

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: Unaudited standalone and consolidated financial results for the quarter and nine months ended December 31, 2025.

Dear Sir/ Madam,

Please note that the Board of Directors of the Company, at its meeting held on Thursday, February 05, 2026, has, *inter alia*, considered and approved the Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended December 31, 2025.

Pursuant to Regulation 30, 33, 51, 52 and other applicable Regulations read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended December 31, 2025, duly reviewed and recommended by the Audit Committee and approved by the Board of Directors along with the Limited Review Report thereon issued by M/s. B S R & Co. LLP, the Statutory Auditors of the Company.

The meeting of the Board of Directors of the Company commenced at 12:00 noon and the financial results were approved at 12.40 p.m. Thereafter, the Board Meeting continued for consideration of other agenda items.

Kindly take the aforesaid on record.

Thank you.

Yours truly,

For Godrej Properties Limited



Ashish Karyekar
Company Secretary

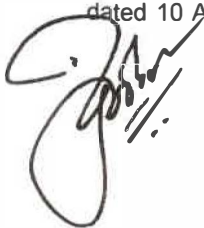
Enclosed as above

The Godrej logo, featuring the word "Godrej" in a stylized, cursive script.

Limited Review Report on unaudited standalone financial results of Godrej Properties Limited for the quarter ended 31 December 2025 and year to date results for the period from 1 April 2025 to 31 December 2025 pursuant to Regulation 33 and Regulation 52(4) read with Regulation 63 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended

To the Board of Directors of Godrej Properties Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Godrej Properties Limited (hereinafter referred to as "the Company") for the quarter ended 31 December 2025 and year to date results for the period from 1 April 2025 to 31 December 2025 ("the Statement") (in which are included interim financial information from branches in Singapore, Qatar and Dubai).
2. This Statement, which is the responsibility of the Company's management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52(4) read with Regulation 63 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended, including the manner in which it is to be disclosed, or that it



B S R & Co. LLP

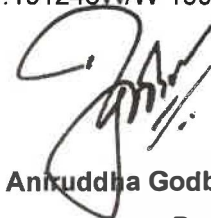
Limited Review Report (Continued)
Godrej Properties Limited

contains any material misstatement.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.: 101248W/W-100022



Aniruddha Godbole

Partner

Mumbai

05 February 2026

Membership No.: 105149

UDIN:26105149YEVWXF9273

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308



Regd Office : Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079. www.godrejproperties.com

Statement of Unaudited Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2025

(INR in Crore)

Sr. No.	Particulars	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	Revenue from operations	268.48	92.26	184.99	466.81	1,037.93	1,949.62
	Other income	442.42	569.51	400.42	1,483.31	1,762.35	2,207.76
	Total Income	710.90	661.77	585.41	1,950.12	2,800.28	4,157.38
2	Expenses						
	Cost of materials consumed	2,641.41	1,253.83	2,396.01	5,809.26	4,939.31	7,265.02
	Changes in inventories of finished goods and construction work-in- progress	(2,473.85)	(1,216.41)	(2,297.26)	(5,556.38)	(4,314.24)	(6,052.07)
	Employee benefits expense	84.24	113.19	69.47	292.63	214.77	283.57
	Finance costs	140.36	120.08	155.41	376.97	415.76	565.42
	Depreciation and amortisation expense	18.91	16.07	8.36	47.64	25.96	37.43
	Other expenses	191.45	349.67	197.51	766.81	615.30	793.19
	Total Expenses	602.52	636.43	529.50	1,736.93	1,896.86	2,892.56
3	Profit before Exceptional items and Tax	108.38	25.34	55.91	213.19	903.42	1,264.82
	Exceptional item (Refer Note 4)	16.12	-	-	16.12	-	-
4	Profit before tax for the period / year	92.26	25.34	55.91	197.07	903.42	1,264.82
5	Tax expense charge						
	Current tax	41.10	(0.98)	22.09	63.04	91.67	172.01
	Deferred tax charged/(credit)	(9.18)	13.22	(1.03)	4.47	79.28	81.80
6	Profit after tax for the period / year	60.34	13.10	34.85	129.56	732.47	1,011.01
7	Other Comprehensive Income for the period / year						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(1.20)	(1.20)	(0.37)	(3.59)	(1.12)	(7.62)
	Tax on Above	0.30	0.30	0.09	0.90	0.28	1.92
8	Total Comprehensive Income for the period/ year	59.44	12.20	34.57	126.87	731.63	1,005.31
9	Paid-up Equity Share Capital	150.60	150.60	150.59	150.60	150.59	150.59
	Face Value – INR 5/- per share						
10	Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve						17,293.55
11	Net-Worth	17,573.94	17,512.96	17,168.62	17,573.94	17,168.62	17,444.14
12	Earning Per Equity Share (EPS) (Amount in INR)						
	Basic EPS (* not annualized)	2.00*	0.44*	1.22*	4.30*	26.11*	35.40
	Diluted EPS (* not annualized)	2.00*	0.43*	1.22*	4.30*	26.11*	35.39
13	Key Ratios and Financial Indicators (Refer Note 5)						
	Debt Equity Ratio (Gross)	0.99	0.89	0.82	0.99	0.82	0.69
	Debt Equity Ratio (Net)	0.46	0.37	0.24	0.46	0.24	0.25
	Debt Service Coverage Ratio (DSCR)	0.26	0.16	0.83	0.42	1.87	1.91
	Interest Service Coverage Ratio (ISCR)	0.93	0.62	0.83	0.81	1.87	1.91
	Current Ratio	1.44	1.48	1.72	1.44	1.72	1.73
	Long Term Debt to Working Capital	0.22	0.22	0.26	0.22	0.26	0.24
	Bad Debts to Account Receivable Ratio	-	-	0.00	-	0.00	0.00
	Current Liability Ratio	0.91	0.90	0.84	0.91	0.84	0.85
	Total Debts to Total Assets	0.32	0.30	0.33	0.32	0.33	0.27
	Debtors Turnover (annualized)	6.32	1.83	3.52	2.88	5.85	7.11
	Inventory Turnover (annualized)	0.03	0.01	0.03	0.02	0.07	0.10
	Operating Margin (%)	(63.23%)	(440.16%)	(94.98%)	(179.12%)	(37.58%)	(15.22%)
	Adjusted EBITDA (%)	38.35%	24.69%	38.39%	33.19%	49.01%	45.97%
	Net Profit Margin (%)	8.49%	1.98%	5.95%	6.64%	26.16%	24.32%



Notes:

- 1 The above statement of unaudited standalone financial results which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 05, 2026. The above results have been subjected to "limited review" by the statutory auditors of the Company. The unaudited standalone financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 The Company's business activities which are primarily real estate development and related activities falls within a single reportable segment as the management of the Company views the entire business activities as real estate development. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108 – Operating Segments with respect to single reportable segment. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segments.
- 3 During the nine months ended December 31, 2025 the Company has granted 26,239 new stock to eligible employees, 9,538 stock grants lapsed and 21,466 equity shares were allotted upon the exercise of stock grants under the Employee Stock Grant Scheme.
- 4 The Government of India has implemented four new Labour Codes ("Codes"), including the Code on Wages, 2019, with effect from November 21, 2025. The Company has assessed and accounted for the incremental impact of these changes as per the guidance provided by the Institute of Chartered Accountants of India, which has resulted in the recognition of incremental employee benefit liability of INR 26 crore and employee benefit expense of INR 16.12 crore (net of capitalization) charged to the Statement of Unaudited Standalone Financial Results for the quarter and nine months ended 31 December 2025. Considering the materiality, regulatory-driven and an enactment of the new legislation, which is an event of non-recurring nature, the Company has presented such incremental impact as "Exceptional items" in the Statement of Unaudited Standalone Financial Results for the quarter and nine months ended 31 December 2025. The Company continues to monitor the developments pertaining to Labour Codes and will evaluate impact, if any, on the measurement of liability pertaining to employee benefits.
- 5 Formula used for Calculation of Ratio and Financial Indicators are as below :

$$\text{Debt-Equity Ratio (Gross)} = (\text{Current Borrowing} + \text{Non-current Borrowing}) / \text{Shareholder's Equity (Total Equity)}$$

$$\text{Debt-Equity Ratio (Net)} = (\text{Current Borrowing} + \text{Non-current Borrowing} - \text{Cash and Bank Balances} - \text{Fixed Deposits} - \text{Liquid Investments}) / \text{Shareholder's Equity (Total Equity)}$$

