GROVY
TOGETHER, WE GROW

SECOND QUARTER (Q2) · FY 2026 – 27

Investor Presentation

Boutique luxury residential redevelopment | South & Lutyens Delhi



40+
Years of experience

150+
Projects delivered

1500+
Families satisfied

BSE
Listed | New Delhi

Executive Summary

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Company Overview

- Established in 1985
- 40+ years of experience
- Focus: South Delhi redevelopment
- 150+ Projects delivered

Operating Strength

- Strong collaboration model
- End to end execution
- Cost and timeline control
- Inhouse technical team
- Bank/financial tie-ups

Strategic Positioning

- Niche Luxury Developer
- Supply-Constrained Markets
- Turnkey, Outright & JV Models
- Strong End-User Demand

Governance & Quality

- Transparent processes
- Construction Quality Focus
- Safety Standards Compliance
- Defined leadership structure

"Delivering Boutique Luxury Developments in India's Most Premium Markets"

Incorporated 1985 | 40+ Years | 150+ Projects | 1500+ Families | South & Lutyens Delhi

Mission & Vision

MISSION

Deliver exceptional real estate developments setting new standards in design, quality, and customer satisfaction. With skilled engineers, architects, and designers, Grovy delivers boutique residential homes and redevelopment projects that stand the test of time.

VISION

To be the go-to developer and the market leader in our geographical area of operations.



Why South Delhi Real Estate

South Delhi — A supply-constrained market with stable pricing, high rental demand, and mature infrastructure

MARKET CHARACTERISTICS

1. One of India's most supply-constrained premium markets
2. Strong historical price appreciation driven by land scarcity
3. High rental demand — expatriates, diplomats, professionals
4. Mature infrastructure and premium social ecosystem
5. Stable long-term wealth preservation asset class
6. Huge Untapped potential and simple regulatory procedures

KEY DEMAND DRIVERS

1. Prime connectivity and metro access
2. Proximity to business districts and institutions
3. Premium neighbourhood concentration
4. Lifestyle infra — retail, healthcare, education
5. Urban upgrade cycle and infrastructure expansion
6. Acute shortage of premium housing supply

Growth Strategy & Market Opportunity

Market Value Potential: ₹6 Lakh Crore across 40 Colonies (~USD 72 Billion)

01 Redevelopment-Led Growth

- Focus on prime micro-markets of South Delhi.
- Acquire/partner in underutilised prime assets.
- Redevelop for premium end-user segment.
- Capture appreciation from scarcity + demand.

01

02 Construction Excellence

- Modern construction technologies.
- Higher transparency and governance.
- ESG-aligned development practices.
- Cost-controlled project execution.

02

03 Customer-Centric Products

- Design-driven premium housing focus.
- Differentiated asset delivery capability.
- Consistent quality across all project types.
- Long-term stakeholder relationships.

03

South Delhi vs NCR Projects

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NCR PROJECTS	FACTOR	SOUTH DELHI
Greenfield Project	Project Type	Brownfield Project
60–72 Months	Project Turnaround	15–18 Months
High	Time Escalation Risk	Very Low
High	Cost Escalation	Negligible
High	Regulatory Uncertainty	Minimal
Underdeveloped	Surrounding Infrastructure	Fully Developed
High	Price Volatility	Low
High	Sale Uncertainty	Very Low

Company's Business Models

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01

OUTRIGHT MODEL

Direct Ownership

Grovy purchases the entire property outright and constructs the building to sell as premium residential units.

- 100% ownership acquired upfront
- Full control over design and delivery
- Direct profit realization on sale
- Maximises developer's upside

02

COLLABORATION MODEL

Joint Venture

A joint venture where Grovy purchases a portion of the land in exchange for constructing the full property.

- Reduced capital deployment
- Shared risk with landowner
- Proven redevelopment model
- Scalable across premium markets

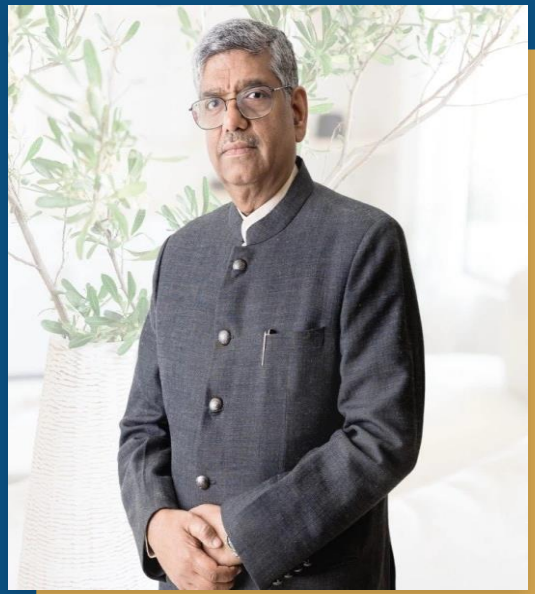
03

TURNKEY MODEL

End-to-End Execution

Complete construction by Grovy — property owner appoints Grovy to design and build to client's specifications.

- Client-appointed execution
- Design to delivery under one roof
- Fee-based revenue model
- Asset-light, scalable approach



PC JALAN

Chairman

Chairman's Message

We are pleased to present the Investor Presentation for the second quarter (Q2) of FY 2026–27.

The key milestone of the quarter was the successful ₹15.01 crore preferential issue — 41,69,433 equity shares allotted at ₹36 per share on 4 August 2026 to promoters and external investors, following shareholder approval at our 41st AGM. This builds on a strong Q2 FY 2026–27, in which revenue grew 129.84% to ₹5,476.09 lakh, compared with ₹2,382.53 lakh in the corresponding period last year and the during the quarter Profit after tax stood at ₹201.83 lakh.

South Delhi remains a resilient, supply-constrained premium residential market, and the approval of Delhi Master Plan 2047 further supports redevelopment-led growth. With approx. ~1.83 lakh sq. ft. of projects under execution, first deliveries scheduled from Q3 FY 2026–27, and our strategic collaboration with Golden Growth Fund, we believe the Company is well positioned to achieve a 2-3x increase in project development over the next few years.

The fresh capital strengthens our balance sheet, taking paid-up equity capital to ₹17.51 crore. We remain committed to creating long-term shareholder value through sustainable growth, strong governance, and prudent capital allocation.

I would like to express my sincere gratitude to our shareholders and stakeholders for their continued trust and confidence, and to our employees for their dedication and contribution to the Company’s ongoing success.

