



Date: October 14, 2025

To,

The General Manager Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex, Bandra (E) Mumbai-400051 NSE Scrip code: 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 Expands Mumbai Portfolio with the Launch of Prestige Garden Trails in Dahisar-Mira Road”

Please find enclosed, a copy of the Press Release titled “Prestige Group Expands Mumbai Portfolio with the Launch of Prestige Garden Trails in Dahisar-Mira Road”

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



FOR IMMEDIATE RELEASE

Prestige Group Expands Mumbai Portfolio with the Launch of *Prestige Garden Trails* in Dahisar-Mira Road

Bringing Prestige's hallmark quality and design excellence to Dahisar-Mira Road, one of Mumbai's promising suburban corridors.

Mumbai, 14th October, 2025: Prestige Group, one of India's leading and most trusted real estate developers, has announced the launch of its latest residential development — *Prestige Garden Trails* — located in the fast-growing Dahisar-Mira Road corridor at Western Express Highway in Mumbai.

Spanning across **5.2 acres**, the project offers a total carpet area of approximately **1 million sq. ft.**, comprising **1,324 residential units** designed to meet the evolving aspirations of homebuyers. With a **Gross Development Value (GDV) of approximately ₹2,000 crore**, *Prestige Garden Trails* represents the Group's continued commitment to delivering high-quality homes that blend functionality, design, and affordability.

Strategically positioned at the confluence of Dahisar and Mira Road just two minutes walk from the upcoming Metro station, the development enjoys excellent connectivity to major employment hubs through the Western Express Highway, Metro Line 9, and upcoming infrastructure upgrades. The project is set around a well-planned urban ecosystem with access to schools, hospitals, retail, and social infrastructure, offering residents a complete lifestyle experience.

Prestige Garden Trails features thoughtfully crafted 1, 2, and 3-bedroom apartments, complemented by a range of modern amenities including landscaped gardens, a clubhouse, swimming pool, children's play zones, fitness facilities, and multipurpose courts — all designed to promote community living and wellbeing.

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

"Mumbai continues to be one of our key focus markets, and *Prestige Garden Trails* reflects our confidence in its strong and enduring demand for quality mid-segment housing. We've built a strong brand reputation in Mumbai through our luxury and uber-luxury developments, establishing deep trust and recall among customers. With *The Prestige City Mulund*, our flagship integrated township in the eastern suburbs, we've successfully extended that credibility to a wider audience. Building on this momentum, we now aim to leverage our brand equity to drive greater scale and speed in the suburban markets, translating goodwill into both velocity and volume."

Prestige Group has significantly strengthened its footprint in Mumbai over the past few years, with a diverse portfolio spanning luxury, mid-segment, and commercial developments. The launch of *Prestige Garden Trails* further reinforces the Group's long-term commitment to expanding its presence in India's financial capital and delivering homes that elevate urban living.

About Prestige Group:

Founded in 1986, Prestige Group is one of India's most prominent and diversified real estate developers with a portfolio spanning residential, commercial, retail, hospitality, and integrated townships across major cities. Known for its design excellence, timely delivery, and customer-centric approach, the Group has completed over 300 projects across more than 199 million sq. ft. of developable area, with ongoing and upcoming projects spread across key markets such as Bengaluru, Mumbai, Hyderabad, Chennai, NCR, Goa, and Kochi.

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