Prozone Realty Limited

Dated: 5th November 2026

To,

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex, Bandra (E)
Mumbai 400 051
Scrip: PROZONER

BSE Limited
Listing Department
P.J. Towers, Dalal Street, Fort
Mumbai 400 001
Scrip: 534675

Dear Sir/Madam,

Sub: Outcome of Board Meeting - Unaudited financial results for the quarter ended 30.09.2026- Regulation 30 and 33 of SEBI (LODR) Regulations 2015.

With reference to the captioned subject, this is to inform you that the Board of Directors, at its meeting held today, i.e. on 5th November 2026 has approved the Standalone and Consolidated unaudited financial results of the Company for the quarter and period ended 30th September 2026. In view of the same, we enclose herewith copies of Standalone and Consolidated unaudited financial results along with the limited review reports issued by the Statutory Auditors of the Company thereon respectively.

Please take note that the Company shall be publishing only consolidated financial results in the newspapers.

The meeting of the Board of Director commenced at 7.00 p.m. and concluded at 11.45 p.m.

Kindly take the same on your record and oblige.

Thanking you,

Yours truly,
For Prozone Realty Limited

Prozone Realty Ltd. Mumbai

Ajayendra Pratap Jain
CS & Chief Compliance Officer

Encl: as above

MSKA & Associates LLP
(Formerly known as M S K A & Associates)
Chartered Accountants

HO
602, Floor 6, Raheja Titanium
Western Express Highway, Geetanjali
Railway Colony, Ram Nagar, Goregaon (E)
Mumbai 400063, INDIA
Tel: +91 22 6974 0200

Independent Auditor's Review Report on unaudited financial results of Prozone Realty Limited for the quarter and year to date ended September 30, 2026, pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Prozone Realty Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Prozone Realty Limited (hereinafter referred to as 'the Company') for the quarter ended September 30, 2026 and the year to date results for the period from April 1, 2026 to September 30, 2026, ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No. 105047W/W101187

Bhavik L. Shah
Partner
Membership No. 122071
UDIN: 26122071WROBXE2137

Place: Mumbai
Date: November 05, 2026

PROZONE REALTY LIMITED
CIN : L45200MH2007PLC174147
Website: https://prozonerealty.com Email: info@prozonerealty.com Tel.: 022 – 68239000
Regd. Off: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099

Statement of unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2026

(Rs. in lakhs)

	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	(a) Revenue from operations (Sale of Services)	171.20	839.55	219.89	1,010.75	437.02	1,044.93
	(b) Other income	2,841.79	657.47	257.05	3,499.26	518.15	1,827.91
	Total income	**3,012.99**	**1,497.02**	**476.94**	**4,510.01**	**955.17**	**2,872.84**
2	**Expenses**						
	(a) Employee benefits expense	192.03	166.37	147.68	358.40	290.63	640.84
	(b) Finance costs	429.02	687.71	38.47	1,116.73	76.10	57.57
	(c) Depreciation and amortisation expenses	116.57	73.50	98.52	190.07	189.41	393.69
	(d) Other expenses	286.91	366.54	177.48	653.45	316.37	805.11
	Total expenses	**1,024.53**	**1,294.12**	**462.15**	**2,318.65**	**872.51**	**1,897.21**
3	**Profit before tax**	**1,988.46**	**202.90**	**14.79**	**2,191.36**	**82.66**	**975.63**
4	Tax expense						
	Current Tax (including earlier years)	(49.83)	49.83	16.46	-	40.07	61.56
	Deferred Tax / (credit)	(101.93)	(5.40)	(7.05)	(107.33)	(12.76)	194.89
	Total Tax Expenses	**(151.76)**	**44.43**	**9.41**	**(107.33)**	**27.31**	**256.45**
5	**Net Profit for the period / year**	**2,140.22**	**158.47**	**5.38**	**2,298.69**	**55.35**	**719.18**
6	Other comprehensive income						
	Items that will not be reclassified to profit or loss:						
	- Remeasurement gain/(loss) on defined benefit liability	(1.41)	(1.41)	0.49	(2.82)	0.97	(5.63)
	- Fair value gain/(loss) on financial assets measured at FVOCI (note 4)	43,095.57	-	(160.51)	43,095.57	(160.51)	35,131.37
	- Tax on above	(1,980.74)	0.34	22.84	(1,980.40)	22.72	(5,022.36)
7	**Total comprehensive income for the period / year**	**43,253.64**	**157.40**	**(131.80)**	**43,411.04**	**(81.47)**	**30,822.56**
8	Paid-up equity share capital (Face Value Rs. 2 per share)	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
9	Other Equity						1,13,221.85
10	**Earnings per share (Basic and Diluted) (Rs.) #**	**1.40**	**0.10**	**0.00**	**1.51**	**0.04**	**0.47**

Not annualized except for the year ended March 31, 2026

Notes :

1 The above unaudited Standalone Financial results for the quarter and half year ended September 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 05, 2026. The statutory auditors of the Company have expressed an unmodified conclusion on the unaudited Standalone Financial results for the quarter and half year ended September 30, 2026.

2 The unaudited standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in terms of the Regulation.

3 In accordance with Ind AS 108 'Operating Segments', segment information has been given in the consolidated financial results of the Company.

4 Significant fair value gains on remeasuring financial assets (FVOCI) represent remeasurement of fair valuation of investments in subsidiaries and Joint venture on account of change in fair value of properties determined based on valuation report of independent valuer and gain / (loss) on disposal of investments.

5 Following the MCA Order dated September 10, 2024 disallowing the re-appointment of Mr Salil Chaturvedi as Deputy Managing Director with effect from February 27, 2020, the shareholders of the Company, on September 6, 2026, approved the waiver of recovery of remuneration amounting to Rs. 512.37 lakhs paid to Mr Salil Chaturvedi during his tenure as Deputy Managing Director. However, the salary advance amounting to Rs. 169.63 lakhs is yet to be refunded by him to the Company.