Preferential Issue

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₹15.01 Cr

Capital raised

₹15,00,99,588 via preferential issue

41,69,433

Equity shares allotted

Face value ₹10 each

₹36.00

Issue price per share

₹10 face value + ₹26 premium

₹17.51 Cr

Post Issue Paid-up equity capital

PURPOSE & PARTICIPATION

- Funds deployed to expand South Delhi residential development and deepen market presence.
- Both promoters and external investors participated in the allotment.
- Backs ongoing projects of ~1.83 lakh sq. ft. with deliveries scheduled Q3 FY27 – Q4 FY28.
- Allotment follows shareholder approval of up to 41,69,433 shares at the AGM on 8 July 2026.

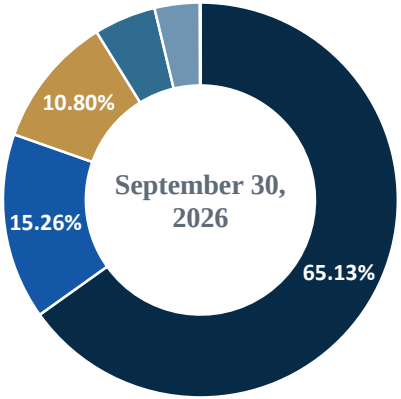
FY 2026–27 FUND-RAISING

₹15 Cr raised | balance pursued as per market conditions & project needs



≈37.5% of target achieved

Shareholding Pattern



Percentages of paid-up equity share capital

CATEGORY	% HOLDING
Promoter & Promoter Group	65.13%
Resident Individuals (nominal share capital in excess of ₹ 2 lakhs)	15.26%
Hindu Undivided Family (HUF)	10.80%
Bodies Corporate	5.07%
Resident Individuals (nominal share capital up to ₹ 2 lakhs)	3.70%
Non Resident Indians (NRIs)	0.04%

The total percentage adds up to 100.00%

65.13%

Promoter & Promoter Group

post preferential issue (September 30, 2026)

Refer to actual exchange filings for complete detail.

Financial Performance at a Glance

Total Assets

₹7,764.94 L

+5.86%

vs ₹7,335.13 L (31.03.2026)

Revenue (Six Months)

₹5,476.09 L

+129.84%

YoY vs ₹2,382.53 L

Profit After Tax

₹201.83 L

+6.16%

QoQ vs ₹190.11 L

EPS (Six Months)

₹2.67

+142.06%

YoY vs ₹1.10

EBITDA

₹316.09 L

+14.02%

QoQ vs ₹277.23 L

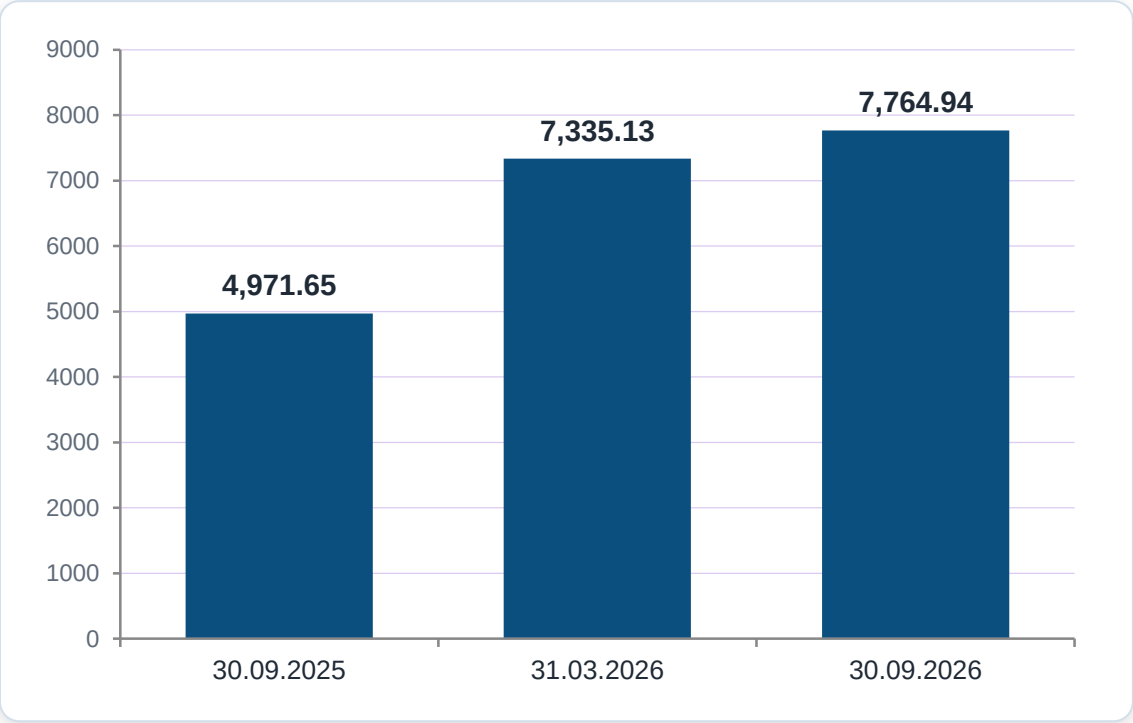
Return on Capital Employed (ROCE)

7.10%

+2.24 pp

QoQ vs 4.86%

Assets Growth (₹ in Lakhs)



As at 30.09.2026

₹7,764.94 L

Total Assets

Growth vs 31.03.2026

+5.86%

Total Assets: ₹4,971.65 L (30.09.2025) → ₹7,335.13 L (31.03.2026) → ₹7,764.94 L (30.09.2026): +5.86% since March, +56.18% YoY.

Revenue Growth (₹ in Lakhs)

