BRIGADE

**BRIGADE ENTERPRISES LIMITED**

Corporate Identity Number (CIN): L85110KA1995PLC019126
Registered Office: 29th & 30th Floors, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleshwaram-Rajajinagar, Bengaluru - 560 055, India

+91 80 4137 9200
enquiry@brigadegroup.com
www.brigadegroup.com

Ref: BEL/NSEBSE/BMD/13082026 August 13, 2026

Listing Department
National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400 051

Department of Corporate Services – Listing
BSE Limited
P. J. Towers
Dalal Street,
Mumbai – 400 001

**Re.: Scrip Symbol: BRIGADE/Scrip Code: 532929**

Dear Sir/Madam,

**Sub.: Board Meeting Decisions**

This is in continuation to our letter dated August 05, 2026 and pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a Meeting of the Board of Directors of the Company was held as scheduled today i.e., August 13, 2026 and the Board inter-alia took the following decisions:

(i) Approved the unaudited consolidated financial results for the first quarter ended June 30, 2026 along with the Limited Review Report of the Statutory Auditors of the Company.

(ii) Approved the unaudited standalone financial results for the first quarter ended June 30, 2026 along with the Limited Review Report of the Statutory Auditors of the Company.

The unaudited financial results and Limited Review Report of the Statutory Auditors are enclosed pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The meeting started at 2.45 p.m. and ended at 6:10 p.m.

The trading window of the Company was closed from July 01, 2026 and shall open on August 16, 2026.

The above information is also hosted on the website of the Company at www.brigadegroup.com

Kindly take the same on your records.

Thanking you,

Yours faithfully,

For **Brigade Enterprises Limited**

Om Prakash Palanimuthu
Digitally signed by Om Prakash Palanimuthu
Date: 2026.08.13 18:32:54 +05'30'

**P. Om Prakash**
**Company Secretary & Compliance Officer**

Encl.: a/a

# Walker Chandiok & Co LLP

**Walker Chandiok & Co LLP**
5th Floor, No.65/2, Block "A",
Bagmane Tridib, Bagmane
Tech Park, C V Raman Nagar,
Bengaluru 560093

T +91 80 4243 0700
F +91 80 4126 1228

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Brigade Enterprises Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Brigade Enterprises Limited**

1. We have reviewed the accompanying statement of consolidated unaudited financial results ('the Statement') of Brigade Enterprises Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended 30 June 2026, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing 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 ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing 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 the 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 ('SEBI') under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 8 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, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 9(a) to the Statement, in connection with ongoing legal proceedings with respect to certain outstanding refundable deposits. Based on legal assessment of the matter, the Holding Company's management has considered these refundable deposits as good and recoverable.

   Our conclusion is not modified in respect of this matter.

6. We draw attention to Note 10 to the accompanying Statement regarding the Survey conducted by the Income Tax Department under Section 133A of the Income Tax Act, 1961 at various business premises of the Holding Company and certain other group companies during December 2025. The management, after considering available information as of date and as detailed in Note 10, is of the view that no adjustment is required to accompanying Statement in respect of this matter other than those already recognised in the consolidated unaudited financial results.

   The aforesaid matter is also included within the Emphasis of Matter reported in the review report dated 05 August 2026 issued by another firm of Chartered Accountants on the financial results of Brigade Hotel Ventures Limited, a subsidiary of the Holding Company, for the quarter ended 30 June 2026, which is reproduced in Paragraph 7 below.

   Our conclusion is not modified in respect of this matter.

7. In relation to the matter described in Note 9(b) and Note 10 to the accompanying Statement and the following Emphasis of Matter paragraph included in review report on the financial results of Brigade Hotel Ventures Limited, a subsidiary of the Holding Company, reviewed by an independent firm of Chartered Accountants, vide their review report dated 05 August 2026 which is reproduced by us as under:

   We draw attention to Note 9(b) and Note 10 to the accompanying Statement in connection with ongoing legal proceedings relating to property tax and income tax survey matters. Our conclusion is not modified in respect of these matters.

WALKER CHANDIOK & CO LLP. CHARTERED ACCOUNTANTS BENGALURU

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Brigade Enterprises Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (Cont'd)**

8. We did not review the interim financial information of 23 subsidiaries included in the Statement, whose financial information reflects total revenues of ₹ 49,809 lakhs, total net profit after tax of ₹ 7,164 lakhs and total comprehensive income of ₹ 7,168 lakhs for the quarter ended 30 June 2026, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 24 lakhs and total comprehensive loss of ₹ 24 lakhs, for the quarter ended 30 June 2026, as considered in the Statement, in respect of 1 joint venture, whose interim financial information have not been reviewed by us. These interim financial information have been reviewed by other auditors whose review reports have been furnished to us by the Holding Company's management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of these matters with respect to our reliance on the work done by and the reports of the other auditors.