MSKA & ASSOCIATES LLP Chartered Accountants

Prozone Realty Ltd. Mumbai

6 On April 28, 2026, the Board of Directors of the Company approved the sale / divestment of the Company's entire shareholding in its subsidiaries, Kruti Realtors and Developers Private Limited, Alliance Mall Developers Co. Private Limited ("Alliance Mall") and Empire Mall Private Limited ("Empire Mall") (together, the "Divested Subsidiaries") to Inorbit Malls (India) Private Limited ("Inorbit"), and the Company entered into a Share Purchase Agreement ("SPA") on that date. The shareholders of the Company approved the transaction by a Special Resolution through postal ballot, deemed to have been passed on May 29, 2026, in terms of Section 110 of the Companies Act, 2013 and the rules made thereunder.

On fulfilment of the conditions precedent, the transaction was completed on August 24, 2026, and the Divested Subsidiaries ceased to be subsidiaries of the Company from that date. Of the base consideration of Rs. 1,24,250.00 lakhs, the Company received Rs. 66,990.63 lakhs on completion, net of adjustments under the SPA. The fair value of further consideration receivable from Inorbit under the SPA after completion of the hive-off described below is Rs. 2,815.00 lakhs. The gain of Rs. 5,175.10 lakhs on sale of these investments carried at fair value through other comprehensive income has been included under Other comprehensive income.

In terms of the SPA, non-mall assets were excluded from the sale. They are being transferred to the Company's wholly owned subsidiaries, Prozone Horizons Private Limited ("PHPL") and Hagwood Commercial Developers Private Limited (the "transferee's"). Under interim agreements dated August 24, 2026, control of these assets has passed to the transferees, and execution and registration of the conveyance and assignment deeds is in progress.

7 The Board of Directors of the Company, at its meeting held on November 5, 2026, has given an in-principle approval for capital reduction of Prozone Liberty International Limited, Singapore ("Prozone Singapore"), a wholly owned subsidiary, in accordance with applicable Singapore law. The Company expects to complete the transaction during the current financial year.

8 Previous period's / year's figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification.

9 The above unaudited Standalone Financial results are available on the Company's website (www.prozonerealty.com) and stock exchanges websites, BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
Digitally signed by Nikhil Anupendra Chaturvedi
Date: 2026.11.06 01:56:01 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Prozone Realty Ltd. Mumbai

NSKA & ASSOCIATES LLP Chartered Accountants

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Statement of Standalone Assets and Liabilities as at September 30, 2026

(Rs. in lakhs)

Particulars	As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	774.67	578.16
Investment properties	211.88	28.86
Right of use assets	212.33	245.28
Financial assets		
Investments	96,894.85	1,22,945.93
Loans	3,902.00	6,000.00
Other financial assets	441.55	440.98
Other Non-current Assets	9.28	11.27
Income tax assets (net)	-	206.36
Total non-current assets	**1,02,446.56**	**1,30,456.84**
Current assets		
Financial assets		
Investments	64,867.99	-
Trade receivables	794.51	852.47
Cash and cash equivalents	41.41	95.55
Loans	3,906.74	32,871.24
Other financial assets	3,343.85	39.92
Other current assets	37.44	5.74
Asset classified as held for sale	25.88	25.88
Total current assets	**73,017.82**	**33,890.80**
Total assets	**1,75,464.38**	**1,64,347.64**
Equity and liabilities		
Equity		
Equity share capital	3,052.06	3,052.06
Other equity	1,56,632.89	1,13,221.85
Total equity	**1,59,684.95**	**1,16,273.91**
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	172.39	8.80
Lease liabilities	166.61	199.71
Provisions	126.77	87.88
Deferred tax liabilities (net)	12,495.61	12,323.44
Other non-current liabilities	-	1,852.67
Total non-current liabilities	**12,961.38**	**14,472.50**
Current liabilities		
Financial liabilities		
Borrowings	1,133.40	33,112.75
Lease liabilities	64.75	61.91
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	3.04	3.04
Total outstanding dues of creditors other than micro enterprises and small enterprises	165.06	62.96
Other financial liabilities	48.20	30.92
Provisions	63.75	49.03
Current tax liabilities (net)	1,273.12	-
Other current liabilities	66.73	280.62
Total current liabilities	**2,818.05**	**33,601.23**
Total equity and liabilities	**1,75,464.38**	**1,64,347.64**

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
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Date: 2026.11.06 01:56:33 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Prozone Realty Ltd. Mumbai

MSKA & ASSOCIATES LLP Chartered Accountants

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Statement of Unaudited Standalone Cash Flow for the half year ended September 30, 2026

(Rs. in lakhs)

Particulars	For the Half-Year ended September 30 2026 (Unaudited)	For the Half-Year ended September 30 2025 (Unaudited)
A. Cash flows from operating activities:		
Profit before tax	**2,191.36**	**82.66**
Adjustments for:		
Depreciation and Amortisation expenses	190.07	189.41
Finance costs	1,105.52	62.29
Interest on lease liabilities	11.21	13.81
Interest income	(1,129.36)	(464.11)
Liabilities no longer required written back	-	(0.10)
Interest income on security deposits	(0.58)	(0.58)
Fair valuation gain/(loss) on current investments	(360.78)	-
Property, plant and equipment written off	-	-
Fair value gain on corporate guarantee given / extinguished	(1,997.42)	(53.36)
Operating cash flows before working capital changes	**10.02**	**(169.98)**
Adjustments for changes in working capital:		
(Increase) / Decrease in trade receivables	57.96	(4.13)
(Increase) / Decrease in other financial assets	(87.70)	38.33
(Increase) / Decrease in other assets	(29.71)	(30.80)
Increase / (Decrease) in trade payables	102.09	(29.43)
Increase / (Decrease) in other financial liabilities	17.28	6.62
Increase / (Decrease) in other liabilities	(69.14)	(55.26)
Increase / (Decrease) in provisions	50.79	4.72
Cash flows generated from operations	**51.59**	**(239.93)**
Direct taxes paid (net of refunds received)	(221.42)	(43.91)
Net cash flows generated from / (used in) operating activities (A)	**(169.83)**	**(283.84)**
B. Cash flows from investing activities:		
Acquisition of property, plant and equipment including advances	(536.65)	(117.88)
Proceeds from sale of property, plant and equipment	-	-
Payment towards Purchase of current investments (net)	(65,166.26)	-
Proceed from sale of long term investments	66,990.63	-
Redemption / (Investment) in Fixed deposits (net)	(401.15)	(98.87)
Loans and advances (given) / repayment received (net)	31,109.66	491.94
Interest received	1,082.20	133.94
Net cash flows generated from / (used in) investing activities (B)	**33,078.43**	**409.13**
C. Cash flows from financing activities:		
Repayment of long-term borrowings	(5.37)	(5.38)
Proceeds from long-term borrowings	200.67	-
Proceeds from / (Repayment of) short-term borrowings (net)	(32,012.34)	100.42
Payment of Rent (Lease Liability)	(41.47)	(41.48)
Interest paid	(1,104.23)	(1.35)
Net cash flows generated from / (used in) financing activities (C)	**(32,962.74)**	**52.21**
Net Increase in cash and cash equivalents (A+B+C)	**(54.14)**	**177.50**
Cash and cash equivalents at the beginning of the period	95.55	99.21
Cash and cash equivalents at the end of the period	**41.41**	**276.71**

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
Digitally signed by Nikhil Anupendra Chaturvedi
Date: 2026.11.06 01:56:52 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Prozone Realty Ltd. Mumbai

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Independent Auditor's Review Report on unaudited consolidated financial results of Prozone Realty Limited for the quarter and year to date ended September 30, 2026, pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Prozone Realty Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Prozone Realty Limited (hereinafter referred to as 'the Holding Company'), its subsidiaries, (the Holding Company and its subsidiaries together referred to as the 'Group') and its share of the net loss after tax and total comprehensive income of jointly controlled entities for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026 ('the Statement') attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognized accounting principles generally accepted in India and is in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33 (8) of the Regulations, to the extent applicable.



4. This Statement includes the results of the Holding Company and the following entities:

Sr. No	Name of the Entity	Relationship with the Holding Company
1	Alliance Mall Developers Co Private Limited (upto 24.08.2026)	Subsidiary
2	Empire Mall Private Limited (upto 24.08.2026)	Subsidiary
3	Hagwood Commercial Developers Private Limited	Subsidiary
4	Prozone Intu Developers Private Limited	Subsidiary
5	Kruti Multitrade Private Limited (upto 24.08.2026)	Subsidiary
6	Prozone Liberty International Limited, (Singapore)	Subsidiary
7	Omni Infrastructure Private Limited	Subsidiary
8	Prozone Developers and Realtors Private Limited	Subsidiary
9	Prozone Dream Realtors Private Limited	Subsidiary
10	Prozone Horizons Private Limited	Subsidiary
11	Prozone Arcade Private Limited	Subsidiary
12	Calendula Commerce Private Limited	Jointly Controlled Entity
13	Gajaanan Property Developers Private Limited (w.e.f 03.07.2026)	Jointly Controlled Entity

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We draw attention to Note 2 to the Statement which states that a subsidiary of the Group (i.e., Hagwood Commercial Developers Private Limited), is currently contesting cancellation and is also seeking the revalidation of the original No Objection Certificate issued previously by Airport Authority of India, Nagpur relating to the maximum permissible height of four towers out of five towers at its residential project in Nagpur, which is pending as on date.

   Based on order dated July 8, 2025 from the Honorable High Court of Judicature at Bombay Nagpur bench and other developments as stated in aforesaid note, the Management believes that the chances of revalidation of original NOC are high and accordingly, no adjustments have been made in the carrying value of inventory in respect of 12th floor to 14th floor of the four towers aggregating to Rs. 6,818.25 lakhs and no provision has been made towards expected demolition cost and rehabilitation cost and interest payable to customers on cancellation of bookings in the Statement.

   Our conclusion is not modified in respect of the above matter.

7. We did not review the interim financial results of seven subsidiaries included in the Statement, whose interim financial results reflect total assets of Rs 18,024.82 lakhs as at September 30, 2026, total revenues of Rs. 370.22 Lakhs and Rs. 370.22 Lakhs, total net loss after tax of Rs. 614.33 Lakhs and Rs. 1,314.42 Lakhs and total comprehensive loss of Rs. 31,740.13 Lakhs and Rs. 1,314.42 Lakhs, for the quarter ended September 30, 2026, and for the period from April 1, 2026, to September 30, 2026, respectively and cash inflow (net) for Rs. 690.02 Lakhs for the period from April 1, 2026 to September 30, 2026 as considered in Statement. The Statement also includes the Group's share of net profit after tax of Rs. 92.24 Lakhs and Rs. 113.19 Lakhs and total comprehensive income of Rs. 92.24 Lakhs and Rs.113.19 Lakhs for the quarter ended September 30, 2026, and for the period from April 1, 2026, to September 30, 2026, respectively, as considered in the Statement, in respect of one jointly controlled entity, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and jointly controlled entity, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and report of the other auditors.

8. The Statement includes the interim financial results of one subsidiary which has not been reviewed by their auditor and is not subject to review and have been certified by the Holding Company's management, whose interim financial results reflect total assets of Rs. 954.96 Lakhs as at September 30, 2026, total revenue of Rs. Nil and Rs. Nil, total net profit after tax of Rs. 8.94 Lakhs and Rs. 8.94 Lakhs and total comprehensive income of Rs. 8.94 Lakhs and Rs. 8.94 Lakhs for the quarter ended September 30, 2026 and for the period from April 1, 2026 to September 30, 2026 respectively, and cash inflow (net) of Rs. 11.98 Lakhs for the period from April 1, 2026 to September 30, 2026, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of Rs. 175.00 Lakhs and Rs. 175.00 Lakhs and total comprehensive loss of Rs. 175.00 Lakhs and Rs.175.00 Lakhs for the quarter ended September 30, 2026, and for the period from April 1, 2026, to September 30, 2026, respectively, as considered in the Statement, in respect of one jointly controlled entity. These interim

financial results has been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of this subsidiary and jointly control entity is based solely on such management prepared unaudited interim financial results. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion is not modified in respect of the above matter with respect to our reliance on the financial results certified by the Management.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187

Bhavik L. Shah
Partner
Membership No. 122071
UDIN: 26122071IURPDO8579

Place: Mumbai
Date: November 05, 2026

PROZONE REALTY LIMITED
CIN : L45200MH2007PLC174147
Website: https://prozonerealty.com Email: info@prozonerealty.com Tel.: 022 - 68239000
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Statement of unaudited Consolidated Financial Results for the Quarter and half year ended September 30, 2026

(Rs. in lakhs)

	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Income**						
	(a) Revenue from operations						
	Outright Sales	1,663.55	1,524.24	1,553.75	3,187.79	2,294.85	6,492.19
	Other Operating Income	-	-	-	-	-	100.00
		1,663.55	1,524.24	1,553.75	3,187.79	2,294.85	6,592.19
	(b) Other income	387.57	51.43	28.69	439.00	62.30	259.23
	Total income	2,051.12	1,575.67	1,582.44	3,626.79	2,357.15	6,851.42
2	**Expenses**						
	(a) Cost of Projects	2,536.70	1,204.38	1,582.70	3,741.08	3,116.20	6,046.97
	(b) Change in inventories of finished goods and work in progress	(1,106.21)	195.74	(186.51)	(910.47)	(1,060.14)	(391.41)
	(c) Employee benefits expense	146.20	99.34	48.74	245.54	87.60	216.66
	(d) Finance costs	235.05	141.42	106.77	376.47	176.83	330.82
	(e) Depreciation and amortisation expenses	112.73	71.77	76.13	184.50	165.04	388.99
	(f) Other expenses	537.67	566.68	697.62	1,104.35	1,063.81	1,900.20
	Total expenses	2,462.14	2,279.33	2,325.45	4,741.47	3,549.34	8,492.23
3	**Profit/(loss) before tax and before share of profit / (loss) of joint venture from continuing operations**	(411.02)	(703.66)	(743.01)	(1,114.68)	(1,192.19)	(1,640.81)
4	Share of profit /(loss) of joint ventures (net of tax)	(82.86)	20.95	21.59	(61.91)	42.69	88.80
5	**Profit/(Loss) before exceptional item for the period / year from continuing operations**	(493.88)	(682.71)	(721.42)	(1,176.59)	(1,149.50)	(1,552.01)
6	Exceptional Item (refer note 8)	1,778.77	-	-	1,778.77	-	-
7	**Profit/(Loss) before tax for the period / year from continuing operations**	(2,272.65)	(682.71)	(721.42)	(2,955.36)	(1,149.50)	(1,552.01)
8	Tax expense						
	Current Tax (including earlier years)	-	49.83	28.46	49.83	60.07	64.49
	Deferred Tax / (credit)	890.96	(48.98)	(185.59)	841.98	(203.98)	(194.93)
	Total Tax Expenses	890.96	0.85	(157.13)	891.81	(143.91)	(130.44)
9	**Net profit/(loss) for the period / year from continuing operations**	(3,163.61)	(683.56)	(564.29)	(3,847.17)	(1,005.59)	(1,421.57)
10	Profit/(Loss) before tax for the period / year from discontinued operations (refer note 6)	314.72	1,075.09	1,310.24	1,389.81	2,420.61	4,310.29
11	Exceptional Gain on divestment of discontinued operations (refer note 6)	61,514.49	-	-	61,514.49	-	-
12	Tax expense of discontinued operations	2,021.68	261.05	404.03	2,282.73	694.84	1,099.50
13	**Net profit/(loss) for the period / year from discontinued operations**	59,807.53	814.04	906.21	60,621.57	1,725.77	3,210.79
14	**Net profit/(loss) for the period / year**	56,643.92	130.48	341.92	56,774.40	720.18	1,789.22
15	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss						
	Remeasurement gain/(loss) on defined benefit liability	2.96	(2.87)	(1.07)	0.09	(2.17)	(7.09)
	Fair value gain/(loss) on financial assets measured at FVOCI	-	-	90.61	-	90.61	(883.88)
	Tax on above	(0.74)	0.72	(12.69)	(0.02)	(12.41)	128.18
16	**Total comprehensive income/(loss) for the period / year**	56,646.14	128.33	418.77	56,774.47	796.21	1,026.43
	Net income/(loss) attributable to						
	- Owners	56,655.74	136.08	151.83	56,791.82	224.74	1,068.84
	- Non Controlling Interest	(11.82)	(5.60)	190.09	(17.42)	495.44	720.38
	Total comprehensive income/(loss) attributable to						
	- Owners	56,657.95	133.93	309.97	56,791.89	382.78	115.98
	- Non Controlling Interest	(11.82)	(5.60)	108.80	(17.42)	413.43	910.45
17	Paid-up equity share capital (face value per share of Rs. 2/-)	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
18	Other Equity						42,586.21
19	Earnings per share (Basic and Diluted) (Rs.) from continuing operations*	(2.07)	(0.44)	(0.49)	(2.51)	(0.98)	(0.48)
20	Earnings per share (Basic and Diluted) (Rs.) from discontinued operations*	39.19	0.53	0.59	39.73	1.13	1.18
21	**Earnings per share (Basic and Diluted) (Rs.) from continuing and discontinued operations***	37.13	0.09	0.10	37.22	0.15	0.70

* Not annualized except for the year ended March 31, 2026

Prozone Realty Ltd. Mumbai

MSKA & ASSOCIATES LLP Chartered Accountants

PROZONE REALTY LIMITED
CIN : L45200MH2007PLC174147
Website: https://prozonerealty.com Email: info@prozonerealty.com Tel.: 022 – 68239000
Regd. Off: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099

Notes

1 The above unaudited Consolidated Financial results for the quarter and half year ended September 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 05, 2026. The statutory auditors of the Company have expressed an unmodified conclusion on the unaudited Consolidated Financial results for the quarter and half year ended September 30, 2026.

2 Hagwood Commercial Developers Private Limited ("the Subsidiary Company") had obtained an aviation No Objection Certificate (NOC) in March 2012 from the Airport Authority of India, Nagpur (AAIN), permitting construction up to 48 meters above ground level, valid for five years. Based on the said NOC, four of the five planned towers were constructed by the Subsidiary Company.

