



Date: December 22, 2025

To,

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex, Bandra (E) Mumbai-400051 NSE Symbol: PRESTIGE	The Manager Dept. of Corporate Services BSE Limited Floor 25, P J Towers Dalal Street, Mumbai - 400 001 BSE Scrip code: 533274
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Dear Sir / Madam,

Sub: Press Release titled “Prestige Group Strengthens Chennai Portfolio with 25-Acre Acquisition in Medavakkam”

Please find enclosed, a copy of the Press Release titled “Prestige Group Strengthens Chennai Portfolio with 25-Acre Acquisition in Medavakkam”.

This is for your information and records.

Yours faithfully,
For **Prestige Estates Projects Limited**

Manoj Krishna J V
Company Secretary & Compliance Officer

Enclosed: As above



Prestige Group Strengthens Chennai Portfolio with 25-Acre Acquisition in Medavakkam

Chennai, 22nd December 2025 – Prestige Group, one of India's leading real estate developers has announced the acquisition of a 25-acre land parcel in Medavakkam, Chennai, marking another significant business development milestone for the Group and reinforcing its long-term commitment to the Chennai real estate market.

The acquired land parcel offers a development potential of approximately 5 million square feet, with an estimated top-line revenue potential of over ₹5,000 crore. The site is proposed to be developed into a large-format project in line with Prestige Group's focus on scale and planning efficiency.

Medavakkam is a rapidly developing residential micro-market in Chennai, benefiting from proximity to the OMR IT corridor, improving road infrastructure, and upcoming metro connectivity. The area offers a balanced mix of accessibility, affordability, and growing social infrastructure, supporting sustained residential demand.

Commenting on the acquisition, Mr. Irfan Razack, Chairman and Managing Director, Prestige Group, said:

"This land acquisition in Medavakkam aligns with our long-term view on Chennai as an important market for the Group. The location is well suited to address the city's sustained mid-segment housing demand, supported by improving infrastructure and proximity to key employment hubs. This addition strengthens our development pipeline, positioning us well for the next phase of growth in Chennai."

The project will be planned and executed in line with Prestige Group's established standards for design, quality, and timely delivery. Further details regarding the project configuration and development timeline will be announced in due course.

About Prestige Group:-

Prestige Group is one of India's most respected and diversified real estate developers, with a legacy of almost four decades and a portfolio spanning residential, commercial, retail, hospitality, and integrated townships across major cities. As at September 2025, the Group has delivered 310 projects spanning 202 mn sft and currently has a pipeline of 130 projects across 199 mn sft.