$$\text{DSCR} = \text{EBITDA} / (\text{Finance Cost (excludes interest accounted on customer advance as per EIR Principal)} + \text{Principal Payment due to Non-Current Borrowing repayable within one year})$$

$$\text{ISCR} = \text{EBITDA} / \text{Finance Cost (excludes interest accounted on customer advance as per EIR Principal)}$$

$$\text{EBITDA} = \text{Profit before Exceptional items and Tax} + \text{Finance cost} + \text{Finance cost included in Cost of Sales} + \text{Depreciation and amortisation expense}$$

$$\text{Current Ratio} = \text{Current Assets} / \text{Current Liabilities}$$

$$\text{Long Term Debt to Working Capital} = \text{Non-Current Borrowing} / (\text{Current Assets} - \text{Current Liabilities})$$

$$\text{Bad Debts to Account Receivable Ratio} = \text{Bad Debts} / \text{Average Trade Receivables}$$

$$\text{Current Liability Ratio} = \text{Current Liabilities} / \text{Total Liabilities}$$

$$\text{Total Debts to Total Assets} = (\text{Current Borrowing} + \text{Non-current Borrowing}) / \text{Total Assets}$$

$$\text{Debtors Turnover} = \text{Revenue from Operations} / \text{Average Trade Receivables}$$

$$\text{Inventory Turnover} = (\text{Cost of Material Consumed} + \text{Changes in inventories of finished goods and construction work-in-progress}) / \text{Average Inventory}$$

$$\text{Operating Margin (\%)} = (\text{Earning before Exceptional items, interest, taxes, depreciation, amortisation expenses, interest included in cost of sales and other income}) / \text{Revenue from Operations}$$

$$\text{Adjusted EBITDA (\%)} = (\text{Earning before Exceptional items, interest, taxes, depreciation, amortisation expenses and interest included in cost of sales}) / \text{Total Income}$$

$$\text{Net Profit Margin (\%)} = \text{Profit/(loss) for the year} / \text{Total Income}$$
- 6 The statutory auditors of Godrej Properties Limited have expressed an unmodified opinion on the unaudited standalone financial results for the quarter and nine months ended December 31, 2025.

Place: Mumbai
Date: February 05, 2026



By Order of the Board
For Godrej Properties Limited

Pirojsha Godrej
Pirojsha Godrej
Executive Chairperson

Limited Review Report on unaudited consolidated financial results of Godrej Properties Limited for the quarter ended 31 December 2025 and year to date results for the period from 1 April 2025 to 31 December 2025 pursuant to Regulation 33 and Regulation 52(4) read with Regulation 63 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended

To the Board of Directors of Godrej Properties Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Godrej Properties Limited (hereinafter referred to as "the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net loss after tax and total comprehensive loss of its associate and joint ventures for the quarter ended 31 December 2025 and year to date results for the period from 1 April 2025 to 31 December 2025 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended.
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of the entity	Relationship
Godrej Projects Development Limited	Wholly owned subsidiary
Godrej Garden City Properties Private Limited	Wholly owned subsidiary
Godrej Hillside Properties Private Limited	Wholly owned subsidiary
Godrej Home Developers Private Limited	Wholly owned subsidiary
Godrej Prakriti Facilities Private Limited	Wholly owned subsidiary
Prakritiplaza Facilities Management Private Limited	Wholly owned subsidiary

Limited Review Report (Continued)

