

Date: 24/10/2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Scrip Code – MODIS	To, BSE Limited Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code – 543539
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Dear Sir / Madam,

Sub.: Press Release – Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and half year ended September 30, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the Press/Media Release titled

**" Modis Navnirman's Growth Engine moves into a Higher Gear
H1 FY27 Revenue up 53% & PAT up 59%."**

The said Press Release is enclosed herewith and is also being uploaded on the Company's website at www.modisnavnirman.com for the information of stakeholders.

You are requested to kindly take the above on record.

Thanking you,

For Modis Navnirman Limited

Nishi Mahek Modi
Modi
Digitally signed by
Nishi Mahek Modi
Date: 2026.10.24
16:20:43 +05'30'

CS Nishi Mahek Modi
Company Secretary
ACS:-68212



Media Release

Modis Navnirman's Growth Engine moves into a Higher Gear H1 FY27 Revenue up 53% & PAT up 59%

EBITDA margin expands 127 bps to 20.52% as profits outgrow revenue; H1 sales of 78,560 sq. ft. and new redevelopment win lifts upcoming pipeline to 5 projects

Mumbai, October 24th, 2026: Modis Navnirman Limited (BSE: 543539), one of Mumbai's emerging premium real estate developers, has announced its un-audited consolidated financial results for the second quarter and half year ended September 30, 2026.

H1 FY27 at a glance

₹ 127.64 Cr Revenue from Operations +53.06% YoY	₹ 26.19 Cr EBITDA +63.17% YoY	₹ 19.08 Cr Profit After Tax +59% YoY	₹ 9.72 Earnings Per Share +59% YoY
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Sales are surging, and accelerating

The strongest signal, this half came from the market. Modis sold **78,560 sq. ft. in H1 FY27**, with Q2 contributing **34,560 sq. ft., almost double over the same quarter last year**. Demand for Modis' redevelopment-led homes is growing as the year progresses.

Profits are outgrowing revenue

Profitability remained strong alongside growth. EBITDA rose **63.17% to ₹26.19 crore**, outpacing the 53.06% rise in revenue, and EBITDA margin expanded to **127 bps to 20.52%**. PAT rose 59% to ₹19.08 crore, with Basic EPS at ₹9.72 against ₹6.13 in H1 FY26.

The momentum built through the half in Q2 FY27, revenue grew 19.08% over Q1 to ₹69.38 crore, EBITDA rose 24.80% to ₹14.54 crore at a margin of 20.96%, and PAT rose 23.41% to ₹10.54 crore, with every key profit line improving sequentially.

A pipeline built for the next leg of growth

Modis secured a new redevelopment project in this period, taking its upcoming pipeline to 5 projects (10.50 lakh sq. ft.). Together with 6 ongoing projects, the Company now has **22.61 lakh sq. ft. of development in progress or in the pipeline, more than three times the 7.22 lakh sq. ft. already delivered**. The portfolio stands at **25 premium residential projects** across Mumbai and adjoining regions.

Q2 & H1 FY27: Key Consolidated Financial Highlights

Particulars (₹ Cr.)	Q2 FY27	Q1 FY27	QoQ	H1 FY27	H1 FY26	YoY
Revenue from Operations	69.38	58.26	19.08%	127.64	83.39	53.06%
EBITDA	14.54	11.65	24.80%	26.19	16.05	63.17%
EBITDA Margin (%)	20.96%	19.83%	-	20.52%	19.25%	-
Profit Before Tax	13.26	11.52	15.10%	24.78	16.04	55%
Profit After Tax (PAT)	10.54	8.54	23.41%	19.08	12.00	59%
PAT Margin (%)	15.16%	14.54%	-	14.87%	14.32%	-
Basic EPS (₹)	5.34	4.36	-	9.72	6.13	-

Management Comment

Mr. Dinesh Modi, Chairman & MD, Modis Navnirman Limited, said:

“This half demonstrates what our redevelopment-led model can achieve when execution and demand move together. Revenue grew 53%, while sales reached 78,560 sq. ft. in H1 FY27, with Q2 sales of 34,560 sq. ft. almost twice the level of the same quarter last year, reflecting homebuyers’ confidence in the Modis brand and the quality of our homes. EBITDA and PAT grew faster than revenue, underscoring the operating discipline with which we manage every site and scale without compromising on quality.

With six ongoing projects across Mumbai and a new redevelopment project added during the quarter, our upcoming pipeline now comprises five projects and 10.50 lakh sq. ft. Together, we have 22.61 lakh sq. ft. under development or in the pipeline. Redevelopment is central to how Mumbai renews itself, and we intend to help shape that story by adding projects selectively, executing with quality, and creating lasting value for our shareholders, customers, and the societies that entrust us with their homes.”

About Modis Navnirman Limited

Modis Navnirman Limited is among the fastest growing and most promising players in Mumbai’s redevelopment real estate segment. Founded by Mr. Dinesh C. Modi in 2009, the Company has established itself within a short span of time by delivering large, luxurious and viable projects that upgrade the lifestyles of its customers. With a portfolio of 25 premium residential projects across Mumbai and adjoining regions, the team continues to set new benchmarks on its journey to become one of the largest real estate developers in India.

For more details please visit: www.modisnavnirman.com

Company:

Modis Navnirman Ltd.

Company Secretary & Compliance Officer:

Nishi Modi

Investor Relations:

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Note: Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Further, past performance is not necessarily indicative of future results. Given these risks, uncertainties and other risk factors, viewers are cautioned not to place undue reliance on these forward-looking statements. The Company will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.