HB ESTATE DEVELOPERS LTD.

Regd. Office : Plot No. 31, Echelon Institutional Area, Sector - 32, Gurugram -122001 (Haryana)
Ph.:0124-4675500, Fax:0124-4370985, E-mail:corporate@hbestate.com
Website : www.hbestate.com, CIN : L99999HR1994PLC034146

August 03, 2026

The Listing Department
BSE Limited,
Pheroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001
Scrip Code: 532216

Sub: Outcome of Board Meeting held on August 03, 2026 and forwarding of Un-Audited Financial Results for the quarter and 3 months ended on June 30, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 and 33(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors at its meeting held today i.e. August 3, 2026 inter-alia, has Considered and approved the Un-Audited Financial Results (Standalone and Consolidated) for the quarter and 3 months ended June 30, 2026.

A copy of above Financial Results along with the Limited Review Report thereon issued by the Statutory Auditors, M/s N.C. Aggarwal & Co. is attached herewith as **Annexure-A.**

The Board Meeting commenced at 12:30 P.M. and concluded at 1:51 P.M.

You are requested to take note of same.

Thanking you,

Yours faithfully,
For **HB Estate Developers Limited**

ESTATE DEVELOPERS LIMITED GURUGRAM

N V K Rao
(Company Secretary & Compliance Officer)
Mem. No. ACS 35382

Independent Auditor's Review Report on Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
HB ESTATE DEVELOPERS LIMITED

1. We have reviewed the accompanying statement of unaudited standalone financial results of **HB Estate Developers Limited** ('the Company') for the quarter ended 30th June 2026 ('the statement'), being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015, as amended ("the Listing Regulation").

2. This 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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.

3. We conducted our review of the statements in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. 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 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 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 the applicable Indian Accounting Standards ("Ind AS") as specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For N.C. Aggarwal & Co.
Chartered Accountants
Firm Registration No. 003273N

Gautam Kumar Aggarwal
Digitally signed by Gautam Kumar Aggarwal
Date: 2026.08.03 13:25:35 +05'30'

G. K. Aggarwal
Partner
M. No. 086622
Date: 3rd August, 2026
Place: Gurugram
UDIN: 26086622SBDDVB3772

HB ESTATE DEVELOPERS LIMITED

Registered Office: Plot No.31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph.: +91-124-4675500, Fax No.: +91-124-4370985
E-mail: corporate@hbestate.com, Website: www.hbestate.com
CIN : L99999HR1994PLC034146

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE THREE MONTHS ENDED 30TH JUNE, 2026

(Rs. In Lakhs)

S.No.	Particulars	Three Months Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Un-Audited	Audited	Un-Audited	Audited
I	**Revenue from Operations**	2774.74	3297.29	2376.34	11692.63
II	**Other Income**	40.80	49.29	39.74	152.88
III	**Total Income (I + II)**	**2815.54**	**3346.58**	**2416.08**	**11845.51**
IV	**Expenses:**				
	a) Cost of materials consumed	254.13	309.88	209.74	1118.73
	b) Changes in inventories of finished goods, work-in progress and stock-in-trade	-	-	-	-
	c) Employee benefit expense	641.97	658.06	575.31	2356.59
	d) Finance costs	333.17	363.37	442.79	1649.91
	e) Depreciation and amortization expense	205.31	198.68	197.21	797.82
	f) Other expenses	1133.46	1243.60	937.72	4145.72
	Total expenses	**2568.04**	**2773.59**	**2362.77**	**10068.77**
V	**Profit before exceptional items and tax (III - IV)**	**247.50**	**572.99**	**53.31**	**1776.74**
VI	Exceptional items	-	-	-	-
VII	**Profit before tax (V - VI)**	**247.50**	**572.99**	**53.31**	**1776.74**
VIII	Tax expense:				
	(1) Current tax	-	(35.20)	-	(35.20)
	(2) Deferred tax	93.72	253.47	15.13	641.56
	Total Tax Expense	93.72	218.27	15.13	606.36
IX	**Profit for the period from continuing operations (VII - VIII)**	**153.78**	**354.72**	**38.18**	**1170.38**
X	**Profit / (Loss) from discontinued operations**	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-
XII	**Profit / (Loss) from discontinued operations (after tax) (X - XI)**	-	-	-	-
XIII	**Profit for the period (IX + XII)**	**153.78**	**354.72**	**38.18**	**1170.38**
XIV	**Other Comprehensive Income**				
	a. Items that will not be reclassified to Profit or Loss				
	i. Remeasurement of defined benefit plans	1.40	7.68	(0.78)	5.33
	ii. Tax relating to above	(0.41)	(2.23)	0.23	(1.55)
	Other Comprehensive Income/ (Loss) (XIV)	0.99	5.45	(0.55)	3.78
XV	**Total Comprehensive Income (XIII + XIV)**	**154.77**	**360.17**	**37.63**	**1174.16**
XVI	**Paid Up Equity Share Capital (Rs. 10 Per Share)**	2323.37	2323.37	2173.37	2323.37
XVII	**Other Equity**	N.A.	N.A.	N.A.	17037.55
XVIII	**Earning Per Share (in Rs.) :-**				
	(1) Basic	0.67	1.54	0.18	5.19
	(2) Diluted	0.67	1.54	0.18	5.19