For **Walker Chandiok & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013

WALKER CHANDIOK & CO LLP * BENGALURU * CHARTERED ACCOUNTANTS

**Manish Agrawal**
Partner
Membership No: 507000

**UDIN:** 26507000XIXRKF7123

**Place:** Bengaluru
**Date:** 13 August 2026

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Brigade Enterprises Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (Cont'd)**

**Annexure 1**

**List of subsidiaries and joint ventures included in the Statement (in addition to Holding Company)**

| Sl. No. | Name of the Company/Entity | Relationship |
|---|---|---|
| 1 | Brigade Properties Private Limited | Subsidiary |
| 2 | Perungudi Real Estates Private Limited | Subsidiary |
| 3 | Aureya FM Services Private Limited (formerly known as WTC Trades & Projects Private Limited) (*) | Subsidiary |
| 4 | BCV Developers Private Limited | Subsidiary |
| 5 | Brigade Hospitality Services Limited | Subsidiary |
| 6 | Brigade Tetrarch Private Limited | Subsidiary |
| 7 | Brigade Estates and Projects Private Limited | Subsidiary |
| 8 | Brigade Infrastructure and Power Private Limited | Subsidiary |
| 9 | Brigade (Gujarat) Projects Private Limited | Subsidiary |
| 10 | Mysore Projects Private Limited | Subsidiary |
| 11 | Brigade Hotel Ventures Limited | Subsidiary |
| 12 | Augusta Club Private Limited | Subsidiary |
| 13 | Tetrarch Developers Limited | Subsidiary |
| 14 | Tetrarch Real Estates Private Limited | Subsidiary |
| 15 | Brigade Innovations LLP | Subsidiary |
| 16 | Brigade Flexible Office Spaces Private Limited | Subsidiary |
| 17 | Venusta Ventures Private Limited | Subsidiary |
| 18 | Brigade (Kerala) Private Limited (formerly known as AMG Info Park Private Limited) (w.e.f. 26 September 2025) | Subsidiary |
| 19 | SRP Prosperita Hotel Ventures Limited | Step-down subsidiary |
| 20 | BCV Real Estates Private Limited | Step-down subsidiary |
| 21 | Celebrations Private Limited | Step-down subsidiary |
| 22 | Propel Capital Ventures LLP | Step-down subsidiary |
| 23 | Brigade HRC LLP (w.e.f. 26 July 2024) | Step-down subsidiary |
| 24 | Ananthay Properties Private Limited (w.e.f. 16 December 2024) | Step-down subsidiary |
| 25 | Auraterra Developers LLP (incorporated w.e.f. 05 June 2025) | Step-down subsidiary |
| 26 | Vibrancy Real Estates Private Limited | Joint venture (w.e.f. 29 April 2026 until which subsidiary) |
| 27 | Zoiros Projects Private Limited | Joint venture (w.e.f. 18 March 2025 until which subsidiary) |

(*) Tandem Allied Services Private Limited (erstwhile subsidiary) is merged with Aureya FM Services Private Limited (formerly known as WTC Trades and Project Private Limited), and hence, not included above.

BENGALURU

**BRIGADE ENTERPRISES LIMITED**
**Corporate Identity Number (CIN): L85110KA1995PLC019126**
Regd. Office: 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr Rajkumar Road, Malleswaram-Rajajinagar, Bangalore 560 055
Phone: +91-80-41379200, Fax:+91-80-2221 0784
Email: enquiry@brigadegroup.com Website: www.brigadegroup.com

BRIGADE

## Statement of Consolidated Unaudited Financial Results of Brigade Enterprises Limited for the quarter ended 30 June 2026

(₹ in lakhs)

| Sl.No | Particulars | Quarter ended 30.06.2026 [Unaudited] | Preceding quarter ended 31.03.2026 [refer note 2] | Corresponding quarter ended 30.06.2025 [Unaudited] | Year ended 31.03.2026 [Audited] |
|---|---|---|---|---|---|
| 1 | **Income** | | | | |
| | (a) Revenue from operations | 1,11,555 | 1,45,760 | 1,28,114 | 5,69,722 |
| | (b) Other income | 6,367 | 6,551 | 5,172 | 21,179 |
| | **Total income** | **1,17,922** | **1,52,311** | **1,33,286** | **5,90,901** |
| 2 | **Expenses** | | | | |
| | (a) Sub-contractor costs | 40,935 | 41,057 | 42,706 | 1,81,531 |
| | (b) Cost of raw materials, components and stores consumed | 15,548 | 28,139 | 15,384 | 78,351 |
| | (c) Land purchase cost (including development rights) | 365 | 1,14,134 | 65,715 | 2,65,290 |
| | (d) Purchase of stock-in-trade | - | - | - | 2,331 |
| | (e) Changes in inventories of stock of flats, land stock, stock-in-trade and work-in-progress | (20,046) | (1,20,869) | (60,540) | (2,56,813) |
| | (f) License fees and plan approval charges | 652 | 4,654 | 1,679 | 12,567 |
| | (g) Architect and consultancy fees | 2,152 | 2,560 | 1,503 | 6,296 |
| | (h) Employee benefits expense | 13,534 | 13,192 | 10,918 | 48,186 |
| | (i) Finance costs | 10,915 | 11,169 | 10,563 | 40,944 |
| | (j) Depreciation and amortisation expense | 7,323 | 8,018 | 7,561 | 31,237 |
| | (k) Other expenses | 22,273 | 26,421 | 18,384 | 89,250 |
| | **Total expenses** | **93,651** | **1,28,475** | **1,13,873** | **4,99,170** |
| 3 | **Profit before share of (loss) / profit of joint ventures, exceptional items and tax (1-2)** | **24,271** | **23,836** | **19,413** | **91,731** |
| 4 | Share of (loss) / profit of joint ventures | (72) | 123 | (32) | 37 |
| 5 | **Profit before exceptional items and tax (3+4)** | **24,199** | **23,959** | **19,381** | **91,768** |
| 6 | Exceptional items (refer note 13) | 4,288 | 530 | - | (1,380) |
| 7 | **Profit before tax ( 5+6)** | **28,487** | **24,489** | **19,381** | **90,388** |
| 8 | **Tax expense** | | | | |
| | (a) Current tax (including tax for earlier years) | 10,987 | 13,068 | 15,411 | 45,629 |
| | (b) Deferred tax (credit) | (4,194) | (7,649) | (11,825) | (27,717) |
| | **Total tax expense** | **6,793** | **5,419** | **3,586** | **17,912** |
| 9 | **Profit for the period / year (7-8)** | **21,694** | **19,070** | **15,795** | **72,476** |
| | Attributable to: | | | | |
| | (i) owners of the holding company | 20,041 | 14,549 | 14,988 | 64,439 |
| | (ii) non-controlling interests | 1,653 | 4,521 | 807 | 8,037 |
| 10 | **Other comprehensive income / (loss)** | | | | |
| | Items that will not be reclassified to profit or loss | | | | |
| | Re-measurement gain / (losses) on defined benefit plans | 5 | 233 | (9) | 214 |
| | Fair value changes on equity instruments through OCI | - | 157 | - | 157 |
| | Income tax relating to above | (1) | (62) | 2 | (58) |
| | **Total other comprehensive income / (loss), net of tax** | **4** | **328** | (7) | **313** |
| | Attributable to: | | | | |
| | (i) owners of the holding company | 4 | 322 | (7) | 302 |
| | (ii) non-controlling interests | - | 6 | - | 11 |
| 11 | **Total comprehensive income for the period / year (9+10)** | **21,698** | **19,398** | **15,788** | **72,789** |
| | Attributable to: | | | | |
| | (i) owners of the holding company | 20,045 | 14,871 | 14,981 | 64,741 |
| | (ii) non-controlling interests | 1,653 | 4,527 | 807 | 8,048 |
| 12 | **Earnings per equity share (in ₹)** (refer note 8) (of ₹ 10/- each) (not annualised except for the year end): | | | | |
| | (a) Basic | 6.14 | 4.46 | 4.60 | 19.77 |
| | (b) Diluted | 6.14 | 4.46 | 4.59 | 19.75 |
| 13 | Paid-up equity share capital (refer note 8) (Face value of ₹ 10/- each) | 32,616 | 24,459 | 24,443 | 24,459 |
| 14 | Other equity (excluding non-controlling interests) | | | | 6,57,563 |

BRIGADE ENTERPRISES LIMITED Bangalore 560 055

CHANDIOK & CO LLP * WALKER * BENGALURU * CHARTERED ACCOUNTANTS *

**Notes:**

## Statement of Consolidated Unaudited Financial Results of Brigade Enterprises Limited for the quarter ended 30 June 2026

1 The consolidated unaudited financial results of Brigade Enterprises Limited (the 'Holding Company') and its subsidiaries (the 'Holding Company' and its subsidiaries together referred as 'the Group') and its joint ventures for the quarter ended 30 June 2026 have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations'). These consolidated unaudited financial results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 13 August 2026.