Godrej Properties Limited

Godrej Highrises Properties Private Limited	Wholly owned subsidiary
Godrej Genesis Facilities Management Private Limited	Wholly owned subsidiary
Citystar InfraProjects Limited	Wholly owned subsidiary
Godrej Highrises Realty LLP	Wholly owned subsidiary
Godrej Skyview LLP	Wholly owned subsidiary
Godrej Green Properties LLP	Wholly owned subsidiary
Godrej Projects (Soma) LLP	Wholly owned subsidiary
Godrej Athenmark LLP	Wholly owned subsidiary
Godrej Project Developers & Properties Private Limited (formerly known as Godrej Project Developers & Properties LLP)	Wholly owned subsidiary
Godrej City Facilities Management LLP	Wholly owned subsidiary
Godrej Florentine Private Limited (Godrej Florentine LLP)	Wholly owned subsidiary
Godrej Olympia LLP	Wholly owned subsidiary
Ashank Projects Development LLP (formerly known as Ashank Realty Management LLP)	Wholly owned subsidiary
Godrej Green Woods Private Limited	Wholly owned subsidiary
Godrej Realty Private Limited	Wholly owned subsidiary
Godrej Buildwell Projects LLP	Wholly owned subsidiary
Godrej Living Private Limited	Wholly owned subsidiary
Ashank Land & Building Private Limited	Wholly owned subsidiary
Ashank Facility Management LLP	Wholly owned subsidiary
Godrej Vestamark LLP	Wholly owned subsidiary
Godrej Real Estate Distribution Company Private Limited	Wholly owned subsidiary
Wonder City Buildcon Limited	Wholly owned subsidiary
Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited)	Wholly owned subsidiary
Godrej Skyline Developers Limited (formerly known as Godrej Skyline Developers Private Limited)	Wholly owned Subsidiary
Pearlshine Home Developers Private Limited	Wholly owned subsidiary (w.e.f. 3 February 2025)
Godrej Highview LLP	Wholly owned subsidiary (w.e.f. 31 March 2025) Joint Venture (upto 30 March 2025)
Godrej SSPDL Green Acres Private Limited (formerly known as Godrej SSPDL Green Acres LLP)	Subsidiary (w.e.f. 28 March 2025) Joint Venture (upto 27 March 2025)
Godrej Amitis Developers Private Limited (formerly known as Godrej Amitis Developers LLP)	Wholly owned subsidiary (w.e.f. 19 June 2025) Joint Venture (upto 18 June 2025)
Embellish Houses Private Limited (formerly known as Embellish Houses LLP)	Wholly owned subsidiary (w.e.f. 24 September 2025) Joint Venture (upto 23 September 2025)
Godrej Irismark LLP	Wholly owned subsidiary (w.e.f. 6 December 2025)

Limited Review Report (Continued)

Godrej Properties Limited

	Joint Venture (upto 5 December 2025)
Godrej Redco Consultancies L.L.C	Wholly owned subsidiary (w.e.f. 28 November 2025)
Maan-Hinje Township Developers Private Limited (formerly known as Maan-Hinje Township Developers LLP)	Subsidiary
Oasis Landmark LLP	Subsidiary
Godrej Residency Private Limited	Subsidiary
Godrej Reserve LLP	Subsidiary
Dream World Landmarks LLP	Subsidiary
Caroa Properties LLP	Subsidiary
Manjari Housing Projects LLP	Subsidiary (w.e.f. 2 June 2025) Joint Venture (upto 1 June 2025)
Mahalunge Township Developers Private Limited (formerly known as Mahalunge Township Developers LLP)	Subsidiary (w.e.f. 31 May 2025) Joint Venture (upto 30 May 2025)
Oxford Realty LLP	Joint Venture
M S Ramaiah Ventures LLP	Joint Venture
Godrej Macbricks Private Limited	Joint Venture
Suncity Infrastructure (Mumbai) LLP	Joint Venture
Godrej Greenview Housing Private Limited	Joint Venture
Godrej Housing Projects LLP	Joint Venture
Wonder Projects Development Private Limited	Joint Venture
AR Landcraft LLP	Joint Venture
Godrej Real View Developers Private Limited	Joint Venture
Pearlite Real Properties Private Limited	Joint Venture
Godrej Odyssey LLP	Joint Venture
Prakhhyat Dwellings LLP	Joint Venture
Roseberry Estate LLP	Joint Venture
Godrej Project North Star LLP	Joint Venture
Godrej Developers & Properties LLP	Joint Venture
Manyata Industrial Parks LLP	Joint Venture
Godrej Redevelopers (Mumbai) Private Limited	Joint Venture
Universal Metro Properties LLP	Joint Venture
Godrej Projects North LLP	Joint Venture
Mosiac Landmarks LLP	Joint Venture
Yerwada Developers Private Limited	Joint Venture
Vivrut Developers Private Limited	Joint Venture (upto 1 July 2025)
Madhuvan Enterprises Private Limited	Joint Venture (upto 24 June 2025)
Munjal Hospitality Private Limited	Joint Venture (upto 24 June 2025)
Vagishwari Land Developers Private Limited	Joint Venture (upto 24 June 2025)

