INR 195 crores and INR 1,200 crores respectively.**

Mumbai, February 05, 2026: Godrej Properties Limited (GPL), a leading national real estate developer, announced its financial results for the third quarter ended December 31, 2025.

CORPORATE HIGHLIGHTS:

- **Sales Highlights**
 - Q3 FY26 booking value grew 55% YoY to INR 8,421 crore. This was achieved through the sale of 3,973 homes with a total area of 6.43 million sq. ft.
 - 9M FY26 booking value grew 25% YoY to INR 24,008 crore. This was achieved through the sale of 12,726 homes with a total area of 19.74 million sq. ft.
 - This is the highest ever Q3 & 9M booking value achieved by Godrej Properties.
 - This is the 4th consecutive quarter in which GPL has delivered more than INR 7,000 crore of booking value and the 10th consecutive quarter in which GPL has delivered more than INR 5,000 crore of booking value.
 - GPL has achieved 74% of its annual guidance for booking value and remains on track to beat its guidance of INR 32,500 crores for FY26.

- MMR contributed INR 3,239 crores (38%) to the booking value in Q3 FY26 led by successful launch of Godrej Trilogy at Worli, which achieved INR 1,742 crores of booking value in the quarter.
- 11 new project and phase launches during the quarter across 9 cities
- **Collections & Cash flow**
 - Q3 FY26 collections grew 40% YoY to INR 4,282 crore. 9M FY26 collections grew 19% to INR 12,018 crore.
 - Operating Cashflow in Q3 FY26 grew 73% YoY to INR 1,062 crore. Operating Cashflow in 9M FY26 declined by 7% to INR 3,199 crore.
 - Direct construction spend increased by 66% YoY in 9MFY26
- **Business development**
 - Added 3 new projects with an estimated saleable area of 7.30 million sq. ft. and expected booking value of INR 8,400 crore in Q3 FY26.
 - In 9M FY26, GPL has added 12 new projects with an estimated saleable area of 22.36 million sq. ft. and expected booking value of INR 24,650 crores, achieving 123% of annual guidance within 9 months.
- **Other Highlights**
 - Delivered projects aggregating ~1.7 million sq. ft. across 3 cities in Q3 FY26
 - Godrej Properties Limited has been included in the Leadership Index of CDP with an 'A' Rating* in 2025 and also recognized as the supply chain leader in CDP's Supplier Engagement Assessment (SEA) and has been included in the A-list for the 2024 disclosure cycle.
 - GPL has received an approval and validation from the Science Based Targets initiative (SBTi) on the near-term goals, long term and Net Zero Goals in Dec 2025.
 - 42 awards received in Q3 FY26.
 - Promoters increased stake in GPL through open market purchase by 0.5% in FY26 YTD (0.69% since QIP in Dec 2024) through purchase of 15,18,681 shares aggregating INR 300 crores.

*Investors should not use the rating to make investment decisions as per SEBI guidelines

Commenting on the performance of Q3 FY2026, Mr. Pirojsha Godrej, Executive Chairperson, Godrej Properties Limited, said:

"Godrej Properties delivered another solid quarter for bookings and earnings. The company has achieved a remarkable increase in scale in the past four years. We are pleased that this sales growth is spread across the markets we are operating in and was on the back of strong volumes and pricing growth. The equity capital of INR 6,000 crore we raised through a QIP last financial year combined with the operating cash flow we are generating will enable us to continue to invest for growth. With a robust launch pipeline, strong balance sheet, and resilient demand, we are confident of ending FY26 as our best ever year across all key operating metrics and of delivering sustained high-quality performance in the years ahead."

Financial Overview (Consolidated)

Q3 FY26 performance overview compared with Q3 FY25

- Total Income declined by 17% to INR 1,020 crore as compared to INR 1,222 crore
- EBITDA grew by 21% to INR 338 crore as compared to INR 280 crore
- Net Profit grew by 20% to INR 195 crore as compared to INR 163 crore
- EPS[#] amounted to INR 6.48 as compared to INR 5.70

[#]not annualised

9M FY26 performance overview compared with 9M FY25

- Total Income grew by 7% to INR 4,480 crore as compared to INR 4,203 crore
- EBITDA grew by 40% to INR 1,867 crore as compared to INR 1,336 crore
- Net Profit grew by 18% to INR 1,200 crore as compared to INR 1,018 crore
- EPS[#] amounted to INR 39.85 as compared to INR 36.29

[#]not annualised

--ENDS--

About Godrej Properties Limited:

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 129-year legacy of excellence and trust with a commitment to cutting edge design, technology, and sustainability. In FY 2025, Godrej Properties retained its position as India's largest developer by value of residential sales achieved.

The company continues to remain deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third party certified green buildings. In 2020, 2021, 2022, and 2025, the Global Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices and as of December 31st, 2025, GPL was also ranked #1 globally in the Real Estate and Management sector on the S&P Global's Dow Jones best in class indices. In recent years, Godrej Properties has received over 500 awards and recognitions, including Developer of the Year at the GRI India Awards, 2024, the Porter Prize 2019, The Most Trusted Real Estate Brand in the 2019 Brand Trust Report, Builder of the Year at the CNBC Awaaz Real Estate Awards 2019, and The Economic Times Best Real Estate Brand 2018.

For further information please contact:

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DISCLAIMER:

Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations.