



Nirlon Limited

CIN:L17120MH1958PLC011045

Pahadi Village, off the Western Express Highway, Goregaon (East), Mumbai 400 063.

Tele:+91 (022) 4028 1919 / 2685 2257 / 58 / 59

E-mail id : info@nirlonltd.com, Website:www.nirlonltd.com

=====

August 10, 2026

The Secretary,

BSE Limited,

P.J. Towers,

Dalal Street,

Mumbai- 400 001.

Security Code: 500307

Dear Sir,

Sub: Outcome of the Board meeting held on Monday, August 10, 2026:
Earnings Presentation for the 1st Quarter ended June 30, 2026

Ref: Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations
and Disclosure Requirements) Regulations, 2015

We hereby inform you that inter alia; the Board of Directors of the Company at their meeting held on Monday, August 10, 2026 considered Earnings presentation for the 1st Quarter ended June 30, 2026 with disclaimers, are attached herewith.

The said information with details will also be made available on the website of the Company "www.nirlonltd.com".

We request you to take the same on record.

Thanking you,

Yours faithfully,

For Nirlon Ltd.,

Jasmin K. Bhavsar

Company Secretary, Vice President (Legal) & Compliance Officer

FCS4178

Encl: a/a



NIRLON LIMITED

EARNINGS PRESENTATION
Q1-FY27

Snapshot

Key Strengths



Present in the commercial / IT-ITES real estate sector for 17 years



Experienced management team



GIC Singapore (through its affiliate) is the major shareholder

Focus on Sustainability



Environmentally Friendly Campus



LEED Platinum / Gold Certified Buildings (Core & Shell)



LEED Zero Water, TRUE Platinum (Net Zero Waste) and LEED Zero Waste certification for NKP Ph. 1 to 4

NKP Characteristics



Occupier friendly design with typical ~80% efficiency



Marquee licensees including leading companies from IT / Financial Services sectors



Historically high average occupancy

Key Financials



Consistent and Sustainable License Fee Income



3 Year CAGR (2023-2026) :
Revenue: 5.9%
PAT: 29.9 %

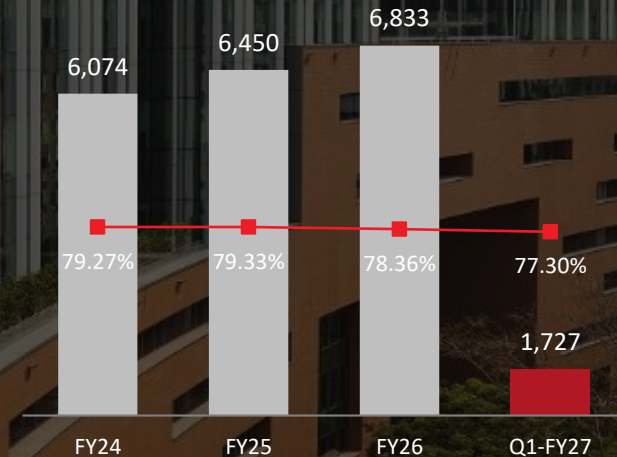


FY26
CFO: INR 4,775 Mn
ROE: 73.84%

Company Overview

- Nirlon Limited was incorporated in 1958 and was a pioneer in the manufacturing of synthetic yarns and industrial rubber products in India.
- Since 2006, Nirlon has primarily been in the business of development and management of commercial/ IT-ITES Real Estate.
- The company currently owns two primary assets: Nirlon Knowledge Park (NKP), which is an approx. 23 acre Information Technology Park located in Goregaon (East), Mumbai and also 75% of undivided interest in approx. 0.05 Mn sq. ft. in Nirlon House (NH), which is a building in the prime location of Worli, Mumbai.
- The development of the company's landmark project of Nirlon Knowledge Park began in phases from 2006, with the final phase i.e. Phase V completed in FY22.
- NKP has a total chargeable area of approximately 3.08 Mn.sq.ft.
- GIC Singapore became the majority shareholder and a co-promoter in 2015 vide an open offer through its affiliate, Reco Berry Private Limited (Reco) of Singapore, and currently has a 63.92% holding in the company.