Limited Review Report (Continued)

Godrej Properties Limited

Godrej One Premises Management Private Limited

Associate

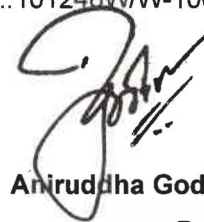
5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52(4) read with Regulation 63 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The Statement also includes the Group's share of net profit / (loss) after tax of Rs 3.74 crores and Rs (13.53) crores and total comprehensive income / (loss) of Rs 3.74 crores and Rs (13.53) crores, for the quarter ended 31 December 2025 and for the period from 1 April 2025 to 31 December 2025 respectively, as considered in the Statement, in respect of one (1) associate and two (2) joint ventures, based on their interim financial information which have not been reviewed. According to the information and explanations given to us by the management, these interim financial information are not material to the Group.

Our conclusion is not modified in respect of this matter.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.: 101248W/W-100022



Aniruddha Godbole

Partner

Mumbai

05 February 2026

Membership No.: 105149

UDIN:26105149NONYBV2636

GODREJ PROPERTIES LIMITED

CIN : L74120MH1985PLC035308



Regd Office : Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079. www.godrejproperties.com

Statement of Unaudited Consolidated Financial Results for the Quarter and Nine Months Ended December 31, 2025

(INR in Crore)