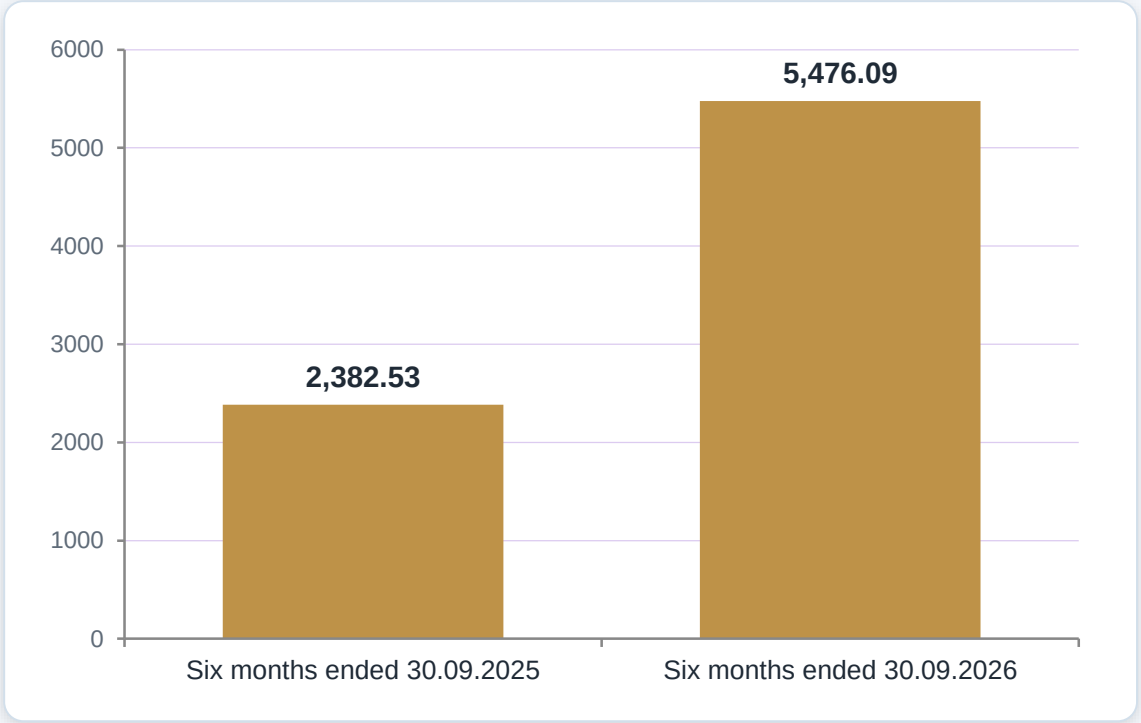
6M ended 30.09.2026

₹5,476.09 L

Total Revenue

Growth YoY

+129.84%



Revenue for the six months ended 30.09.2026 rose 129.84% YoY: ₹2,382.53 L → ₹5,476.09 L — driven by strong project execution.

Revenue Progress (₹ in Lakhs)

