

03 August 2025

India | Equity Research | Q1FY26 Results Update

Godrej Properties

Real Estate

Healthy launch pipeline to drive sales bookings in FY26

Godrej Properties (GPL) has clocked robust Q1FY26 gross sales bookings of 6.2msf, worth INR 70.8bn, led by several new launches across Bengaluru and Greater Noida. In FY25, the company had achieved record sales bookings worth INR 294bn (up 31% YoY). For FY26, it has given a formal sales booking guidance of INR 325bn, implying around 10% growth over FY25 sales bookings. While this may appear conservative, the 10% guidance outperformance in FY25 means a higher base heading into FY26. However, with a strong launch pipeline of INR 400bn for FY26, the company may exceed its guidance. Maintain our sales bookings estimates of INR 315bn for FY26E and INR 341bn for FY27E. Retain **BUY** with an unchanged TP of INR 2,603. Key risks: Residential demand slowdown and muted price growth.

Robust start to FY26; healthy FY26 launch pipeline

GPL clocked robust Q1FY26 gross sales bookings worth INR 70.8bn, led by several new launches in Q1 across Bengaluru and Greater Noida along with sustenance sales bookings. In FY25, the company had achieved record sales bookings worth INR 294bn (up 31% YoY), which was 9% higher than its FY25 sales booking guidance of INR 270bn. For FY26, it has given a formal sales booking guidance of INR 325bn, implying around 10% growth over FY25 sales bookings. While this may appear conservative, the 10% guidance outperformance in FY25 means a higher base heading into FY26. However, with a strong launch pipeline of INR 400bn for FY26, the company may exceed its guidance. We maintain our sales bookings estimates of INR 315bn for FY26E and INR 341bn for FY27E owing to GPL's strong launch pipeline. Conversion of strong sales bookings, growing at 55% CAGR over FY22-25, to stronger operating cash surplus (ex-land/tax/interest) over FY25-27 (INR 75bn achieved in FY25) remains key for company's growth trajectory going ahead.

Balancing growth aspirations with optimal debt levels remains key

The company had a strong FY25 for business development and added projects having GDV of INR 265bn. Q1FY26 land capex stood at INR 20bn vs. gross operating surplus of INR 9.4bn and QIP proceeds of INR 60bn. As the company continues to invest in new land parcels to drive sales booking growth, its ability to maintain optimal net debt levels (net debt of INR 33bn as of Mar'25) remain a key monitorable.

Financial Summary

Y/E March (INR mn)	FY24A	FY25A	FY26E	FY27E
Net Revenue	30,356	49,228	82,500	99,000
EBITDA	(1,297)	444	11,507	15,957
EBITDA Margin (%)	NM	0.9	13.9	16.1
Net Profit	7,471	13,892	15,539	19,017
EPS (INR)	26.9	46.1	51.6	63.1
P/B (x)	5.5	3.5	3.2	2.9
P/E (x)	76.2	44.4	39.7	32.4
EV/EBITDA (x)	NM	NM	50.4	38.1
RoCE (%)	5.7	8.2	11.8	12.6
RoE (%)	7.6	9.9	8.4	9.4

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Market Data

Market Cap (INR)	618bn
Market Cap (USD)	7,056mn
Bloomberg Code	GPL IN
Reuters Code	GODR.BO
52-week Range (INR)	3,400 /1,870
Free Float (%)	47.0
ADTV-3M (mn) (USD)	26.2

Price Performance (%)	3m	6m	12m
Absolute	(5.1)	(13.1)	(34.4)
Relative to Sensex	(5.6)	(17.1)	(32.9)

ESG Score	2023	2024	Change
ESG score	75.3	74.5	(0.8)
Environment	66.2	66.9	0.7
Social	71.3	69.3	(2.0)
Governance	83.0	84.4	1.4

Note - Score ranges from 0 - 100 with a higher score indicating higher ESG disclosures.

Source: SES ESG, I-sec research

Previous Reports

03-05-2025: [Q4FY25 results review](#)08-04-2025: [Company Update](#)

Exhibit 1: Q1FY26 consolidated result snapshot

INR mn year ending March	Q1FY26	Q1FY25	Q4FY25	YoY (%)	QoQ (%)
Total Operating income	4,346	7,390	21,217	(41.2)	(79.5)
Raw Materials	1,761	4,947	13,445	(64.4)	(86.9)
Personnel Cost	1,493	987	1,303	51.2	14.5
Other Expenses	3,524	2,707	5,369	30.2	(34.4)
Total Expenses	6,779	8,641	20,118	(21.6)	(66.3)
EBITDA	-2,433	-1,251	1,100	94.5	(321.3)
<i>EBITDA margin (%)</i>	<i>(56.0)</i>	<i>(16.9)</i>	<i>5.2</i>	<i>(3,906.2)</i>	<i>(6,116.8)</i>
Interest (Net)	327	408	460	(19.8)	(28.9)
Depreciation	220	166	211	32.5	4.6
Other Income	11,858	9,605	5,593	23.5	112.0
Profit Before Tax	8,878	7,780	6,022	14.1	47.4
Taxation	2,622	1,974	1,884	32.8	39.1
Profit After Tax before MI/Associate	6,256	5,806	4,138	7.7	51.2
MI/Associate/JV share	-272	-618	-354		
Reported PAT	5,984	5,188	3,784	15.3	58.1
<i>Net margin (%)</i>	<i>137.7</i>	<i>70.2</i>	<i>17.8</i>	<i>6,750.0</i>	<i>11,986.6</i>