Total Income (INR Mn) & EBITDA Margins (%)

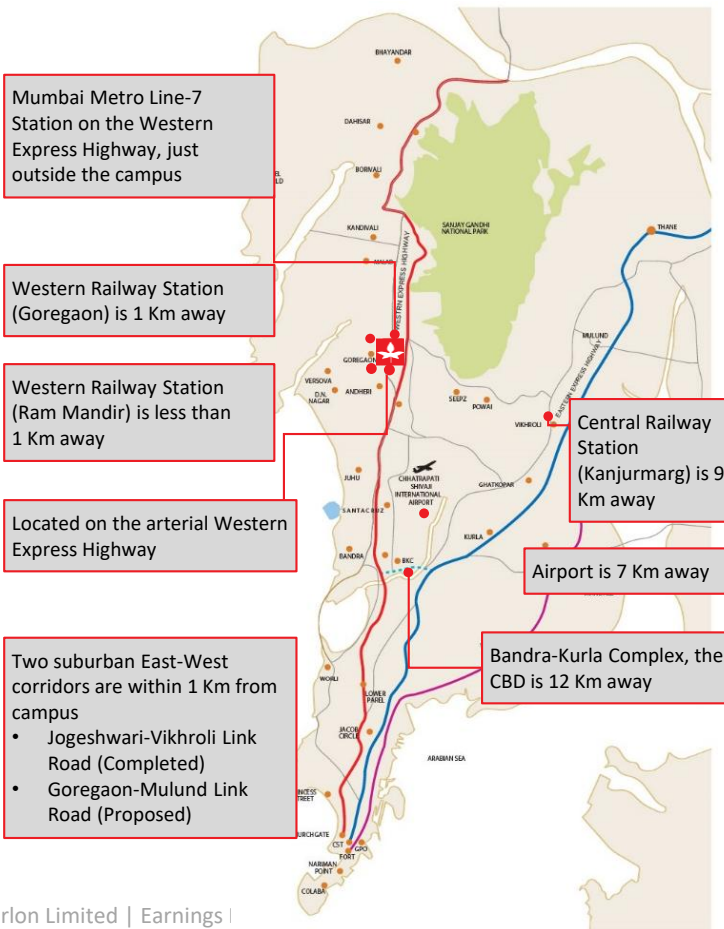


NIRLON LIMITED

FY18 onward figures as per Ind AS

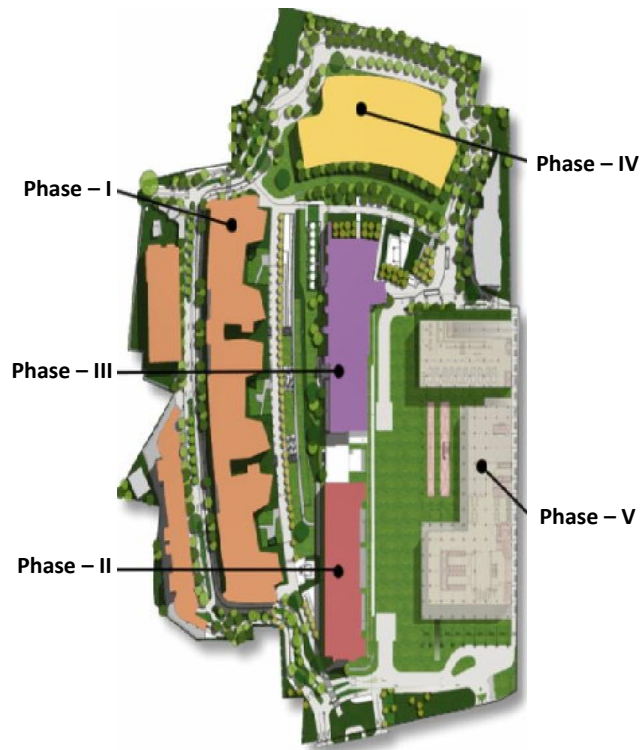


Nirlon Knowledge Park – The Master Plan



Conveniently located on Mumbai's Western Express Highway, one of Mumbai's main arterial roads, NKP is an easy commute from the western and eastern suburbs of Mumbai. A majority of the city's professional workforce live in the western suburbs, which have a ready availability of residential accommodation. NKP is also located close to educational institutions, hospitals, and recreational facilities.