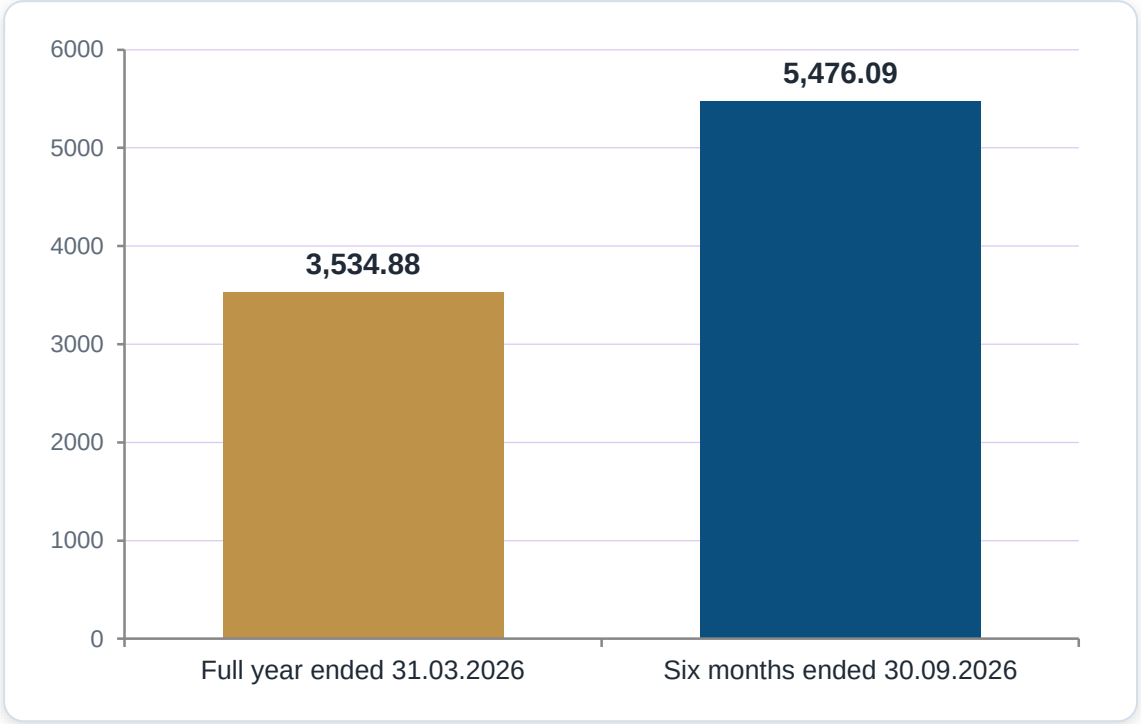
H1 FY26-27 vs full-year FY25-26

+54.92%

₹3,534.88 L → ₹5,476.09 L

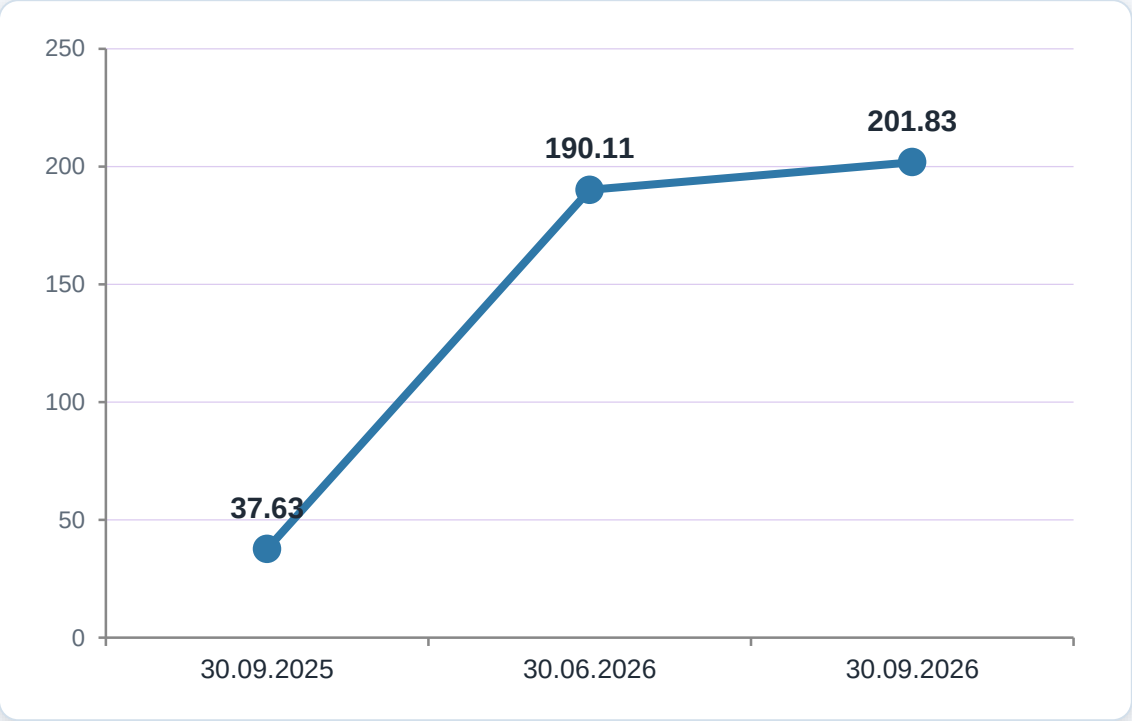
Excess over full-year FY26

+₹1,941.21 L



In just six months to 30.09.2026, revenue of ₹5,476.09 L has surpassed the entire FY 2025-26 revenue of ₹3,534.88 L (+54.92%).

Profit After Tax (₹ in Lakhs)



Q2 FY 2026–27

₹201.83 L

Profit After Tax

Growth QoQ

+6.16%

PAT up 6.16% QoQ (₹190.11 L → ₹201.83 L) and 436.42% YoY (from ₹37.63 L in Q2 FY 2025-26) — reflecting steadily improving margins.

PAT Progress (₹ in Lakhs)

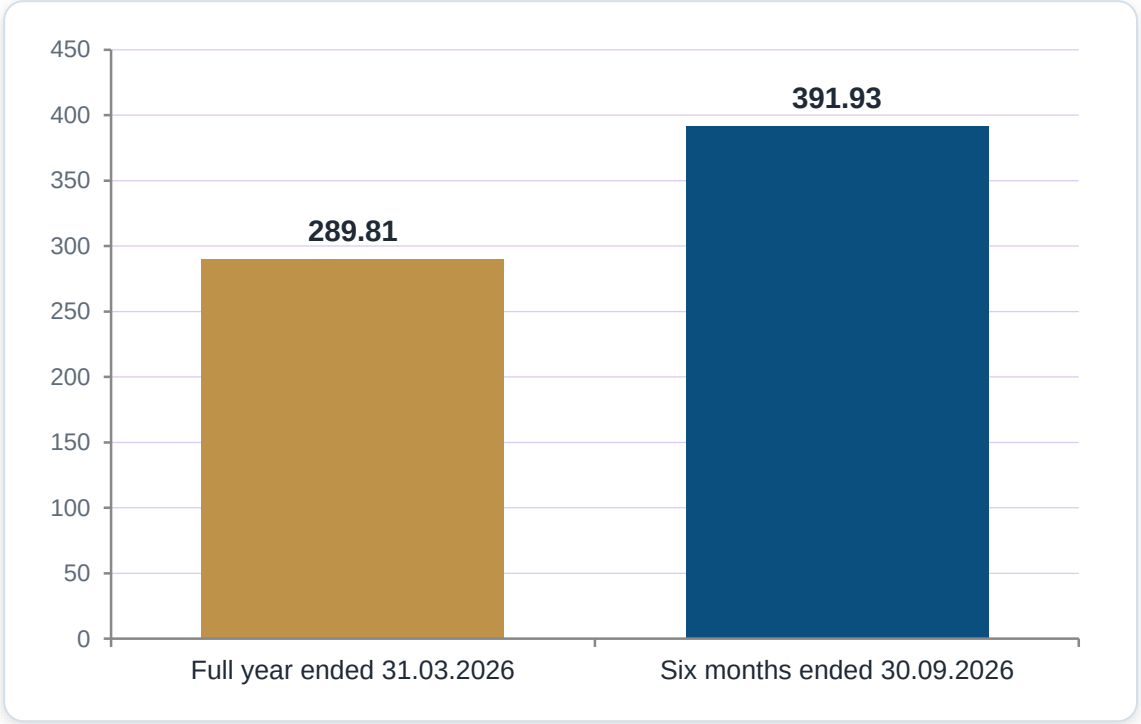
H1 FY27 vs full-year FY26

+35.24%

₹289.81 L → ₹391.93 L

Excess over full-year FY26

+₹102.12 L



In just six months to 30.09.2026, PAT of ₹391.93 L has surpassed the entire FY 2025-26 PAT of ₹289.81 L (+35.24%).

Borrowings Reduction (₹ in Lakhs)

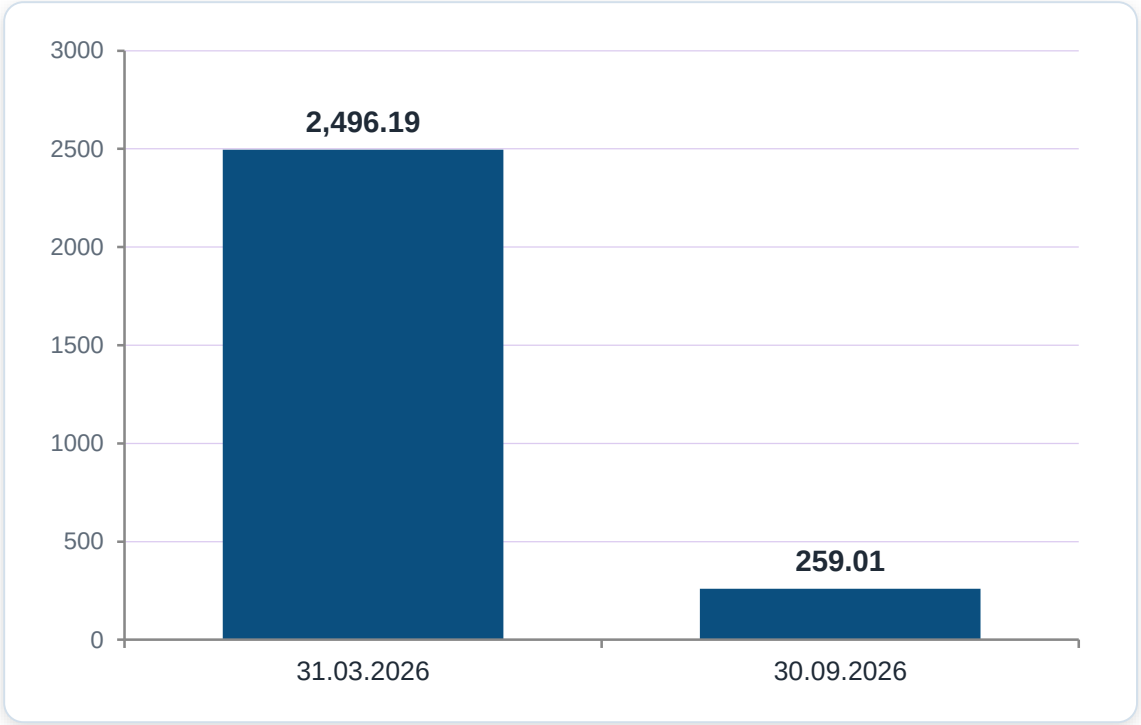
As at 30.09.2026

₹259.01 L

Total Borrowings

Reduction vs 31.03.2026

−89.62%



Total borrowings fell ₹2,237.18 L: ₹2,496.19 L (31.03.2026) → ₹259.01 L (30.09.2026) — a significantly deleveraged balance sheet.