Upon applying for renewal of NOC in February 2017, AAIN arbitrarily cancelled the earlier NOC in August 2017. An appeal was filed in 2018 to the Appellate Committee of the Ministry of Civil Aviation which was rejected in May 2019 and instructed the Airport operator, Mihan India Private Limited ('MIHAN') to initiate action as per the Aircraft (Demolition of Obstructions caused by Buildings and Trees, etc.) Rules, 1994.

The Subsidiary Company gathered information through the RTI from MIHAN and Airport Authority of India ('AAI') which also suggests that there are no complaints from the pilots / airlines with respect to the four towers of the Subsidiary Company creating any obstruction to safe flight operations. In addition, the Subsidiary Company conducted an independent aeronautical study through ex-AAI official and VHF Omni directional Radio Range (VOR) (an aircraft navigation system) analysis and Communication, Navigation Surveillance ('CNS') Simulation study from a reputed aviation consultant and these reports cleared the buildings from being a major obstacle to the flight path.

The Subsidiary Company had filed a writ petition dated November 18, 2019, with the Hon'ble High Court at Bombay Nagpur bench for revocation of demolition order passed by Appellate Committee and restoration of the aviation NOC. Based on the interim order, the Hon'ble High Court at Bombay Nagpur bench vide order dated November 19, 2019, had stayed the demolition order of AAIN referred above. The Subsidiary Company subsequently withdrew the writ petition on June 22, 2021, in view of a similar favourable order passed by AAI in another case. The Hon'ble High Court at Bombay Nagpur bench had allowed the Subsidiary Company to withdraw the petition with liberty to file again if need arises. The Subsidiary Company again approached the Appellate Committee at New Delhi on October 4, 2021, requesting fresh aeronautical and CNS simulation studies under the rules prescribed in section 6.3.1.5 of Circular 5 of 2020 "Aeronautical Study Guidelines", and followed up regularly.

In August 2022, Nagpur Municipal Corporation (NMC) issued part occupancy certificates (OCs) for four towers up to the 11th floor (206 units) out of 14 floors (total 336 units) upto the height that was not disputed by the AAIN, while securing bank guarantees of Rs. 396.00 lakhs and Rs. 330.84 lakhs for potential demolition and rehabilitation costs respectively from the Subsidiary Company. In February 2024, the Subsidiary Company had applied to NMC for part OC in respect of 42 flats, and of which, part OC has been received for 36 flats. During the quarter and six month ended September 30, 2026, 1 customer has taken possession and based on which, revenue and proportionate cost in respect of units has been recognised in the financial results for the quarter and six month ended September 30,2026. As of September 30, 2026, OCs have been received for 242 out of 264 flats up to the 11th floor, and possession has been handed over for 201 units resulting in recognition of revenue and proportionate cost in respect of such units. Part OC for balance 22 flats is pending with the NMC.

Due to continued delay from AAI, the Subsidiary Company again approached the Hon'ble High Court of Judicature at Bombay Nagpur bench in July 2023 for redressal by way of filing writ petition. Honourable High Court of Judicature at Bombay Nagpur bench vide order dated October 18, 2024, directed the Subsidiary Company to file an appeal in the prescribed form before the Appellate Committee. The appeal was duly filed by the Subsidiary Company in the prescribed format on October 22, 2024. However, the said Appeal was rejected by the Appellate Committee vide their order dated November 22, 2024. Hence, the Subsidiary Company opted to challenge the decision of the Appellate Committee to obtain an Order for conducting Aeronautical Study and/or Technical Study and/or CNS Simulation Study and also filed an Amendment Application dated December 12, 2024, before the Hon'ble High Court of Judicature at Bombay at Nagpur bench. The amendment application was allowed on February 05, 2025.

Hon'ble High Court of Judicature at Bombay, Nagpur Bench, vide its order dated July 08, 2025, quashed the rejection order dated November 22, 2024, issued by the Appellate Committee. It had further allowed the writ petition and had directed AAI New Delhi and AAI Nagpur to conduct an Aeronautical Study and CNS Simulation Study within six months of issuing a demand towards the costs and expenses to be incurred for carrying out the aforesaid studies, to reassess the permissible top elevation and any impact on air safety. In compliance, the Subsidiary Company had submitted the requisite application dated July 25, 2025, to AAI New Delhi and AAI Nagpur.

The Subsidiary Company further submitted a request to the Airport Authority of India (AAI), Nagpur dated August 25, 2025 to conduct an Aeronautical Study and CNS Simulation Study as directed by the Hon'ble High Court of Judicature at Bombay at Nagpur bench in its order dated July 08, 2025, in W.P. No. 5386/2023. In compliance with the Court's order, the company provided proof of payment through two Unique Transaction References (UTRs) made on August 22, 2025 – Rs. 23.60 lakhs (including GST) towards the Aeronautical Study and Rs. 16.99 lakhs (including GST) towards the CNS Simulation Study in favor of the AAI Nagpur.

Vide order dated July 08, 2025, AAI, Nagpur, along with other respondents, had filed a Review Petition. The matter was placed before the appropriate bench and Hon'ble High Court of Judicature at Bombay at Nagpur bench vide order dated April 02,2026, dismissed the review application filed by AAI, Nagpur, along with other respondents stating that there is no apparent error on the face of records of the judgement dated July 08, 2025. The subsidiary company based on this order has now approached the AAI New Delhi to comply with the Court Order and do the necessary studies. Subsequently, AAI Nagpur vide email dated May 04, 2026, sought specific technical details pertaining to the Aviation NOC, which were duly furnished by the Subsidiary Company. The Subsidiary Company has also filed Caveat on May 11, 2026, before the Hon'ble Supreme Court of India against any prospective appeal or Special Leave Petition that may be preferred by AAI, Nagpur challenging the orders dated July 08, 2025 and April 02, 2026 passed by the Hon'ble High Court of Judicature at Bombay at Nagpur bench.

Despite full compliance by the Subsidiary Company and dismissal of the review petition vide order dated April 02, 2026, AAI New Delhi and AAI Nagpur have failed to commence the directed Aeronautical Study and CNS Simulation Study. In view of the continued non-compliance, the Subsidiary Company has filed a Contempt Petition against the Secretary, Ministry of Civil Aviation, Chairman AAI and others, before the Hon'ble High Court of Judicature at Bombay, Nagpur Bench, on July 29, 2026.