2 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures upto third quarter of the previous financial year. Also, the figures upto the end of the third quarter were only reviewed and not subject to audit.

3 The statutory auditors of the Holding Company have carried out limited review as required under Listing Regulations of the above consolidated unaudited financial results for the quarter ended 30 June 2026 and have issued an unmodified review report.

4 The Holding Company has 25 subsidiaries (including step-down subsidiaries) and 2 Joint ventures as on 30 June 2026.

5 The aforesaid consolidated unaudited financial results are available on the Holding Company's website www.brigadegroup.com and on the website of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).

6 **Consolidated segment wise revenue, results, assets and liabilities**

Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., Real estate, Leasing and Hospitality.

**Details of Consolidated segment wise revenue, results, assets and liabilities is given below:**

(₹ in lakhs)

| Particulars | Quarter ended 30.06.2026 [Unaudited] | Preceding quarter ended 31.03.2026 [refer note 2] | Corresponding quarter ended 30.06.2025 [Unaudited] | Year ended 31.03.2026 [Audited] |
|---|---|---|---|---|
| **Segment revenue** | | | | |
| Real estate | 65,417 | 99,540 | 85,268 | 3,96,985 |
| Hospitality | 14,467 | 15,508 | 14,025 | 59,561 |
| Leasing | 32,524 | 32,287 | 29,898 | 1,29,707 |
| **Total** | **1,12,408** | **1,47,335** | **1,29,191** | **5,86,253** |
| Less: Inter segment revenues | (853) | (1,575) | (1,077) | (16,531) |
| **Revenue from operations** | **1,11,555** | **1,45,760** | **1,28,114** | **5,69,722** |
| **Segment results** | | | | |
| Real estate | 14,544 | 14,547 | 10,184 | 56,007 |
| Hospitality | 3,082 | 3,476 | 3,088 | 12,770 |
| Leasing | 19,181 | 18,221 | 16,834 | 73,054 |
| **Profit before exceptional items, tax, interest and share of (loss) / profit of joint ventures** | **36,807** | **36,244** | **30,106** | **1,41,831** |
| Less: Finance costs | (10,915) | (11,169) | (10,563) | (40,944) |
| Less: Other unallocable expenditure | (7,988) | (7,790) | (5,302) | (30,335) |
| Add/(Less): Exceptional items (refer note 13) | 4,288 | 530 | - | (1,380) |
| Add/(less): Share of (loss) / profit of joint ventures | (72) | 123 | (32) | 37 |
| Add: Other income | 6,367 | 6,551 | 5,172 | 21,179 |
| **Profit before tax** | **28,487** | **24,489** | **19,381** | **90,388** |
| **Segment assets (#)** | | | | |
| Real estate | 14,90,615 | 14,32,227 | 12,65,812 | 14,32,227 |
| Hospitality | 1,24,831 | 1,20,859 | 1,16,010 | 1,20,859 |
| Leasing | 7,47,843 | 7,59,405 | 6,74,847 | 7,59,405 |
| Unallocated assets | 3,50,096 | 3,12,855 | 2,24,947 | 3,12,855 |
| **Total segment assets** | **27,13,385** | **26,25,346** | **22,81,616** | **26,25,346** |
| **Segment liabilities (#)** | | | | |
| Real estate | 11,72,285 | 11,21,896 | 9,89,493 | 11,21,896 |
| Hospitality | 26,598 | 26,443 | 26,864 | 26,443 |
| Leasing | 1,24,612 | 96,838 | 82,895 | 96,838 |
| Unallocated liabilities | 6,14,851 | 6,27,767 | 5,71,586 | 6,27,767 |
| **Total segment liabilities** | **19,38,346** | **18,72,944** | **16,70,838** | **18,72,944** |

(#) Capital employed = Segment assets - Segment liabilities

7 **Figures for Standalone Unaudited Financial Results for the quarter ended 30 June 2026 of the Holding Company are as follows:** **(₹ in lakhs)**

| Particulars | Quarter ended 30.06.2026 [Unaudited] | Preceding quarter ended 31.03.2026 [refer note 2] | Corresponding quarter ended 30.06.2025 [Unaudited] | Year ended 31.03.2026 [Audited] |
|---|---|---|---|---|
| Revenue from operations | 61,413 | 81,573 | 43,601 | 2,62,418 |
| Profit before tax | 14,366 | 12,471 | 6,770 | 36,817 |
| Profit after tax | 11,921 | 8,941 | 5,500 | 27,747 |

The standalone unaudited financial results for the quarter ended 30 June 2026 can be viewed on the Holding Company' website www.brigadegroup.com and also be viewed on the website of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).