Earnings Per Share (₹)

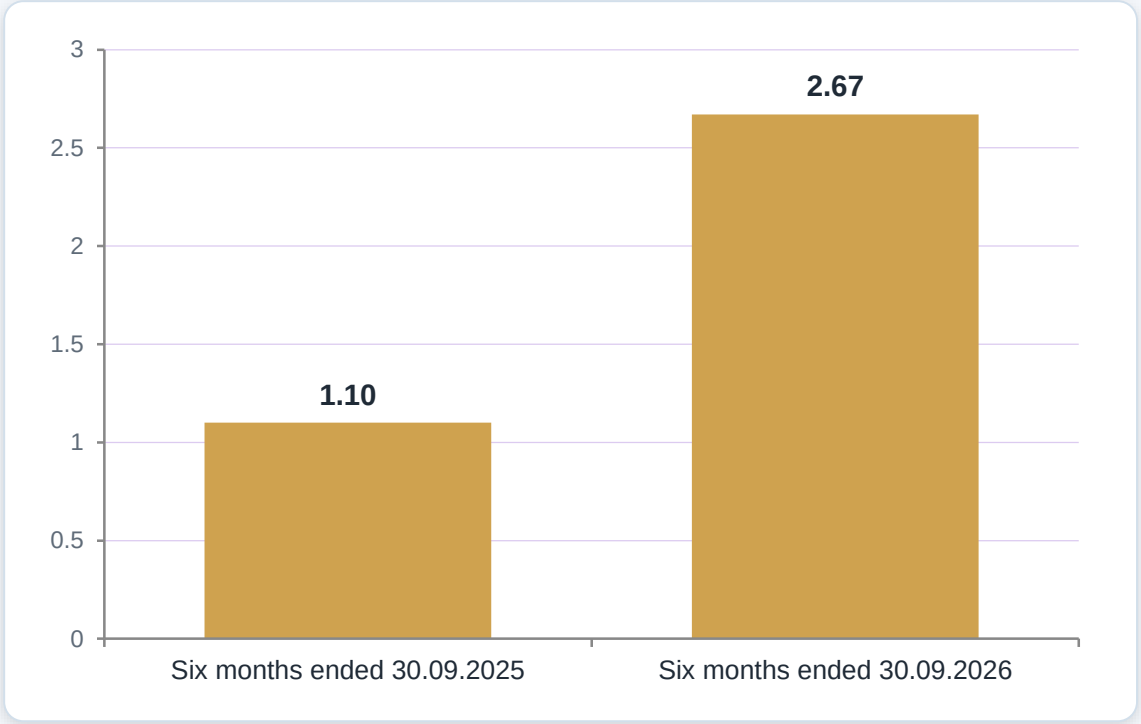
6M ended 30.09.2026

₹2.67

Earnings Per Share

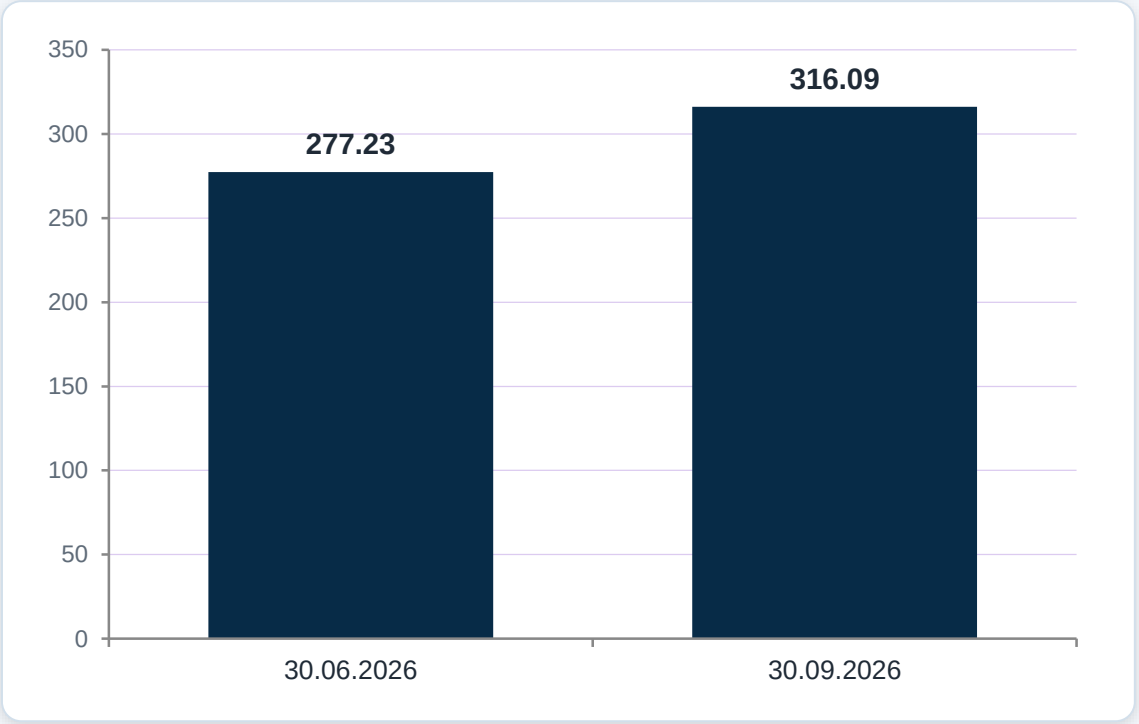
Growth YoY

+142.06%



EPS (six months) up 142.06% YoY: ₹1.10 → ₹2.67 (6M ended 30.09.2025 vs 30.09.2026) — strong per-share value creation.

