INDIA HOMES
unlocking dreams

To,

The Manager Listing Department.
BSE Limited P.J. Towers, Dalai Street,
Fort, Mumbai- 400001.

Scrip :513361

Date: 05/11/2026

Dear Sir/Madam,

Sub: Disclosure regarding Corporate Presentation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations. 2015 of India Homes Limited for the Quarter ended 30th September, 2026.

Ref: Intimation under Regulation 30 and other applicable regulations of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

With reference to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please Find enclosed the Investor Presentation of India Homes Limited for the quarter ended 30th September, 2026.

The above-mentioned Investor Presentation will also be available on the website of the Company www.indiahomesltd.com.

Kindly take the afore-mentioned submission on your records.

Thank You,

Yours faithfully

For India Homes Limited

Siddharth S. Gupta

Jt. Managing Director, (DIN:03640615)

INDIA HOMES

INVESTOR PRESENTATION

October 2026 · MUMBAI

INDIA HOMES LIMITED

Q2 *FY27*

Executing the roadmap — a Mumbai-focused real estate redevelopment platform.

REPORTING PERIOD	LISTING	SECTOR
July – Sept 2026	BSE	Real Estate

AUDITED STANDALONE RESULTS

NOTICE

Forward-looking statements & safe-harbour

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Actual results may differ materially from these forward-looking statements due to a number of factors, including future changes or developments in the Company's business, its competitive environment, information technology, and the political, economic, legal and social conditions in India.

This presentation does not constitute an offer or invitation to purchase or subscribe for any shares in the Company and neither any part of it shall form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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MANAGEMENT COMMENTARY

Delivering on our transformation.



Mr. Varun S. Gupta

MANAGING DIRECTOR · INDIA HOMES LTD

FROM THE MANAGING DIRECTOR

“During the second quarter of FY2027, we continued to build on India Homes strategic transition into a Mumbai-focused real estate redevelopment platform. Having repositioned the business towards the redevelopment segment, our efforts are now directed towards advancing identified project opportunities, progressing the necessary planning and approval processes, and strengthening the foundation for the Company’s next phase of growth.

The Company recorded Profit after Tax of ₹426.66 lakh during the quarter. As we continue to establish our presence in Mumbai’s redevelopment market, our priority is to develop a strong and scalable project portfolio, supported by a disciplined approach to project selection, capital allocation and execution planning. We believe that the redevelopment opportunity in Mumbai offers significant long-term potential, and India Homes is focused on building a platform that can effectively capture these opportunities.

Looking ahead, we remain committed to taking our identified projects forward, enhancing project readiness and pursuing opportunities that align with our strategic priorities. Our focus is on building a sustainable, asset-light redevelopment business with a strong foundation for long-term growth and value creation for our shareholders.”

THEME	REPORTING	FOCUS
Transformation	Q2 FY27	Mumbai redevelopment

SECTION ONE

01

Quarterly highlights

FINANCIAL SNAPSHOT · Q2 FY27

UNAUDITED STANDALONE RESULTS

Financial snapshot

ALL FIGURES IN ₹ LAKHS UNLESS STATED · ( ) DENOTES LOSS

Profit & Loss Statement

METRIC	QUARTER ENDED Q2 FY27	QUARTER ENDED Q1 FY27	QUARTER ENDED Q2 FY26	HALF YEAR ENDED H1 FY27	HALF YEAR ENDED H1 FY26	YEAR ENDED FY26
TOTAL INCOME	₹28.13	₹23.30	₹11.93	₹51.42	₹25.40	₹2,764.52
PROFIT AFTER TAX	₹426.66	₹344.16	(₹314.89)	₹770.82	(₹462.46)	₹1,865.54
EPS · ₹ PER SHARE	0.11	0.09	(0.08)	0.19	(0.12)	0.47

Figures per standalone financial results. Tax expense was nil in the periods shown, hence profit before tax equals profit after tax. Prior-period comparisons reflect the Company's pivot from stainless-steel manufacturing to real estate. Profit after tax includes exceptional items.