BRIGADE ENTERPRISES LIMITED Bangalore 560 055

WALKER CHANDIOK & CO LLP BENGALURU CHARTERED ACCOUNTANTS

**Statement of Consolidated Unaudited Financial Results of Brigade Enterprises Limited for the quarter ended 30 June 2026**

**Notes:**

8 During the quarter ended 30 June 2026, the paid-up equity share capital of the Holding Company has increased from ₹ 24,459 lakhs to ₹ 32,616 lakhs pursuant to allotment of 28,321 equity shares on exercise of stock options by employees and issue of bonus shares of 8,15,40,595 in the ratio of 1:3 i.e., one (1) new fully paid up equity share for every three (3) existing fully paid-up share held by the shareholders of the Holding Company as on the record date. In accordance with Ind AS 33 "Earnings per share", the earnings per share has been adjusted for all periods presented to give effect to the aforesaid bonus issue.

9 (a) The Holding Company has outstanding balance of ₹ 860 lakhs that is under litigation, out of the refundable deposit paid towards one Joint Development Agreement. The performance obligations under the said Joint development arrangement (JDA) are fulfilled and hence the Holding Company has initiated procedure for recovery of the balance refundable deposit and other additional costs as per terms of the said agreement with Landowner. However, the Landowner has filed an arbitration challenging the same and both parties have filed claims and counter claims. Based on the overall assessment and legal evaluation, the underlying refundable deposit are considered as good and recoverable by the management.

(b) Brigade Hotel Ventures Limited ('BHVL'), a subsidiary of the Holding Company has received a demand notice from the municipal authority assessing the property tax for certain hotel property for the period from financial year 2011-12 to financial year 2021-22 resulting in demand of ₹ 9,222 lakhs including interest and penalty thereon and BHVL has subsequently paid ₹ 4,603 lakhs under protest, which are provided for as at 30 June 2026. During the earlier years, the net outstanding demand was revised from ₹ 4,121 lakhs to ₹ 2,874 lakhs for the financial year 2011-12 to financial year 2023-24 under One time settlement Scheme by a competent authority.

BHVL has litigated the aforesaid matter, which is pending adjudication. BHVL is reasonably confident of a favourable outcome in respect of the aforesaid matter based on the management's evaluation and the legal opinion obtained by the management. Pending ultimate outcome of the matter, no adjustments have been made in the accompanying consolidated unaudited financial results.

10 A survey under section 133A of the Income Tax Act ('the Act') was conducted in December 2025 at various business premises of the Holding Company and certain other group companies. The Group has complied with / responded to the notices received from Income tax authorities ('Tax authorities') and in this regard, has complied with the requirements of applicable laws and regulations, and does not expect any additional liability beyond the amount already provided for during the previous year.

11 The Board of Directors of the Holding Company at their meeting held on 06 May 2026 have recommended a final dividend of ₹ 2 per equity share of ₹ 10 each for the financial year ended 31 March 2026, which was subsequently approved by the shareholders of the Holding Company at the annual general meeting held on 13 August 2026.

12 During the quarter ended 30 June 2026, in relation to an ongoing residential project ('project') in Chennai, the State Environment Impact Assessment Authority, Tamil Nadu ("SEIAA") revoked the Environmental Clearance, citing certain reasons which are disputed despite having itself approved the Environmental Clearance after the required lengthy process. The carrying value of the project-related assets, including development rights (net of corresponding liability under the joint development arrangement), aggregates to ₹ 12,600 lakhs. The Management based on its overall assessment, believes that the project has been launched only after obtaining all requisite approvals from various statutory authorities in compliance with applicable laws and regulations prevailing and accordingly, the Holding Company had challenged the said order before the competent authorities and has also filed a writ petition before the Hon'ble Madras High Court. Based on legal advice and its assessment of the facts and circumstances, management believes that it has a strong case on merits and that the expected outcome of the ongoing proceedings is not likely to have a material impact on the Group's consolidated unaudited financial results.

13 During the quarter ended 30 June 2026, pursuant to an investment by Bain Capital (GSS India Opportunities AIF Scheme I) , the Holding Company's shareholding in Vibrancy Real Estate Private Limited reduced from 100% to 50%. Consequently, the retained interest was accounted as joint venture of the Holding Company and the retained investment was recognised at fair value in accordance with Ind AS 110. The resultant gain of ₹ 4,288 lakhs has been recognised as an Exceptional item in the consolidated unaudited financial results.

14 Previous period's / year's figures have been regrouped or reclassified wherever necessary to conform with the current period figures. The impact of such other reclassifications / regroupings are not material to the consolidated unaudited financial results.