EBITDA Growth (₹ in Lakhs)



Q2 FY 2026–27

₹316.09 L

EBITDA

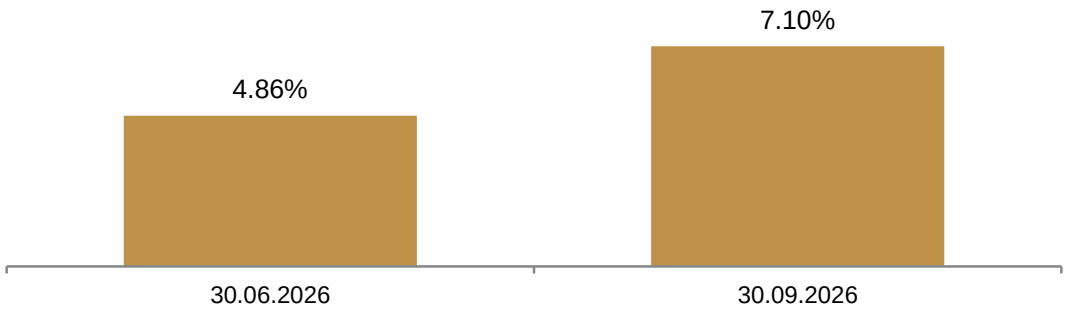
Growth QoQ

+14.02%

EBITDA grew 14.02% QoQ: ₹277.23 L → ₹316.09 L.

Return on Capital Employed

Return on Capital Employed (ROCE)



7.10%

ROCE, Q2 FY 2026-27

+2.24 pp QoQ (vs 4.86%)

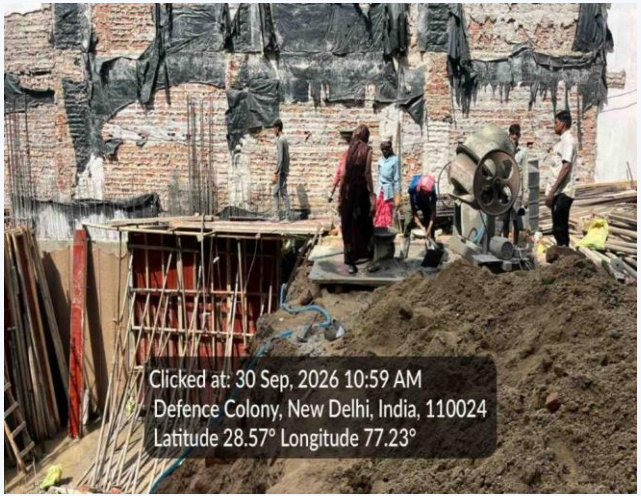
Project Status

Location	Area	Status	Type	Delivery
Greater Kailash 2	15,000 sq. ft	**On Going**	Residential	Q3 (26-27)
Greater Kailash 1	15,000 sq. ft	**On Going**	Residential	Q4 (27-28)
Greater Kailash 1	20,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Hauz Khas	15,000 sq. ft	**On Going**	Residential	Q1 (27-28)
Hauz Khas	15,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Anand Niketan	17,000 sq. ft	**On Going**	Residential	Q3 (26-27)
Neeti Bagh	36,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Defence Colony	15,000 sq. ft	**On Going**	Residential	Q4 (27-28)
Defence Colony	15,000 sq. ft	**On Going**	Residential	Q1 (28-29)
Gulmohar Park	20,000 sq. ft	**On Going**	Residential	Q3 (27-28)
Safdarjung Enclave	20,000 sq. ft	**Pipeline**	Residential	TBD
Anand Niketan	30,000 sq. ft	**Pipeline**	Residential	TBD
Defence Colony	15,000 sq. ft	**Pipeline**	Residential	TBD

Under Construction Projects

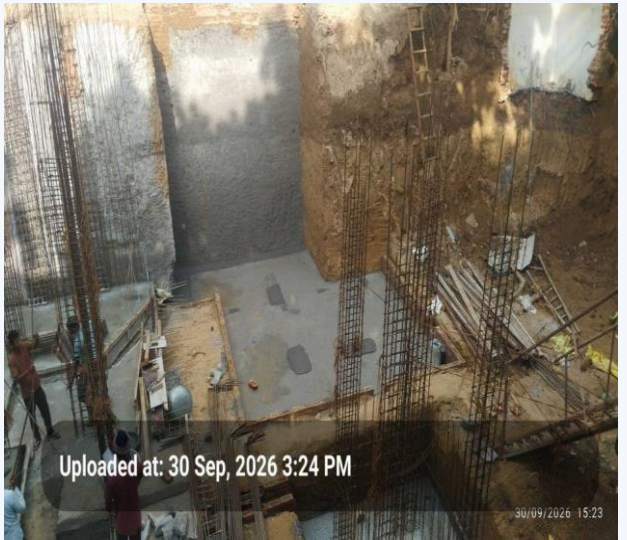


Grovy India | Site progress



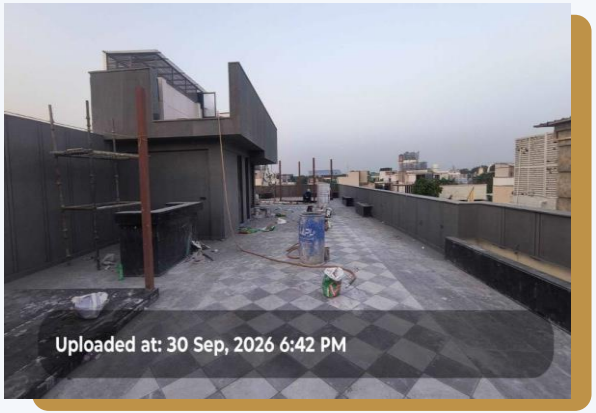




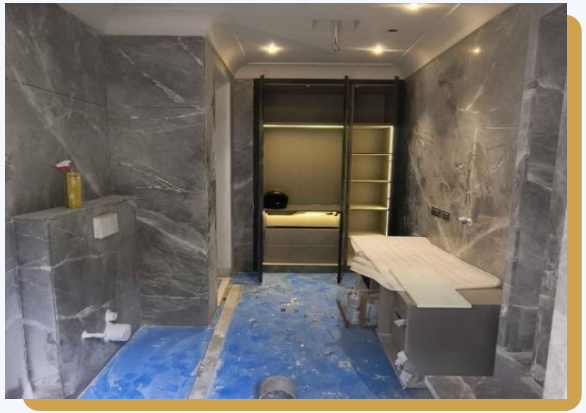


Under Construction Projects

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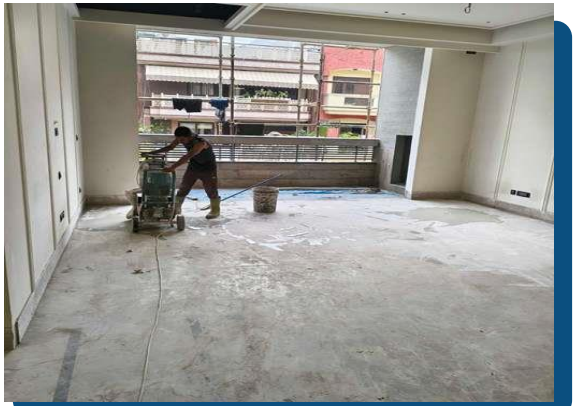