Prozone Realty Ltd. Mumbai

MSKA & ASSOCIATES LLP Chartered Accountants

Airports Authority of India (AAI) filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India on August 07, 2026, challenging the Hon'ble Bombay High Court, Nagpur Bench judgments dated July 08, 2025 and April 02, 2026. In addition, AAI filed applications seeking condonation of delay in filing the SLP, exemption from filing official translations of certain annexures, and permission to place additional supporting documents on record. On August 21, 2026 the Hon'ble Supreme Court had issued notice on the SLP and stayed the impugned order passed by the Hon'ble High court. On September 22, 2026; Hagwood filed its counter affidavit in the SLP. Thereafter, AAI has filed its rejoinder on October 08, 2026. The SLP was last listed on Hon'ble Supreme Court of India dated October 15, 2026 which is adjourned to November 26, 2026 for hearing.

Based on independent technical reports/studies (including CNS Simulation study, DVOR calibration report, obstacle limitation studies), and several Court precedence, receipt of Part OCs, order dated July 08, 2025 from the Hon'ble High Court of Judicature at Bombay at Nagpur bench allowing the writ petition and legal opinion highlighting the merits of the case in the favour of the Subsidiary Company, the management believes that the chances of revalidation of NOC are high. Accordingly, no adjustments have been made in the carrying value of inventory in respect of 12th floor to 14th floor of the four towers aggregating to Rs. 6,818.25 lakhs and no provision has been made towards expected demolition and rehabilitation cost, and interest payable to the customers on cancellation of bookings, in these unaudited consolidated financial results for the quarter and half year ended September 30, 2026.

3 The unaudited consolidated financial results of the Group have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in terms of the Regulation.

4 The above unaudited Consolidated financial results includes the financial results of Prozone Realty Limited (the "Company" or the "Holding Company"), the subsidiary companies 1. Alliance Mall Developers Co Private Limited (till August 24, 2026), 2. Prozone Intu Developers Private Limited, 3. Kruti Realtors and Developers Private Limited (till August 24, 2026), 4. Prozone Liberty International Limited (Singapore), 5. Empire Mall Private Limited (till August 24, 2026), 6. Omni Infrastructure Private Limited, 7. Hagwood Commercial Developers Private Limited, 8. Prozone Developers and Realtors Private Limited, 9. Probliss Realty Private Limited (till January 20, 2026), 10. Prozone Dream Realtors Pvt. Ltd (w.e.f. October 30, 2025), 11. Prozone Horizons Private Limited (w.e.f. October 30, 2025),12. Prozone Arcade Private Limited (w.e.f February 17, 2026) and share of profit of joint venture Calendula Commerce Private Limited and Gajaanan Property Developers Private Limited (w.e.f. July 3, 2026). The unaudited Consolidated Financial results have been prepared in accordance with Ind AS 110 on consolidated financial statements and Ind AS 28 on Investments in associates and joint ventures.

5 Following the MCA Order dated September 10, 2024 disallowing the re-appointment of Mr Salil Chaturvedi as Deputy Managing Director with effect from February 27, 2020, the shareholders of the Holding company, on September 6, 2026, approved the waiver of recovery of remuneration amounting to Rs. 512.37 lakhs paid to Mr Salil Chaturvedi during his tenure as Deputy Managing Director. However, the salary advance amounting to Rs. 169.63 lakhs are yet to be refunded by him to the Holding Company.

6 On April 28, 2026, the Board of Directors of the Holding Company approved the sale / divestment of its entire shareholding in its subsidiaries, Kruti Realtors and Developers Private Limited, Alliance Mall Developers Co. Private Limited ("Alliance Mall") and Empire Mall Private Limited ("Empire Mall") (together, the "Divested Subsidiaries") to Inorbit Malls (India) Private Limited ("Inorbit"), and entered into a Share Purchase Agreement ("SPA") on that date. The shareholders of the Holding Company approved the transaction by a Special Resolution through postal ballot, deemed to have been passed on May 29, 2026, in terms of Section 110 of the Companies Act, 2013 and the rules made thereunder.

On fulfilment of the conditions precedent, the transaction was completed on August 24, 2026, and the Group lost control of the mall operations of Divested Subsidiaries from that date. The base consideration is Rs. 1,24,250.00 lakhs, of which Rs. 66,990.63 lakhs, net of adjustments under the SPA, was received on completion. The further consideration receivable from Inorbit under the SPA after completion of the hive-off described below has been recognised at its fair value of Rs. 2,815.00 lakhs. The gain of Rs. 61,514.49 lakhs on derecognition of mall operations of Divested subsidiaries has been disclosed as Exceptional item under Discontinued operations.

In terms of the SPA, the non-mall assets of Divested Subsidiaries were excluded from the sale. Control of these assets passed on August 24, 2026 to the Group's wholly owned subsidiaries, Prozone Horizons Private Limited and Hagwood Commercial Developers Private Limited, under interim agreements. Execution and registration of the conveyance and assignment deeds is in progress. These assets continue to be carried in the Group at their existing carrying amounts under Continuing Operations.
The mall operations of the Divested Subsidiaries are a separate major line of business of the Group and have been presented as a discontinued operation in accordance with Ind AS 105. Figures for the previous periods have been re-presented accordingly.

(Rs. in lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from Operations	2,184.87	3,552.14	3087.53	5737.01	6147.44	12929.99
Other Income	76.78	128.21	304.79	204.99	1083.57	1,458.67
Total Income	**2,261.65**	**3,680.35**	**3,392.32**	**5,942.00**	**7,231.01**	**14,388.66**
Expenses	1,946.93	2,605.26	2,082.08	4,552.19	4,810.40	10,078.37
Profit / (Loss) before tax	**314.72**	**1,075.09**	**1,310.24**	**1,389.81**	**2,420.61**	**4,310.29**

7 The Board of Directors of the Holding company, at its meeting held on November 5, 2026, has given an in-principle approval for capital reduction by Prozone Liberty International Limited, Singapore ("Prozone Singapore"), a wholly owned subsidiary, in accordance with applicable Singapore law. The Holding company expects to complete the transaction during the current financial year.