UNAUDITED STANDALONE RESULTS

Balance Sheet & Cash Flow snapshot

ALL FIGURES IN ₹ LAKHS UNLESS STATED · ( ) DENOTES LOSS

Balance Sheet

AS ON 30 SEPT

METRIC	SEPT FY27	MAR FY27
TOTAL ASSET	₹ 38,427.27	₹ 39,713.76
NET WORTH	₹ 5,271.52	₹ 4,500.70
TOTAL BORROWINGS	8,330.11	9,137.97

Cash Flow

FOR THE HALF YEAR ENDED

METRIC	H1 FY27	H1 FY26
OPERATING CASH FLOW	₹ 1,113.27	₹ 2,029.48
INVESTING CASH FLOW	-	-
FINANCING CASH FLOW	(1,132.95)	(2,028.28)

SECTION TWO

02

FY26 transformation

FROM STEEL TO REAL ESTATE

A DEFINING YEAR

From steel to real estate

Key milestones in the pivot from stainless-steel manufacturing to Mumbai real estate — five moves that reshaped the balance sheet, the brand and the roadmap.

MAY 2025

JV MOU signed

Memorandum of Understanding signed with the Lloyds Group to jointly develop the Company's land at Khopoli.

JUL 2025

Dev. agreement executed

Development Agreement executed with Lloyds IHL LLP — the joint venture for the Khopoli project.

SEP 2025

Debt repaid

Entire outstanding borrowings with Kotak Mahindra Bank repaid in full, freeing the balance sheet.

NOV 2025

Rebranding

Company renamed India Homes Limited; the Board approves the real estate roadmap.

MAR 2026

ARC settlement

One-Time Settlement reached with J.C. Flowers ARC to resolve all remaining secured borrowings; payout pending.

SECTION THREE

03

Company overview

ABOUT · JOURNEY · FOOTPRINT

ABOUT US

A Mumbai-focused redeveloper.

Unlocking value in land-scarce urban locations by transforming legacy assets into premium residential and mixed-use developments.

With over two decades of experience, we combine institutional capital with local partnerships to efficiently manage approvals, tenant rehabilitation, and project delivery — end-to-end.

20+	4	4
YEARS OF EXPERIENCE	PIPELINE PROJECTS	MUMBAI MICRO-MARKETS

KEY MICRO-MARKETS · MUMBAI

Matunga	Wadala
Chembur	Dadar

PRIME LOCATIONS

High-density redevelopment

DELIVERY DISCIPLINE

Approvals, build & costs

LOCAL PARTNERSHIPS

20+ years on the ground

DEMAND TAILWIND

Sustained Mumbai demand

Experience reflects the promoter group's combined track record in Mumbai real estate redevelopment.

JOURNEY SO FAR

Seven decades of growth.

1950s → 2020s

Strategic phases and key milestones — from foundation through manufacturing, expansion and the FY26 pivot into Mumbai real estate.

1950S	1970S	1980S	1990S	2000S	2010S	2020S
Foundation	Manufacturing	Strategic shift	Expansion	Integration	Challenges	Transformation

FY26 — Rebranded to *India Homes Limited*

SECTION FOUR

04

Business overview

PORTFOLIO · PIPELINE · STRENGTHS · CSR

OUR BUSINESS

Real estate redevelopment — our core.

We specialize in the redevelopment of legacy and under-utilized properties in prime Mumbai locations.

01 End-to-end execution

Approvals, design, tenant rehabilitation, construction and sales — managed in-house with disciplined delivery cadence.

02 Strong partner networks

Long-standing relationships with local partners, tenants and other stakeholders — built over two decades on the ground.

03 Disciplined approach

Transparency, quality, timely delivery and tight cost management — the operating system that protects margin.

04 Land-scarce focus

Operating in high-demand, supply-constrained micro-markets of Mumbai where redevelopment unlocks meaningful value.



IMAGE · ARTIST'S RENDERING FOR ILLUSTRATIVE PURPOSES

COMPLETED · ANDHERI

The Link

A landmark mixed-use redevelopment in Andheri completed in 2011 — among the larger early projects in the promoter group's portfolio.

PROJECT YEAR	COMPLETION
Feb 2007	Jan 2011
CONSTRUCTION AREA	LOCATION
1,00,000 sq ft	Andheri, Mumbai



COMPLETED · WADALA

Emgee Greens

A residential redevelopment in Wadala completed in 2007 — among the group's largest projects by construction area and an early footprint in a core micro-market.