Under Construction Projects

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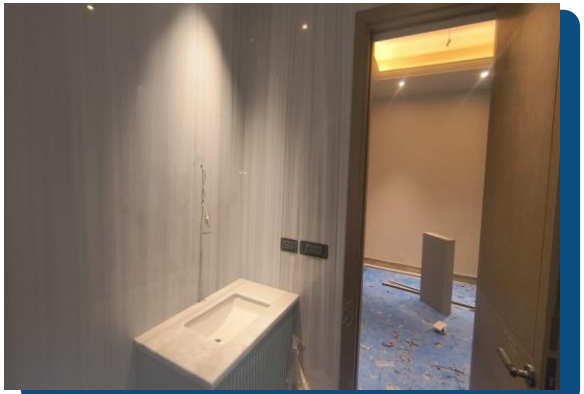






Project Progress

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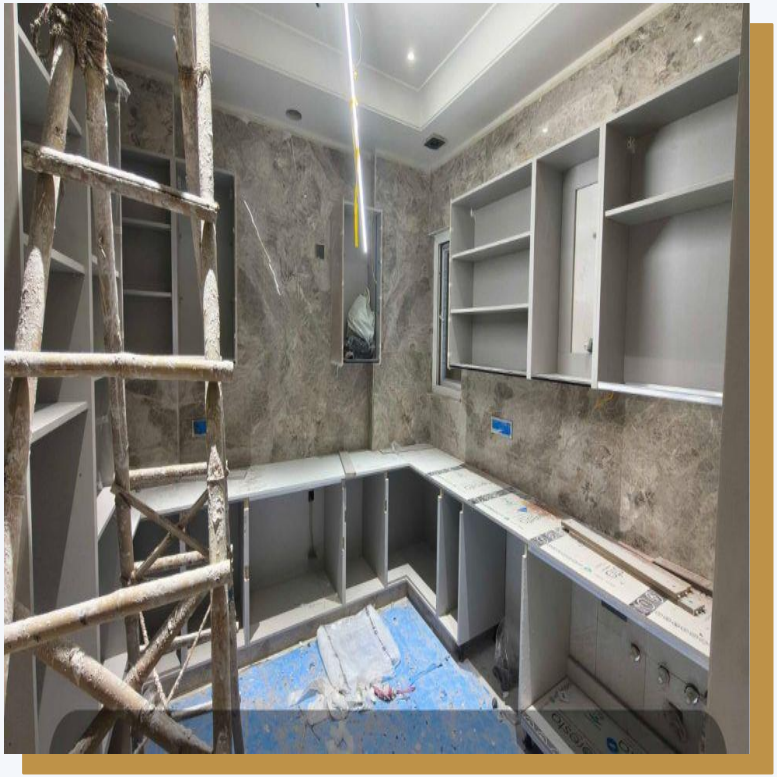







Project Progress

GROVY
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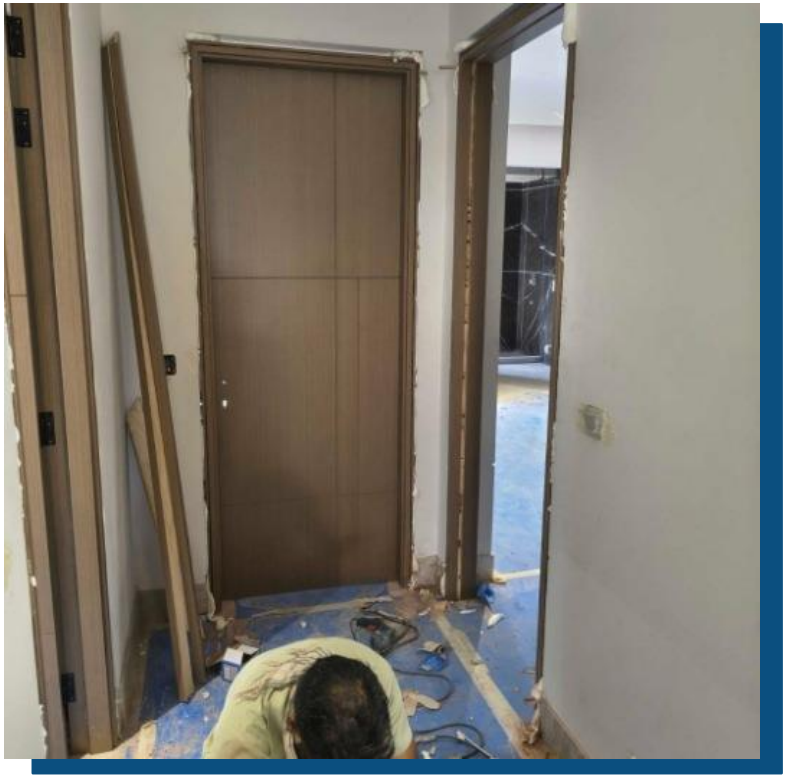




Project Progress

GROVY
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PR & Media Coverage

Press coverage, media features and key announcements from Q2 FY 2026-27 (July – September 2026).

8 JULY 2026

41st AGM

Shareholders approve ₹0.10 final dividend and the preferential issue of up to 41,69,433 shares.

23 JULY 2026

Q1 FY27 Results

Revenue ₹27.58 Cr and PAT ₹1.90 Cr; revenue +249.40% and PAT +114.02% QoQ.

6 AUGUST 2026

₹15 Crore Raised for South Delhi Expansion

Preferential issue allotted to promoters and investors; ₹40 Cr FY27 target.

15 AUGUST 2026

MPD 2047 Could Unlock Housing Supply

Ankur Jalan on FAR rationalisation, redevelopment and TOD under the Master Plan.

31 AUGUST 2026

Ankur Jalan on MPD-2047

Eased norms for group-housing redevelopment back Grovy's growth model.