8 The Subsidiary Company has assessed the recoverability of expenditure of Rs. 1,778.77 Lakhs incurred in connection with the proposed Mall transaction, earlier included in investment property under construction. Since no future economic benefits are expected to flow from this expenditure, the Management has decided to write off the same, and it has been charged to the Statement of Profit and Loss for the quarter and half year ended September 30, 2026 and disclosed as an exceptional item.

9 The above unaudited Consolidated Financial results are available on the Company's website (www.prozonerealty.com) and stock exchanges websites BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

10 Previous period's / year's figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification.

Prozone Realty Ltd. Mumbai

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11 Standalone information:

(Rs. in lakhs)

Particulars	Quarter Ended			Half Year Ended		
	30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
Income from Operations	171.20	839.55	219.89	1,010.75	437.02	1,044.93
Profit before tax	1,988.46	202.90	14.79	2,191.36	82.66	975.63
Net Profit for the period / year end	2,140.22	158.47	5.38	2,298.69	55.35	719.18
Total comprehensive income for the period / year end	43,253.64	157.40	(131.80)	43,411.04	(81.47)	30,882.56
Earnings per share (Basic and Diluted) (Rs.) *	1.40	0.10	0.00	1.51	0.04	0.47

* not annualized except for the year ended March 31, 2026.

12 Segment information :

(Rs. in lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
1. Segment Revenue						
a. Outright Sales - Continuing Operations	1,663.55	1,524.24	1,553.75	3,187.79	2,294.85	6,492.19
Segment revenue from Continuing Operations	**1,663.55**	**1,524.24**	**1,553.75**	**3,187.79**	**2,294.85**	**6,492.19**
b. Leasing - Discontinued Operations (Refer Note 6)	2,184.87	3,552.14	3,065.02	5,737.01	6,147.44	12,929.99
Total	**3,848.42**	**5,076.38**	**4,618.77**	**8,924.80**	**8,442.29**	**19,422.18**
2. Segment Results						
Profit before tax and interest for each segment						
a. Outright Sales - Continuing Operations (including exceptional item)	(2,342.31)	(342.36)	(664.93)	(2,684.67)	(1,077.66)	(1,569.22)
Less: i) Interest	235.05	141.42	106.77	376.47	176.83	330.82
ii) Un-allocable (income) / expenses (net)	(387.57)	219.88	(28.69)	(167.69)	(62.30)	(259.23)
Profit before tax of continuing operations	**(2,189.79)**	**(703.66)**	**(743.01)**	**(2,893.45)**	**(1,192.19)**	**(1,640.81)**
b. Leasing - Discontinued Operations (including exceptional item)	61,829.21	1,075.09	1,310.24	62,904.30	2,420.61	4,310.29
Profit / (Loss) from ordinary activities before tax and before share of profit / (loss) of joint venture	**59,639.42**	**(703.66)**	**567.23**	**60,010.85**	**1,228.42**	**2,669.48**
Add: Share of profit (loss) of joint ventures (net)	(82.86)	20.95	21.59	(61.91)	42.69	88.80
Profit / (Loss) before tax	**59,556.56**	**392.38**	**588.82**	**59,948.94**	**1,271.11**	**2,758.28**
Less: Tax Expenses	2,912.64	261.90	246.90	3,174.54	550.93	969.06
Net profit / (loss)	**56,643.92**	**130.48**	**341.92**	**56,774.40**	**720.18**	**1,789.22**
3. Capital Employed						
Segment Assets						
a. Outright Sales - Continuing Operations	50,462.29	49,015.84	47,217.60	50,462.29	47,755.89	48,340.55
b. Leasing - Discontinued Operations	-	55,658.79	48,793.59	-	47,200.84	42,459.14
c. Unallocated *	93,082.01	36,526.85	52,865.17	93,082.01	59,403.84	51,028.71
Total	**1,43,544.30**	**1,41,201.48**	**1,48,876.36**	**1,43,544.30**	**1,54,360.57**	**1,41,828.40**
Segment Liabilities						
a. Outright Sales - Continuing Operations	29,945.57	27,481.76	27,916.13	29,945.57	26,708.03	27,248.06
b. Leasing - Discontinued Operations	-	57,220.94	34,507.48	-	36,750.44	57,641.81
c. Unallocated *	3,139.97	7,219.31	7,708.87	3,139.97	7,370.99	8,094.55
Total	**33,085.54**	**91,922.01**	**70,132.48**	**33,085.54**	**70,829.46**	**92,984.42**
Capital Employed (Segment Assets - Segment Liabilities)						
a. Outright Sales - Continuing Operations	20,516.72	21,534.08	19,301.47	20,516.72	21,047.86	21,092.49
b. Leasing - Discontinued Operations	-	(1,562.15)	14,286.11	-	10,450.40	(15,182.67)
c. Unallocated *	89,942.04	29,307.54	45,156.30	89,942.04	52,032.85	42,934.16
Total	**1,10,458.76**	**49,279.47**	**78,743.88**	**1,10,458.76**	**83,531.11**	**48,843.98**

Business segments:
Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM") of the group. The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Managing Director of the group. The group is engaged in the business of developing, owning and operating of Shopping Malls, Commercial and Residential Premises. Based on the business activities carried out during the financial year/period, the group has identified the following business segments as its primary segment:-
a) Leasing
b) Outright Sales
The primary segment reporting format is determined to be business segment as the group's risks and rates of returns are affected predominantly by the nature of activities.

*** Unallocated**
Assets and liabilities, which specifically cannot be allocated to identified business segment are separately disclosed as 'Unallocated'. The Management believes that it is not practicable to provide segment disclosures relating to unallocated, since a meaningful segregation of the available data is onerous.