For and on behalf of the Board of Directors of
**BRIGADE ENTERPRISES LIMITED**

**Pavitra Shankar**
Managing Director

Bengaluru, India
13 August 2026

WALKER CHANDIOK & CO LLP * BENGALURU * CHARTERED ACCOUNTANTS

BRIGADE ENTERPRISES LIMITED Bangalore 560 055

**Walker Chandiok & Co LLP**
5th Floor, No.65/2, Block "A",
Bagmane Tridib, Bagmane
Tech Park, C V Raman Nagar,
Bengaluru 560093

T +91 80 4243 0700
F +91 80 4126 1228

**Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of Brigade Enterprises Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**To the Board of Directors of Brigade Enterprises Limited**

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Brigade Enterprises Limited ('the Company') for the quarter ended 30 June 2026 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and 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 ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing 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 the 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.

WALKER CHANDIOK & CO LLP * BENGALURU * CHARTERED ACCOUNTANTS

**Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of Brigade Enterprises Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (Cont'd)**

4. Based on our review conducted as above and the consideration of the review report of the other auditor of Limited Liability Partnership ('LLP') 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, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to note 7 to the Statement, in connection with ongoing legal proceedings with respect to certain outstanding refundable deposits. Based on legal assessment of the matter, the management has considered these refundable deposits as good and recoverable.

   Our conclusion is not modified in respect of this matter.

6. We draw attention to note 8 of the accompanying Statement regarding the Survey conducted by the Income Tax Department under Section 133A of the Income Tax Act, 1961 at various business premises of the Company and certain other group companies during December 2025. The management, after considering available information as of date and as detailed in the note 8, is of the view that no additional adjustment is required to accompanying Statement in respect of this matter, other than those already recognised in the standalone unaudited financial results.

   Our conclusion is not modified in respect of this matter.

7. The Statement also includes the Company's share in the net profit (including other comprehensive income) of ₹165 Lakhs for the quarter ended 30 June 2026 in respect of one Limited Liability Partnership ('LLP'), whose interim financial information has not been reviewed by us. This interim financial information has been reviewed by the another auditor, whose report has been furnished to us by the management, and our conclusion, in so far as it relates to the amounts and disclosures included in respect of such LLP, is based solely on the review report of such other auditor.

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

**For Walker Chandiok & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013

WALKER CHANDIOK & CO LLP. BENGALURU CHARTERED ACCOUNTANTS

**Manish Agrawal**
Partner
Membership No.: 507000
**UDIN**: 26507000OMEUYH2529

**Place:** Bengaluru
**Date:** 13 August 2026

**BRIGADE ENTERPRISES LIMITED**
**Corporate Identity Number (CIN): L85110KA1995PLC019126**
Regd. Office: 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1,
Dr Rajkumar Road, Malleswaram-Rajajinagar, Bangalore 560 055
Phone: +91-80-41379200, Fax:+91-80-2221 0784
Email: enquiry@brigadegroup.com Website: www.brigadegroup.com

BRIGADE

**Statement of standalone unaudited financial results of Brigade Enterprises Limited for the quarter ended 30 June 2026**

( in ₹ lakhs)