AGM · Q1 Results · ₹15 Cr Preferential Issue · PropNewsTime · Zee Business

Zee Business Feature

Ankur Jalan on MPD-2047 and South Delhi redevelopment · Zee Business, 31 Aug 2026



KEY TAKEAWAYS

- MPD-2047 cuts the minimum plot size for group-housing redevelopment from 40,000 sq m to 3,000 sq m.
- No new plotted land is being created in South Delhi's established colonies — existing land becomes more valuable.
- Eased norms back Grovy's redevelopment-led growth model.

Property Plus · "How will Delhi shine by 2047?" · Ankur Jalan, Director

ASSOCHAM Conference

Real Estate for Viksit Bharat · New Delhi, 8 September 2026



EVENT HIGHLIGHTS

- Theme: “Enabling Growth, Investment & Ease of Doing Business”.
- Brought together industry leaders across real estate, finance, infrastructure and technology.
- Session II speakers: Anand Patil, Chirag Mehta, A.K. Malik, Suman Jyoti Khaitan, Sandeep Shah, Narinder Kamra and Ankur Jalan.

ASSOCHAM · Real Estate for Viksit Bharat · Ankur Jalan, Director

Session II Panel

GCCs, Investment, Finance & Innovation: Driving the Next Phase of Real Estate Growth



Ankur Jalan, Director
Panellist, Session II

01
Investment & Finance
Access to capital and evolving investment structures shape how projects are conceived and delivered.

02
Infrastructure & Technology
Technology is entering project management, construction and building operations.

03
Safety & Sustainability
Developers are looking to combine growth with higher safety standards and responsible development.

04
Ease of Doing Business
Better processes and less friction remain key to supporting the industry's continued growth.

Investment, technology, infrastructure and sustainability are increasingly interconnected

Culture & Festive Celebrations

OUR CULTURE

Celebrating every festival, honouring every culture

At Grovy India, we celebrate every festival and every culture together, as one family. These moments strengthen the bonds within our team and the spirit of togetherness and respect that guides how we work and build.

Every Festival | Every Culture | One Grovy Family







Sales & Customer Engagement

A structured sales approach focused on transparency, responsiveness, and long-term customer relationships

01 Direct Sales Engagement

- Dedicated in-house sales team for every project.
- Personalised consultations for prospective buyers.
- Transparent pricing and documentation process.
- Consistent follow-through from enquiry to booking.

02 Customer Experience

- Guided site visits and show-unit walkthroughs.
- Regular project updates for booked customers.
- Responsive query resolution and support.
- Smooth, transparent handover process.

03 Post-Sale Relationship

- Structured after-sales service and support.
- Referral engagement with existing homeowners.
- Long-term relationship management.
- Continued brand touchpoints post-handover.

ESG Updates



ENVIRONMENT

- Implementation of rainwater harvesting systems across projects to reduce dependency on external water sources.
- Adoption of water-efficient fixtures such as low-flow showerheads and toilets.
- Focus on sustainable construction practices and resource optimization.
- Emphasis on energy-efficient designs to reduce environmental footprint.



SOCIAL

- Ensure strict adherence to electrical safety standards across all construction sites.
- Implement robust security and safety protocols to safeguard workforce and operations.
- Strict adherence to chemical storage, handling, and safety compliance requirements.
- Clear and visible safety signage across sites to promote awareness and risk prevention



GOVERNANCE

- Strong Board oversight
- Regulatory compliance
- Ethical business conduct.
- Transparent disclosures

Grovy India: Committed to Sustainable, Safe, and Responsible Development

Client Testimonials

What our clients say about us — real feedback from real people.





Q2 FY 2026-27 Corporate Updates

GROVY
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01 AGM & Final Dividend

8 July 2026 — 41st AGM held. Shareholders approved a final dividend of ₹0.10 per share and the preferential issue of up to 41,69,433 equity shares.

02 Preferential Allotment

4 August 2026 — 41,69,433 equity shares allotted at ₹36 to promoters and investors, raising ₹15,00,99,588. Paid-up equity capital rose to ₹17.51 Cr.

Future Outlook

01 Capital Raising Initiative

₹15.01 Cr raised in August 2026 through the preferential issue (41,69,433 shares allotted at ₹36), against the ₹40 crore FY27 fund-raising target. The balance of ~₹25 crore is being pursued in line with market conditions and project requirements — subject to statutory and regulatory approvals.

02 GGF Collaboration & Scale

Three projects are under construction with Golden Growth Fund (GGF). The Company will evaluate more collaborative projects and aims to scale execution towards 20–25 projects annually over the next three years, subject to market conditions and project availability.

03 NSE Listing

Over the next 3 years subject to market conditions and regulatory approvals, the Company aims to list on the National Stock Exchange (NSE) to enhance liquidity, broaden the investor base, and strengthen market visibility and institutional reach.

All forward-looking plans are subject to Board, regulatory, and shareholder approvals as applicable.

Media Recognition & Features

Grovy India has been featured and recognised across leading national publications and real estate platforms.



About Management



Mr. PC Jalan

Chairman

Mr. PC Jalan, Chairman of Grovy India Limited is an esteemed member of ICAI (Institute of Chartered Accountant of India). A financial expert with an experience of more than 40 years in the financial services market, he is efficiently directing and administering all the financial and business planning of the company, including analysis and forecasting, setting up the framework for internal control, management of business system and all operating funds comprising of company's working capital.



Mr. Nishit Jalan

CFO

An Engineer from BITS - Pilani by qualification, Mr. Nishit Jalan, CFO heads the construction, architectural and purchase departments of Grovy India. He is also responsible for the company's strong public image, has played a key role in strengthening the Company's brand positioning and stakeholder engagement.. His relationship endeavors including long-term competitive advantages has allowed the company to gain high recognition in social environment. Along with being the CFO of the company, he is actively involved in the management team controlling the administration, PR, corporate image, publicity and art.



Mr. Ankur Jalan

Director

Mr. Ankur Jalan, Director has graduated in B.Tech from Manipal University and has a Masters in Construction Management from University of Salford. He is instrumental in heading the project viability and execution challenges of the projects. With deep knowledge in urban planning and infrastructure and understanding the nuances of the guiding authorities of the civil planning, he organizes the compatible planning of the projects in association with the client's demands.

Safe Harbor Statement

Disclaimer

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Words or phrases such as 'will', 'aim', 'will likely result', 'would', 'believe', 'may', 'expect' and similar expressions may constitute forward-looking statements.

These forward-looking statements involve risks, uncertainties, and other factors that could cause actual results to differ materially. The Company does not undertake any obligation to update forward-looking statements after the date thereof.

This document is not an offer to buy or sell or a solicitation of any offer to buy or sell securities. Past performance is not indicative of future results.

GROVY
TOGETHER, WE GROW

THANK YOU

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