Source: I-Sec research, Company data

Exhibit 2: Quarterly sales volume trends

Quarterly Sales Performance (Gross)	Q3FY24	Q4FY24	Q1FY25	Q2FY25	Q3FY25	Q4FY25	Q1FY26
Volumes (mn-sqft)	4.34	8.17	8.99	5.15	4.07	7.52	6.17
Value of sales (INR mn)	57,200	95,190	86,370	51,980	54,460	1,01,630	70,820
Average realisation (INR/psf)	13,180	11,651	9,607	10,093	13,381	13,515	11,478

Source: I-Sec research, Company data

Exhibit 3: GPL's direct method cashflow (FY21-Q1FY26)

Details (INR mn)	FY21	FY22	FY23	FY24	FY25	Q1FY26
Gross Sales Bookings	67,250	78,610	1,22,320	225,270	294,440	70,820
Operating Cash Inflow (Collections)	43,670	77,710	1,04,830	129,400	188,780	41,340
Operating Cash Outflow	-34,750	-60,090	-69,500	-86,060	-113,940	-31,870
Construction and related outflow	-19,420	-32,200	-35,750	-40,930	-55,000	-14,580
Other project related outflow	-15,320	-27,890	-33,750	-45,130	-58,940	-17,290
Net Operating Surplus(A)	8,930	17,610	35,330	43,340	74,840	9,470
Financial Cashflows:						
Inflow on private placement/QIP	36,970	-	-	-	59,220	-
PE exit	-	-	-	-	-	-
Interest and corporate taxes	-4,070	-6,860	-6,970	-9,440	-11,990	-1,880
Net Financial cashflow(B)	32,900	-6,860	-6,970	-9,440	47,230	1,880
Capital Cashflow:						
Land & approval related outflow	-19,040	-17,350	-47,270	-53,640	-90,140	-20,200
Advance to JV partners and others	-1,740	-2,140	-1,350	-1,800	-920	-1,070
Net Capital Cashflow(C)	-20,780	-19,490	-48,620	-55,440	-91,050	-21,280
Adjustment for JV Projects(D)	-3,550	-2,600	-12,300	-2,910	-880	1,290
Total net GPL cashflow	1,750	-11,330	-32,550	-24,450	30,130	-13,690
Other INDAS adjustments(E)	-90	850	700	-1,060	-840	-1,300
(Increase)/Decrease in Net Debt under Ind AS(A+B+C+D+E)	17,400	-10,480	-31,850	-25,500	29,290	-13,690

Source: I-Sec research, Company data

Exhibit 4: Q1FY26 guidance achievement and FY26 guidance

Particulars	FY25 Actual	FY26 Guidance	FY26 YTD Actual	Achievement (%)	Updated Assessment*
Launch value (INR Crore)	36,600	40,000	8,500	21%	✓
Booking Value (INR Crore)	29,444	32,500	7,082	22%	✓
Customer Collections (INR Crore)	17,047	21,000	3,670	17%	✓
Deliveries [#] (Million Sq. Ft.)	18.4	10.0	0.8	8%	✓
Business Development (by expected booking value) (INR Crore)	26,450	20,000	11,400	57%	✓

*Updated management assessment of initial FY26 guidance

Represents receipt of occupancy certificate from competent authorities

Source: I-Sec research, Company data

Exhibit 5: SoTP valuation

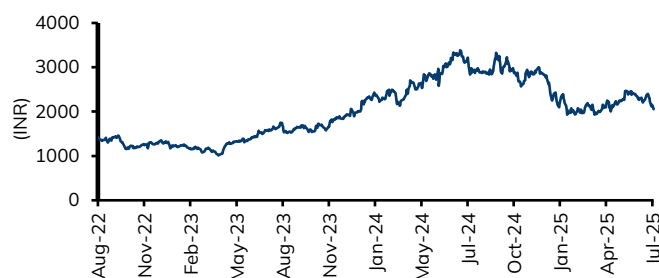
Segmental Valuation	GAV (INR mn)	Value (INR/share)
Devco sale model (FY26-31E Cash Flows)	4,79,507	1,592
Less: Mar'25 Net Debt	32,690	109
Devco NAV	4,46,817	1,484
Add:		
Value from Trees office/hotel	44,929	149
Vikhroli DM – Assuming 1msf p.a. for 40 years	30.823	102
NAV	5,22,569	1,735
Add: Business Development Value/Premium to NAV	2,61,284	868
Target Price	7,83,853	2,603