| Sl.No | Particulars | Quarter ended 30.06.2026 [Unaudited] | Preceding quarter ended 31.03.2026 [Refer note 2] | Corresponding quarter ended 30.06.2025 [Unaudited] | Year ended 31.03.2026 [Audited] |
|---|---|---|---|---|---|
| 1 | **Income** | | | | |
| | (a) Revenue from operations | 61,413 | 81,573 | 43,601 | 2,62,418 |
| | (b) Other income | 6,892 | 5,878 | 6,040 | 26,798 |
| | **Total income** | **68,305** | **87,451** | **49,641** | **2,89,216** |
| 2 | **Expenses** | | | | |
| | (a) Sub-contractor costs | 28,513 | 25,519 | 26,694 | 1,21,142 |
| | (b) Cost of raw materials, components and stores consumed | 10,890 | 18,733 | 7,361 | 45,468 |
| | (c) Land purchase cost (including development rights) | 365 | 1,15,396 | 65,715 | 1,96,291 |
| | (d) Purchase of stock- in- trade | - | - | - | 2,331 |
| | (e) Changes in inventories of stock of flats, land stock, stock-in-trade and work-in-progress | (11,609) | (1,19,959) | (75,497) | (2,15,900) |
| | (f) License fees and plan approval charges | 422 | 4,366 | 1,660 | 8,364 |
| | (g) Architect and consultancy fees | 1,209 | 1,466 | 1,000 | 4,069 |
| | (h) Employee benefits expense | 8,508 | 8,166 | 6,218 | 28,698 |
| | (i) Finance costs | 3,736 | 4,973 | 2,068 | 12,125 |
| | (j) Depreciation and amortisation expenses | 2,364 | 2,594 | 1,942 | 8,979 |
| | (k) Other expenses | 9,541 | 14,234 | 5,710 | 39,886 |
| | **Total expenses** | **53,939** | **75,488** | **42,871** | **2,51,453** |
| 3 | **Profit before exceptional items and tax (1-2)** | **14,366** | **11,963** | **6,770** | **37,763** |
| 4 | **Exceptional items** | **-** | **508** | **-** | **(946)** |
| 5 | **Profit before tax (3+4)** | **14,366** | **12,471** | **6,770** | **36,817** |
| 6 | **Tax expense** | | | | |
| | (a) Current tax (including tax for earlier years) | 5,453 | 7,817 | 8,317 | 23,038 |
| | (b) Deferred tax (credit) | (3,008) | (4,287) | (7,047) | (13,968) |
| | **Total tax expense** | **2,445** | **3,530** | **1,270** | **9,070** |
| 7 | **Profit for the period/ year (5-6)** | **11,921** | **8,941** | **5,500** | **27,747** |
| 8 | **Other comprehensive income** | | | | |
| | Items that will not be reclassified to profit and loss | | | | |
| | Re-measurement gains on defined benefit plan | - | 178 | - | 157 |
| | Income tax relating to above | - | (45) | - | (40) |
| | **Total other comprehensive income, net of tax** | **-** | **133** | **-** | **117** |
| 9 | **Total comprehensive income for the period/ year (7+8)** | **11,921** | **9,074** | **5,500** | **27,864** |
| 10 | **Earnings per equity share (of ₹10/- each)** (refer note 6) (not annualised except for year end) | | | | |
| | a) Basic | 3.66 | 2.74 | 1.69 | 8.51 |
| | b) Diluted | 3.65 | 2.74 | 1.68 | 8.50 |
| 11 | Paid-up equity share capital (refer note 6) (Face value of ₹ 10/- each) | 32,616 | 24,459 | 24,443 | 24,459 |
| 12 | Other equity | | | | 6,09,879 |

BRIGADE ENTERPRISES LIMITED Bangalore 560 055

WALKER CHANDIOK & CO LLP BENGALURU CHARTERED ACCOUNTANTS

**Statement of standalone unaudited financial results of Brigade Enterprises Limited for the quarter ended 30 June 2026**

**Notes:**

1 The standalone unaudited financial results of Brigade Enterprises Limited (the 'Company') for the quarter ended 30 June 2026 have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations'). These standalone unaudited financial results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 13 August 2026.

2 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures upto third quarter of the previous financial year. Also, the figures upto the end of the third quarter were only reviewed and not subject to audit.

3 The statutory auditors of the Company have carried out limited review as required under Listing Regulations of the above standalone unaudited financial results for the quarter ended 30 June 2026 and have issued an unmodified review report.

4 The aforesaid standalone unaudited financial results are available on the Company's website www.brigadegroup.com and on the website of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).

5 **Standalone segment wise revenue, results, assets and liabilities**
Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., Real estate and leasing.

**Details of standalone segment wise revenue, results, assets and liabilities is given below:**

( in ₹ lakhs)

| Sl.No | Particulars | Quarter ended 30.06.2026 [Unaudited] | Preceding quarter ended 31.03.2026 [Refer note 2] | Corresponding quarter ended 30.06.2025 [Unaudited] | Year ended 31.03.2026 [Audited] |
|---|---|---|---|---|---|
| I | **Segment revenue** | | | | |
| | Real estate | 49,764 | 69,117 | 31,885 | 2,12,084 |
| | Leasing | 11,649 | 12,456 | 11,716 | 50,334 |
| | **Revenue from operations** | **61,413** | **81,573** | **43,601** | **2,62,418** |
| II | **Segment results** | | | | |
| | Real estate | 11,947 | 11,067 | (1,098) | 16,716 |
| | Leasing | 8,133 | 9,236 | 8,986 | 37,713 |
| | **Profit before exceptional items, tax and interest** | **20,080** | **20,303** | **7,888** | **54,429** |
| | Less: Finance costs | (3,736) | (4,973) | (2,068) | (12,125) |
| | Less: Other unallocable expenditure | (7,926) | (7,668) | (5,090) | (29,762) |
| | Add/(Less): Exceptional items | - | 508 | - | (946) |
| | Add/(Less): Share of profits /(losses) in a subsidiary Limited Liability partnership firm | 165 | (680) | (79) | (948) |
| | Add: Other income | 5,783 | 4,981 | 6,119 | 26,169 |
| | **Profit before tax** | **14,366** | **12,471** | **6,770** | **36,817** |
| III | **Segment assets (#)** | | | | |
| | Real estate | 9,52,242 | 9,08,310 | 7,60,002 | 9,08,310 |
| | Leasing | 3,90,547 | 3,64,467 | 2,90,376 | 3,64,467 |
| | Unallocated assets | 4,67,236 | 4,74,203 | 4,17,511 | 4,74,203 |
| | **Total assets** | **18,10,025** | **17,46,980** | **14,67,889** | **17,46,980** |
| IV | **Segment liabilities (#)** | | | | |
| | Real estate | 8,08,892 | 7,61,029 | 6,19,509 | 7,61,029 |
| | Leasing | 73,899 | 48,771 | 35,252 | 48,771 |
| | Unallocated liabilities | 2,80,759 | 3,02,842 | 1,95,722 | 3,02,842 |
| | **Total liabilities** | **11,63,550** | **11,12,642** | **8,50,483** | **11,12,642** |