HB ESTATE DEVELOPERS LIMITED GURUGRAM

NOTES

1 The aforesaid Standalone Unaudited Financial Results were placed before and reviewed by the Audit Committee at its meeting held on 03rd August 2026 and approved by the Board of Directors at its meeting held on the same date.

2 These Standalone Financial Results have been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 and other recognized accounting practices and policies to the extent applicable.

3 The Government of India vide notification dated 21st November, 2025 had notified the implementation framework in respect of the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020, which consolidate and replace 29 (twenty-nine) existing labour laws. The Ministry of Labour and Employment had also published draft Central Rules and FAQs to facilitate the assessment of the financial impact arising from New Labour Codes. The said central rules have been made effective w.e.f. 08th May, 2026.
Based on the assessment carried out by the Company and on the basis of information presently available, in line with the guidance issued by the Institute of Chartered Accountants of India, the incremental impact of the aforesaid changes on employee benefits liability has been recognised in the financial year ended 31st March, 2026.
The Company will continue to monitor further developments relating to the Labour Codes and evaluate the impact, if any, in future on the measurement of employee benefits liability.

4 The financial figures for the quarter ended 31st March, 2026 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures upto the third quarter ended 31st December, 2025.

5 The Statutory Auditors have carried out Limited Review of the financial results of the Company for the three months ended 30th June 2026 under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Statutory Auditors have expressed an unmodified opinion on these results.

6 The Company has only one reportable primary segment i.e. Hospitality business. Hence, segmental reporting is not applicable.

7 The figures have been regrouped / reclassified wherever considered necessary to facilitate comparison.

For HB Estate Developers Limited

HB ESTATE DEVELOPERS LIMITED GURUGRAM

Lalit Bhasin
Chairman
DIN:00002114

Place: Gurugram
Date: 03rd August, 2026

N.C. AGGARWAL & CO.

CHARTERED ACCOUNTANTS

102, Harsha house, Karampura Commercial Complex,
New Delhi-110 015. Ph: (O) 25920555-556 (R) 25221561
E-Mail: nc.aggarwal@gmail.com

Independent Auditor's Review Report on Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
HB ESTATE DEVELOPERS LIMITED

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **HB Estate Developers Limited** ('the Holding Company') and its and Associate (the Holding Company and its Associate together referred to as " the Group") for the quarter ended 30th June 2026 ('the statement'), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015, as amended (the "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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.

3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statements is free of material misstatement. 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 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 No. CIR/CFD/CMDI/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The statement includes the result of:
   Associate:
   Parsvnath HB Projects Private Limited

5. The consolidated unaudited financial results include the interim financial results / statements of one associate which reflects Group Share of net profit of Rs. Nil and total comprehensive income of Rs. Nil for the quarter ended 30th June 2026, based on their interim financial information have not been reviewed by their auditor. According to the information and explanation given to us by the management, these interim financial results and other financial information are not material to the group.

   Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

6. Based on our review conducted as above, and based on the consideration of matters referred to 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 the applicable Indian Accounting Standards ("Ind AS") as specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For N.C. Aggarwal & Co.
Chartered Accountants
Firm Registration No. 003273N
Gautam Kumar Aggarwal
Digitally signed by Gautam Kumar Aggarwal
Date: 2026.08.03 13:26:21 +05'30'
G. K. Aggarwal
Partner
M. No. 086622
Date: 3rd August, 2026
Place: Gurugram
UDIN: 26086622IGDISB1548

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E-mail: corporate@hbestate.com, Website: www.hbestate.com
CIN : L99999HR1994PLC034146

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE THREE MONTHS ENDED 30TH JUNE, 2026

(Rs. in Lakhs)