Source: I-Sec research, Company data

Exhibit 6: Shareholding pattern

%	Dec'24	Mar'25	Jun'25
Promoters	46.5	46.7	46.7
Institutional investors	39.2	38.8	39.5
MFs and others	5.7	5.5	6.0
FIs/Banks	0.6	0.5	0.9
Insurance	2.1	2.2	2.1
FIIIs	30.9	30.5	30.5
Others	14.3	14.5	13.8

Source: Bloomberg, I-Sec research

Exhibit 7: Price chart

Source: Bloomberg, I-Sec research

Financial Summary

Exhibit 8: Profit & Loss

(INR mn, year ending March)

	FY24A	FY25A	FY26E	FY27E
Net Sales	30,356	49,228	82,500	99,000
Operating Expenses	31,653	48,785	70,993	83,043
EBITDA	(1,297)	444	11,507	15,957
EBITDA Margin (%)	(4.3)	0.9	13.9	16.1
Depreciation & Amortization	446	737	1,083	1,110
Interest expenditure	1,521	1,737	7,039	7,137
Other Non-operating Income	12,986	20,442	21,464	22,537
Recurring PBT	9,723	18,412	24,848	30,248
Less: Taxes	2,529	3,334	8,005	9,796
PAT	7,193	15,078	16,844	20,452
Profit / (Loss) from Associates	277	(1,186)	(1,305)	(1,435)
Extraordinaries (Net)	-	-	-	-
Net Income (Reported)	7,471	13,892	15,539	19,017
Net Income (Adjusted)	7,471	13,892	15,539	19,017

Source Company data, I-Sec research

Exhibit 9: Balance sheet

(INR mn, year ending March)

	FY24A	FY25A	FY26E	FY27E
Total Current Assets	3,08,511	4,77,197	5,02,612	4,91,603
of which cash & cash eqv.	29,204	53,858	62,809	34,513
Total Current Liabilities & Provisions	1,47,616	2,69,132	2,73,041	2,42,205
Net Current Assets	1,60,896	2,08,065	2,29,572	2,49,398
Investments	31,501	59,511	59,511	59,511
Net Fixed Assets	12,320	13,698	9,730	8,919
Other assets	4,862	4,082	4,082	4,082
Total Assets	2,09,579	2,85,356	3,02,894	3,21,911
Liabilities				
Borrowings	1,06,565	1,08,565	1,10,565	1,10,565
Equity Share Capital	1,390	1,506	1,506	1,506
Reserves & Surplus	1,01,624	1,75,285	1,90,824	2,09,841
Total Net Worth	1,03,014	1,76,791	1,92,330	2,11,347
Minority Interest	-	-	-	-
Total Liabilities	2,09,579	2,85,356	3,02,894	3,21,911

Source Company data, I-Sec research

Exhibit 10: Cashflow statement

(INR mn, year ending March)

	FY24A	FY25A	FY26E	FY27E
Operating Cashflow	7,916	14,629	16,622	20,127
Working Capital Changes	(3,246)	(21,847)	(12,555)	(48,123)
Capital Commitments	(6,934)	(2,115)	(300)	(300)
Free Cashflow	(2,264)	(9,334)	3,767	(28,296)
Other investing cashflow	(16,508)	(43,261)	0	0
Cashflow from Investing Activities	(23,442)	(45,376)	(300)	(300)
Issue of Share Capital	-	59,217	-	-
Inc (Dec) in Borrowings	41,364	18,503	2,000	-
Dividend paid	-	-	-	-
Others	-	-	-	-
Cash flow from Financing Activities	41,364	77,720	2,000	0
Chg. in Cash & Bank balance	22,592	25,125	5,767	(28,296)
Closing cash & balance	29,204	53,858	62,809	34,513

Source Company data, I-Sec research

Exhibit 11: Key ratios

(Year ending March)

	FY24A	FY25A	FY26E	FY27E
Per Share Data (INR)				
Reported EPS	26.9	46.1	51.6	63.1
Dividend per share (DPS)	0.0	0.0	0.0	0.0
Book Value per share (BV)	370.6	587.0	638.6	701.8
Growth (%)				
Net Sales	34.8	62.2	67.6	20.0
EBITDA	(152.4)	(134.2)	2,494.0	38.7
EPS (INR)	20.4	86.0	11.9	22.4
Valuation Ratios (x)				
P/E	76.2	44.4	39.7	32.4
P/BV	5.5	3.5	3.2	2.9
EV / EBITDA	NM	NM	50.4	38.1
P / Sales	20.7	11.9	7.0	6.1
Operating Ratios				
EBITDA Margins (%)	(4.3)	0.9	13.9	16.1
Net Profit Margins (%)	24.6	28.2	18.8	19.2
Net Debt / Equity (x)	0.6	0.1	0.1	0.2
Net Debt / EBITDA (x)	(82.2)	244.7	9.6	6.9
Profitability Ratios				
RoCE (%)	5.7	8.2	11.8	12.6
RoE (%)	7.6	9.9	8.4	9.4

Source Company data, I-Sec research

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