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
Digitally signed by Nikhil Anupendra Chaturvedi
Date: 2026.11.06 01:57:22 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Prozone Realty Ltd. Mumbai

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Statement of Unaudited Consolidated Assets and Liabilities as at September 30, 2026

(Rs. in lakhs)

Particulars	As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	774.63	670.72
Investment properties	11,710.94	49,243.52
Investment property under construction	2,085.76	3,669.28
Right of use assets	212.33	245.28
Goodwill	2,250.91	9,113.18
Financial assets		
Investments	1,737.66	1,721.43
Loans	-	10,224.10
Other financial assets	1,275.21	3,708.72
Deferred tax assets (net)	2,373.71	3,811.30
Income tax assets (net)	242.72	1,128.98
Other non-current assets	6,229.33	5,790.74
Total Non-current assets	**28,893.20**	**89,327.25**
Current assets		
Inventories	40,988.48	40,228.18
Financial assets		
Investments	64,868.77	-
Trade receivables	565.76	1,644.92
Cash and cash equivalents	2,036.96	7,129.29
Bank balances other than Cash and cash equivalents	699.75	553.22
Loans	926.53	989.76
Other financial assets	2,943.25	39.92
Other current assets	1,595.72	1,886.27
Asset classified as held for sale	25.88	29.59
Total current assets	**1,14,651.10**	**52,501.15**
TOTAL ASSETS	**1,43,544.30**	**1,41,828.40**
EQUITY AND LIABILITIES		
EQUITY		
Equity share capital	3,052.06	3,052.06
Other equity	1,04,696.70	42,586.21
Equity attributable to owners	**1,07,748.76**	**45,638.27**
Non controlling interest	2,710.00	3,205.71
Total equity	**1,10,458.76**	**48,843.98**
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	4,241.69	62,333.79
Lease liabilities	166.61	199.71
Other financial liabilities	-	3,601.32
Provisions	131.64	172.50
Other non-current liabilities	-	76.47
Total non-current liabilities	**4,539.94**	**66,383.79**
Current liabilities		
Financial liabilities		
Borrowings	1,664.35	3,158.08
Lease liabilities	64.75	61.91
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	103.36	94.24
Total outstanding dues of creditors other than micro enterprises and small enterprises	2,415.65	1,791.66
Other financial liabilities	497.86	755.82
Provisions	103.59	103.94
Other current liabilities	22,031.66	20,634.98
Total current liabilities	**28,545.60**	**26,600.63**
Total liabilities	**33,085.54**	**92,984.42**
TOTAL EQUITY AND LIABILITIES	**1,43,544.30**	**1,41,828.40**

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
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Date: 2026.11.06 01:57:42 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Prozone Realty Ltd. Mumbai

MSKA & ASSOCIATES LLP Chartered Accountants

PROZONE REALTY LIMITED
CIN : L45200MH2007PLC174147
Website: https://prozonerealty.com Email: info@prozonerealty.com Tel.: 022 – 68239000
Regd. Off: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099

Statement of unaudited Consolidated Cash Flows for the half year ended September 30, 2026

(Rs. in lakhs)

Particulars	For the Half-Year ended September 30 2026 (Unaudited)	For the Half-Year ended September 30 2025 (Unaudited)
Particulars		
A. Cash flows from operating activities:		
Profit/(Loss) before tax (continuing and discontinued operations)	**59,981.71**	**1,271.11**
Adjustments for :		
Depreciation and amortisation expense	890.06	1,167.82
Share of (Profit) / loss of Joint Venture	(113.19)	(42.69)
Fair value (Gain)/loss on mutual fund	(360.78)	(8.86)
Interest income (including financial assets carried at amortised cost)	(79.27)	(308.31)
Foreign currency translation loss/(gain)	(6.23)	-
Sundry balances written off	1,778.77	5.07
Sundry balances written back	(42.73)	(2.56)
Finance Costs (including financial liabilities carried at amortised cost)	2,156.29	1,757.35
Interest on financial liabilities carried at amortised cost	133.36	-
Interest on lease liabilities	11.21	13.81
Gain on divestment of discontinued operations	(61,514.49)	-
Provision of expected credit loss written back	-	(67.21)
Profit on sale of current investments	(31.67)	(10.90)
Operating profit before working capital changes	**2,803.04**	**3,774.63**
Adjustments for changes in working capital:		
(Increase) / Decrease in inventories	(760.30)	(1,006.43)
(Increase) / Decrease in trade receivables	1,079.16	(109.72)
(Increase) / Decrease in loans	5,293.67	(143.96)
(Increase) / Decrease in other financial assets	(469.82)	81.32
(Increase) / Decrease in other assets	(148.04)	360.28
Increase / (Decrease) in trade payables	674.85	(313.57)
Increase / (Decrease) in other financial liabilities	(3,986.41)	16.22
Increase / (Decrease) in other liabilities	1,320.21	1,175.99
Increase / (Decrease) in provisions	(41.12)	14.08
Cash generated from operations	**5,765.24**	**3,848.84**
Direct taxes paid (net of refunds received)	(626.46)	(419.30)
Net cash flows generated from operating activities (A)	**5,138.78**	**3,429.54**
B. Cash flows from investing activities:		
Proceeds from sale / (Payments for acquisition) of property, plant and equipment including advances	(103.91)	(326.70)
Proceeds from divestment of subsidiaries	66,990.63	-
Payment towards purchase of current investments	(65,233.77)	-
Proceeds from sale / (Payments for acquisition) of investment property including expenditure on Investment property under construction	-	(158.20)
Proceeds from sale / (Payment for purchase) of current investments (net)	(1,108.01)	123.88
Redemption of / (Investment in) Bank Deposits (net)	(381.84)	(447.61)
Interest received	314.58	308.31
Net cash flows from/(used in) investing activities (B)	**477.68**	**(500.32)**
C. Cash flows from financing activities:		
Repayment of long - term borrowings	(10,339.77)	(840.35)
Proceeds from long - term borrowings	-	900.00
Proceeds / (repayment) from Short - term borrowings (net)	3,499.92	(351.72)
Purchase of shares from Non-Controlling Interest (NCI)	(41.47)	-
Payment of Rent (Lease Liability)	-	(41.48)
Interest paid	2,184.76	(1,311.79)
Net cash flows (used in) from financing activities (C)	**(4,696.56)**	**(1,645.34)**
Net increase/(Decrease) in cash and cash equivalents (A+B+C)	919.90	1,283.88
Cash and cash equivalents at the beginning of the period	7,129.29	3,560.32
Less: Cash and cash equivalents of divested subsidiaries	(6,012.23)	-
Cash and Cash Equivalents at the end of the period	**2,036.96**	**4,844.20**

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi

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Date: 2026.11.06 01:58:03 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Prozone Realty Ltd. Mumbai

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