PROJECT YEAR	COMPLETION
Mar 2002	Oct 2007
CONSTRUCTION AREA	LOCATION
1,50,000 sq ft	Wadala, Mumbai



COMPLETED · MATUNGA

Aden Court

A premium residential redevelopment in Matunga delivered in 2023 — the most recent completion in the promoter group's portfolio.

PROJECT YEAR	COMPLETION
Jan 2018	Dec 2023
CONSTRUCTION AREA	LOCATION
1,25,000 sq ft	Matunga, Mumbai

PIPELINE & ONGOING PROJECTS

What's next.

India Court

PRE-LAUNCH

LOCATION	CONSTRUCTION AREA	TIMELINE
Wadala	~75,000 sq ft	~3 years

King Court

PRE-LAUNCH

LOCATION	CONSTRUCTION AREA	TIMELINE
Matunga	~1,50,000 sq ft	~3 years

Duke Court

PRE-LAUNCH

LOCATION	CONSTRUCTION AREA	TIMELINE
Chembur	~5,00,000 sq ft	~4 years

Waterfall Enclave

JV · LLOYDS

LOCATION	CONSTRUCTION AREA	TIMELINE
Khopoli	~60 lakh sq ft	Multi-phase

The promoters, in their private capacity, hold land bank and/or development agreements for the Wadala, Matunga and Chembur properties. The Company is desirous of consolidating all real estate projects under India Homes, is in the process of finalizing such agreements, and will approach shareholders for the requisite approvals. Timelines and scope are indicative.

INVESTMENT THESIS

Key competitive strengths.

Eight reasons India Homes is emerging as a scalable, high-growth real estate business.

01 · LAND

Strategic land bank

Significant embedded value with strong monetization potential across Khopoli, Wadala, Matunga and Chembur.

02 · VALUE

Value unlock through development

Redevelopment economics turn under-utilized legacy assets into premium residential and mixed-use product.

03 · PIVOT

Turnaround & transformation story

FY26 marks the decisive shift from stainless-steel to real estate — debt resolved, JV signed, brand reset.

04 · PEOPLE

Experienced promoter group

Two decades of execution, deep local relationships and a delivered portfolio across Mumbai micro-markets.

05 · MIX

Shift to high-margin business

Redevelopment generates structurally higher margins than the previous manufacturing portfolio.

06 · ASSETS

Integrated asset advantage

Group ownership of land and execution capability enables faster, more capital-efficient builds.

07 · MODEL

Flexible development model

Mix of direct development, JVs and group-entity execution — capital-efficient and risk-shared.

08 · RETURNS

Strong investor upside

Asset-light, high-return real estate model with visible launch pipeline and a clean balance sheet.

CSR & SOCIAL IMPACT

Inclusive & sustainable development.

FLAGSHIP INITIATIVE

01

Promoter-led educational institution.

Shri Banshidhar Aggarwal School · Wadala, Mumbai

Our promoters are actively involved in running Shri Banshidhar Aggarwal School in Wadala — providing quality education and contributing directly to community development in one of our core micro-markets.

LOCATION

Wadala, Mumbai

FOCUS

Education & community

02

Education for underprivileged students

Financial assistance to students from economically weaker sections, with a focus on rural, remote and conflict-affected regions.

03

Educational materials

Regular distribution of books, notebooks and study materials to promote education and reduce dropout rates.

04

Merit scholarships

Scholarships to academically bright students — encouraging excellence and supporting higher education opportunities.

05

Healthcare & community welfare

Organization of blood donation camps and participation in community health initiatives to support public healthcare needs.

Q1 FY27 · INDIA HOMES LIMITED

Thank *you.*

INVESTOR & MEDIA RELATIONS

Adfactors PR Pvt. Ltd.

CONTACT 01

Smit Patel

smit.patel@
adfactorspr.com

CONTACT 02

Nishita Bhatt

nishita.bhatt@
adfactorspr.com

CONTACT 03

Vivek Sahu

vivek.sahu@
adfactorspr.com

INDIA HOMES LIMITED

www.indiahomesltd.com

info@indiahomesltd.com