Sr. No.	Particulars	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	Revenue from operations	498.36	740.38	968.88	1,673.30	2,801.11	4,922.84
	Other income (Refer Note 4)	535.48	1,209.67	271.09	2,930.93	1,484.88	2,044.21
	Total Income	1,033.84	1,950.05	1,239.97	4,604.23	4,285.99	6,967.05
2	Expenses						
	Cost of materials consumed	4,212.18	3,853.17	3,379.15	11,609.19	7,770.88	11,463.47
	Purchases of stock-in-trade	2.26	-	1.55	2.26	17.09	19.12
	Changes in inventories of finished goods and construction work-in-progress	(4,064.81)	(3,208.14)	(2,907.60)	(10,640.65)	(6,207.93)	(8,558.04)
	Employee benefits expense	129.82	167.74	113.95	446.86	320.53	450.87
	Finance costs	31.03	21.51	42.41	85.23	127.71	173.69
	Depreciation and amortisation expense	31.57	26.35	17.69	79.96	52.59	73.66
	Other expenses	401.65	440.35	354.28	1,194.41	966.14	1,503.06
	Total Expenses	743.70	1,300.98	1,001.43	2,777.26	3,047.01	5,125.83
3	Profit before share of (Loss) of Joint ventures, associate, exceptional items and tax	290.14	649.07	238.54	1,826.97	1,238.98	1,841.22
4	Share of (Loss) of Joint Ventures and Associate (net of tax)	(14.35)	(83.14)	(18.28)	(124.68)	(83.24)	(118.60)
5	Profit before Exceptional items and tax	275.79	565.93	220.26	1,702.29	1,155.74	1,722.62
	Exceptional items (Refer Note 5)	21.08	-	-	21.08	-	-
6	Profit before tax for the period / year	254.71	565.93	220.26	1,681.21	1,155.74	1,722.62
7	Tax expense charge						
	Current tax	37.60	14.08	31.60	102.27	116.05	213.97
	Deferred tax	23.24	148.86	30.46	383.68	28.90	119.42
8	Profit after tax for the period / year	193.87	402.99	158.20	1,195.26	1,010.79	1,389.23
9	Other Comprehensive Income for the period / year						
	Items that will not be subsequently reclassified to profit or loss						
	Remeasurements of the defined benefit plan	(1.19)	(1.20)	(0.37)	(3.59)	(1.12)	(8.58)
	Tax on Above	0.30	0.30	0.09	0.86	0.29	2.11
10	Total Comprehensive Income for the period/ year (net of tax)	192.98	402.09	157.92	1,192.53	1,009.96	1,382.76
11	Profit/(loss) attributable to:						
	Equity holders of Parent	195.16	405.08	162.64	1,200.36	1,017.90	1,399.89
	Non-Controlling Interests	(1.29)	(2.09)	(4.44)	(5.10)	(7.11)	(10.66)
12	Other Comprehensive Income attributable to:						
	Equity holders of Parent	(0.89)	(0.90)	(0.28)	(2.73)	(0.83)	(6.47)
	Non-Controlling Interests	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)
13	Total Comprehensive Income / (Loss) attributable to:						
	Equity holders of Parent	194.27	404.18	162.36	1,197.63	1,017.07	1,393.42
	Non-Controlling Interests	(1.29)	(2.09)	(4.44)	(5.10)	(7.11)	(10.66)
14	Paid-up Equity Share Capital	150.60	150.60	150.59	150.60	150.59	150.59
	Face Value – INR 5/- per share						
15	Reserves Excluding Revaluation Reserve and Debenture Redemption Reserve						17,161.87
16	Net-Worth	18,506.57	18,311.06	16,934.26	18,506.57	16,934.26	17,312.46
17	Earning Per Equity Share (EPS) (Amount in INR)						
	Basic EPS (* not annualized)	6.48*	13.45*	5.70*	39.85*	36.29*	49.02
	Diluted EPS (* not annualized)	6.48*	13.45*	5.70*	39.85*	36.28*	49.01
18	Key Ratios and Financial Indicators (Refer Note 7)						
	Debt Equity Ratio (Gross)	0.97	0.88	0.88	0.97	0.88	0.73
	Debt Equity Ratio (Net)	0.37	0.30	0.23	0.37	0.23	0.19
	Debt Service Coverage Ratio (DSCR)	0.33	0.59	0.96	1.14	1.82	1.92
	Interest Service Coverage Ratio (ISCR)	1.15	1.95	0.96	2.06	1.82	1.92
	Current Ratio	1.31	1.33	1.52	1.31	1.52	1.51
	Long Term Debt to Working Capital	0.19	0.20	0.24	0.19	0.24	0.23
	Bad Debts to Account Receivable Ratio	-	-	0.00	-	0.00	0.00
	Current Liability Ratio	0.93	0.93	0.89	0.93	0.89	0.89
	Total Debts to Total Assets	0.23	0.22	0.28	0.23	0.28	0.23
	Debtors Turnover (annualized)	4.50	6.77	9.90	4.79	9.99	11.13
	Inventory Turnover (annualized)	0.01	0.06	0.07	0.03	0.08	0.11
	Operating Margin (%)	(34.19%)	(67.12%)	5.76%	(53.81%)	3.14%	4.85%
	Adjusted EBITDA (%)	34.40%	33.72%	25.26%	42.54%	35.44%	31.60%
	Net Profit Margin (%)	19.02%	21.59%	12.95%	26.68%	24.05%	20.29%



Notes:

- 1 The above statement of unaudited consolidated financial results which are published in accordance with Regulation 33 and 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, as amended, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on February 05, 2026. The above unaudited consolidated financial results have been subjected to "limited review" by the statutory auditors of the Group. The unaudited consolidated financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

- 2 Financial Results of Godrej Properties Limited (Standalone Information):

(INR in Crore)

Particulars	Quarter Ended			Nine Month Ended		Year Ended
	31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total Income*	710.90	661.77	585.41	1,950.12	2,800.28	4,157.38
Profit before tax for the period / year	92.26	25.34	55.91	197.07	903.42	1,264.82
Profit after tax for the period / year	60.34	13.10	34.85	129.56	732.47	1,011.01

* Includes Revenue from operations and Other Income.

- 3 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for quarter and nine months December 31, 2025