(#) Capital employed = Segment assets - Segment liabilities

6 During the quarter ended 30 June 2026, the paid-up equity share capital of the Company has increased from ₹ 24,459 lakhs to ₹ 32,616 lakhs pursuant to allotment of 28,321 equity shares on exercise of stock options by employees and issue of bonus shares of 8,15,40,595 in the ratio of 1:3 i.e., one (1) new fully paid up equity share for every three (3) existing fully paid-up share held by the shareholders of the Company as on the record date. In accordance with Ind AS 33 "Earnings per share", the earnings per share has been adjusted for all periods presented to give effect to the aforesaid bonus issue.

7 The Company has outstanding balance of ₹ 860 lakhs that is under litigation, out of the refundable deposit paid towards one Joint Development Agreement. The performance obligations under the said Joint Development Agreement are fulfilled and hence the company has initiated procedure for recovery of the balance refundable deposit and other additional costs as per terms of the said agreement with Landowner. However, the Landowner has filed an arbitration challenging the same and both parties have filed claims and counter claims. Based on the overall assessment and legal evaluation, the underlying refundable deposit are considered as good and recoverable by the management.

8 A survey under section 133A of the Income Tax Act ('the Act') was conducted in December 2025 at various business premises of the Company. The Company has complied with / responded to the notices received from Income tax authorities ('Tax authorities') and in this regard, has complied with the requirements of applicable laws and regulations, and does not expect any additional liability beyond the amount already provided for during the previous year.

9 The board of directors of the Company at their meeting held on 06 May 2026 have recommended a final dividend of ₹ 2 per equity share of ₹ 10 each for the financial year ended 31 March 2026, which was subsequently approved by the shareholders of the Company at the annual general meeting held on 13 August, 2026.

BRIGADE ENTERPRISES LIMITED Bangalore 560 055

WALKER CHANDIOK & CO LLP BENGALURU CHARTERED ACCOUNTANTS

**Statement of standalone unaudited financial results of Brigade Enterprises Limited for the quarter ended 30 June 2026**

10 During the quarter ended 30 June 2026, in relation to an ongoing residential project ('project') in Chennai, the State Environment Impact Assessment Authority, Tamil Nadu ("SEIAA") revoked the Environmental Clearance, citing certain reasons which are disputed despite having itself approved the Environmental Clearance after the required lengthy process. The carrying value of the project-related assets, including development rights (net of corresponding liability under the joint development arrangement), aggregates to ₹ 12,600 lakhs. The Management based on its overall assessment, believes that the project has been launched only after obtaining all requisite approvals from various statutory authorities in compliance with applicable laws and regulations prevailing and accordingly, the Company had challenged the said order before the competent authorities and has also filed a writ petition before the Hon'ble Madras High Court. Based on legal advice and its assessment of the facts and circumstances, management believes that it has a strong case on merits and that the expected outcome of the ongoing proceedings is not likely to have a material impact on the Standalone unaudited financial results.

11 Previous period's / year's figures have been regrouped or reclassified wherever necessary to conform with the current period figures. The impact of such reclassifications / regroupings is not material to the standalone unaudited financial results.

For and on behalf of the Board of Directors of
**BRIGADE ENTERPRISES LIMITED**

**Pavitra Shankar**
Managing Director

Bengaluru, India
13 August 2026

WALKER CHANDIOK & CO LLP * BENGALURU * CHARTERED ACCOUNTANTS

BRIGADE ENTERPRISES LIMITED Bangalore 560 055 ★