S.No.	Particulars	Three Months Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Un-Audited	Audited	Un-Audited	Audited
I	Revenue from Operations	2774.74	3297.29	2376.34	11692.63
II	Other Income	40.80	49.29	39.74	152.88
III	Total Income (I + II)	2815.54	3346.58	2416.08	11845.51
IV	Expenses:				
	a) Cost of materials consumed	254.13	309.88	209.74	1118.73
	b) Changes in inventories of finished goods, work-in progress and stock-in-trade	-	-	-	-
	c) Employee benefit expense	641.97	658.06	575.31	2356.59
	d) Finance costs	333.17	363.37	442.79	1649.91
	e) Depreciation and amortization expense	205.31	198.68	197.21	797.82
	f) Other expenses	1133.46	1243.60	937.72	4145.72
	Total expenses	2568.04	2773.59	2362.77	10068.77
V	Profit before exceptional items and tax (III - IV)	247.50	572.99	53.31	1776.74
VI	Exceptional items	-	-	-	-
VII	Profit before tax (V - VI)	247.50	572.99	53.31	1776.74
VIII	Tax expense:				
	(1) Current tax	-	(35.20)	-	(35.20)
	(2) Deferred tax	93.72	253.47	15.13	641.56
	Total Tax Expense	93.72	218.27	15.13	606.36
IX	Profit for the period from continuing operations (VII - VIII)	153.78	354.72	38.18	1170.38
X	Profit / (Loss) from discontinued operations	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)	-	-	-	-
XIII	Profit for the period (IX + XII)	153.78	354.72	38.18	1170.38
XIV	Other Comprehensive Income				
	a. Items that will not be reclassified to Profit or Loss				
	i. Remeasurement of defined benefit plans	1.40	7.68	(0.78)	5.33
	ii. Tax relating to above	(0.41)	(2.23)	0.23	(1.55)
	Other Comprehensive Income/ (Loss) (XIV)	0.99	5.45	(0.55)	3.78
XV	Total Comprehensive Income (XIII + XIV)	154.77	360.17	37.63	1174.16
XVI	Share of Profit/ (Loss) in Associates	-	-	-	-
XVII	Total Comprehensive Income attributable to Owners of the Company	154.77	360.17	37.63	1174.16
XVIII	Paid Up Equity Share Capital (Rs. 10 Per Share)	2323.37	2323.37	2173.37	2323.37
XIX	Other Equity	N.A.	N.A.	N.A.	17037.55
XX	Earning Per Share (in Rs.) :-				
	(1) Basic	0.67	1.54	0.18	5.19
	(2) Diluted	0.67	1.54	0.18	5.19

HB ESTATE DEVELOPERS LIMITED GURUGRAM

NOTES

1 The aforesaid Consolidated Unaudited Financial Results were placed before and reviewed by the Audit Committee at its meeting held on 03rd August 2026 and approved by the Board of Directors at its meeting held on the same date.

2 These Consolidated Financial Results have been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 and other recognized accounting practices and policies to the extent applicable.

3 The Government of India vide notification dated 21st November, 2025 had notified the implementation framework in respect of the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020, which consolidate and replace 29 (twenty-nine) existing labour laws. The Ministry of Labour and Employment had also published draft Central Rules and FAQs to facilitate the assessment of the financial impact arising from New Labour Codes. The said central rules have been made effective w.e.f. 08th May, 2026.
Based on the assessment carried out by the Parent Company and on the basis of information presently available, in line with the guidance issued by the Institute of Chartered Accountants of India, the incremental impact of the aforesaid changes on employee benefits liability has been recognised in the financial year ended 31st March, 2026. The Parent Company will continue to monitor further developments relating to the Labour Codes and evaluate the impact, if any, in future on the measurement of employee benefits liability.

4 The financial figures for the quarter ended 31st March, 2026 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures upto the third quarter ended 31st December, 2025.

5 The Statutory Auditors have carried out Limited Review of the financial results of the Parent Company for the three months ended 30th June 2026 under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Statutory Auditors have expressed an unmodified opinion on these results.

6 The Consolidated Financial Results include consolidated results of Parsvnath HB Projects Private Limited, Associate of the Company (49.00% shareholding & voting power).

7 The Parent Company has only one reportable primary segment i.e. Hospitality Business. Hence, segmental reporting is not applicable.

8 The figures have been regrouped/ reclassified wherever considered necessary to facilitate comparison.

For HB Estate Developers Limited

HB ESTATE DEVELOPERS LIMITED GURUGRAM

Lalit Bhasin
Chairman
DIN:00002114

Place: Gurugram
Date: 03rd August, 2026