Sr. No.	Particulars	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1)	Segment Revenue						
a	Real Estate	466.34	714.32	938.56	1,587.62	2,725.75	4,815.55
b	Hospitality	32.02	26.06	30.32	85.68	75.36	107.29
	Total Segment Revenue	498.36	740.38	968.88	1,673.30	2,801.11	4,922.84
	Net Income from Operations	498.36	740.38	968.88	1,673.30	2,801.11	4,922.84
2)	Segment Results (Profit before tax)						
a	Real Estate	248.65	563.32	216.02	1,667.54	1,147.11	1,707.21
b	Hospitality	6.06	2.61	4.24	13.67	8.63	15.41
	Total Results	254.71	565.93	220.26	1,681.21	1,155.74	1,722.62
3)	Segment Assets						
a	Real Estate	77,211.12	71,391.65	51,690.95	77,211.12	51,690.95	54,701.34
b	Hospitality	778.30	773.12	758.52	778.30	758.52	764.18
	Total Assets	77,989.42	72,164.77	52,449.47	77,989.42	52,449.47	55,465.52
4)	Segment Liabilities						
a	Real Estate	58,465.01	52,834.04	34,497.50	58,465.01	34,497.50	37,138.12
b	Hospitality	755.22	756.13	753.23	755.22	753.23	753.67
	Total Liabilities	59,220.23	53,590.17	35,250.73	59,220.23	35,250.73	37,891.79

- 4 During the quarter ended December 31, 2025, the Group has acquired control of one of its joint ventures. Consequently, fair value gain upon re-measurement of Group's existing investments have been recorded under the head other income.
- 5 The Government of India has implemented four new Labour Codes ("Codes"), including the Code on Wages, 2019, with effect from November 21, 2025. The Group has assessed and accounted for the incremental impact of these changes as per the guidance provided by the Institute of Chartered Accountants of India, which have resulted in the recognition of an incremental employee benefit liability of INR 34.50 crore and employee benefit expense of INR 21.08 crore (net of capitalization) charged to the Statement of Unaudited Consolidated Financial Results for the quarter and nine months ended 31 December 2025. Considering the materiality, regulatory-driven and an enactment of the new legislation, which is an event of non-recurring nature, the Group has presented such incremental impact as "Exceptional items" in the Statement of Unaudited Consolidated Financial Results for the quarter and nine months ended 31 December 2025. The Group continues to monitor the developments pertaining to Labour Codes and will evaluate impact, if any, on the measurement of liability pertaining to employee benefits.
- 6 During the nine months ended December 31, 2025 the Holding Company has granted 26,239 new stock to eligible employees, 9,538 stock grants lapsed and 21,466 equity shares were allotted upon the exercise of stock grants under the Employee Stock Grant Scheme.
- 7 Formula used for Calculation of Ratio and Financial Indicators are as below :
Debt-Equity Ratio (Gross) = (Current Borrowing + Non-current Borrowing) / Shareholder's Equity (Total Equity)
Debt-Equity Ratio (Net) = (Current Borrowing + Non-current Borrowing - Cash and Bank Balances - Fixed Deposits - Liquid Investments) / Shareholder's Equity (Total Equity) (excludes non controlling interest)
DSCR= EBITDA / (Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year)
ISCR= EBITDA / Finance Cost (excludes interest accounted on customer advance as per EIR Principal)
EBITDA= Profit/(loss) before Exceptional items and tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense
Current Ratio = Current Assets / Current Liabilities
Long Term Debt to Working Capital = Non-Current Borrowing / (Current Assets - Current Liabilities)
Bad Debts to Account Receivable Ratio= Bad Debts /Average Trade Receivables
Current Liability Ratio = Current Liabilities / Total Liabilities
Total Debts to Total Assets = (Current Borrowing + Non-current Borrowing) / Total Assets
Debtors Turnover = Revenue from Operations / Average Trade Receivables
Inventory Turnover = (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress) / Average Inventory
Operating Margin (%) = (Earning before share of Profit / (loss) in joint ventures, exceptional items, interest, taxes, depreciation and amortisation expenses, interest included in cost of sales and other income) / Revenue from Operations
Adjusted EBITDA (%) = (Earning before exceptional items, interest, taxes, depreciation and amortisation expenses and interest included in cost of sales) / (Total Income + Share of (loss) of Joint Ventures and Associate (net of tax))
Net Profit Margin (%) = Profit/(loss) for the year / (Total Income + Share of (loss) of Joint Ventures and Associate (net of tax))
- 8 The statutory auditors of Godrej Properties Limited have expressed an unmodified opinion on the unaudited consolidated financial results for the quarter and nine months ended December 31, 2025.

Place: Mumbai
Date: February 05, 2026



By Order of the Board
For Godrej Properties Limited

Pooja Godrej
Pooja Godrej
Executive Chairperson