≈ **3.08**
Mn Sq. ft. Total office space

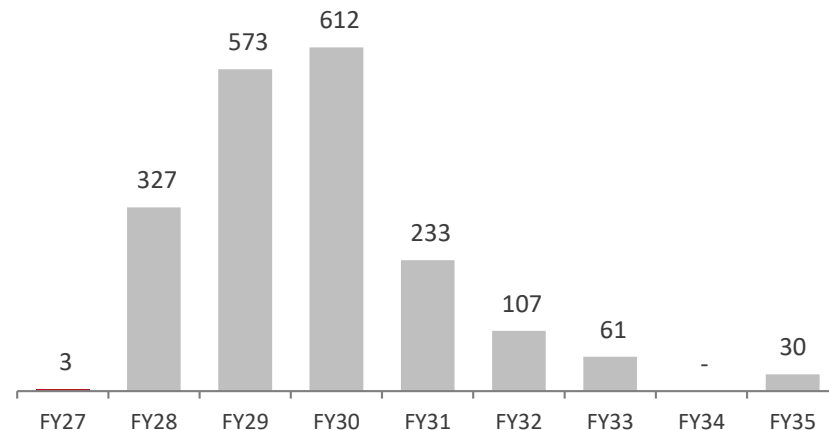




Phase Wise Details & License Renewals

Phases	I	II	III	IV	V	Total
Constructed Area (Mn Sq. Ft.)	1.29	0.38	0.55	0.76	1.78	4.77
Chargeable Area (Mn Sq. Ft.)	0.79	0.31	0.40	0.43	1.16	3.08
Date of Completion	Oct-09	Jun-10	Sep-13	Mar-15	FY22	NA

License Due for Renewals/Resets (Thousands Sq. ft.)
as on 30th June 2026



As on 30th June 2026, approx. 1,800 sq. ft. at NKP and 5,000 sq.ft at Nirlon House was vacant.

The chart assumes all licenses continue for their total tenure of License / notice period, including renewal options.

Only NL's share considered for co-owned space at Nirlon House.



Q1-FY27 Financial Overview



Operational Highlights

Marketing Updates

- As on 30 June 26, approx. 6,900 sq.ft. area was vacant in NKP + NH combined.
- An office of approx. 1,100 sq.ft. (NL's share of space) at Nirlon House has been licensed in Q1FY27.

Debt Summary (As of 30th June 2026)

- Total secured debt facility sanctioned by HSBC is INR 1,230 Cr which includes an OD facility.
- Debt outstanding as on 30 June 26 from HSBC Bank was INR 1,150 Cr.
- CRISIL has reaffirmed 'CRISIL AA+/Stable' rating to this facility.

Other Updates

- The Board proposes a final dividend of INR 15 (150%) per share for FY26, subject to approval by the shareholders in the forthcoming AGM.

Q1-FY27 Financial Highlights

Q1-FY27 Financial Highlights:

INR 1,727 Mn

Total Income

INR 1,335 Mn

EBITDA

77.30%

EBITDA Margin

INR 933 Mn

PBT

INR 694 Mn

PAT

40.19%

PAT Margin

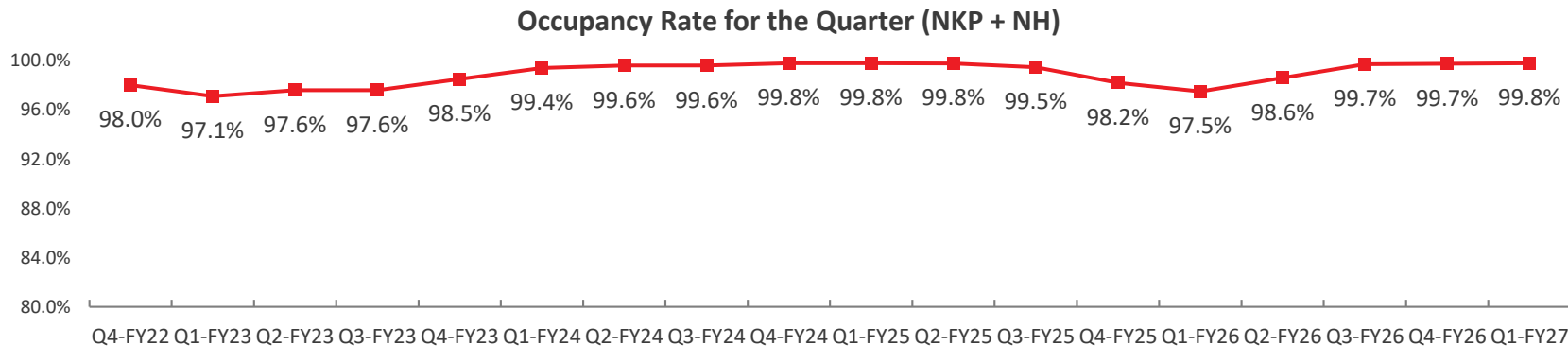
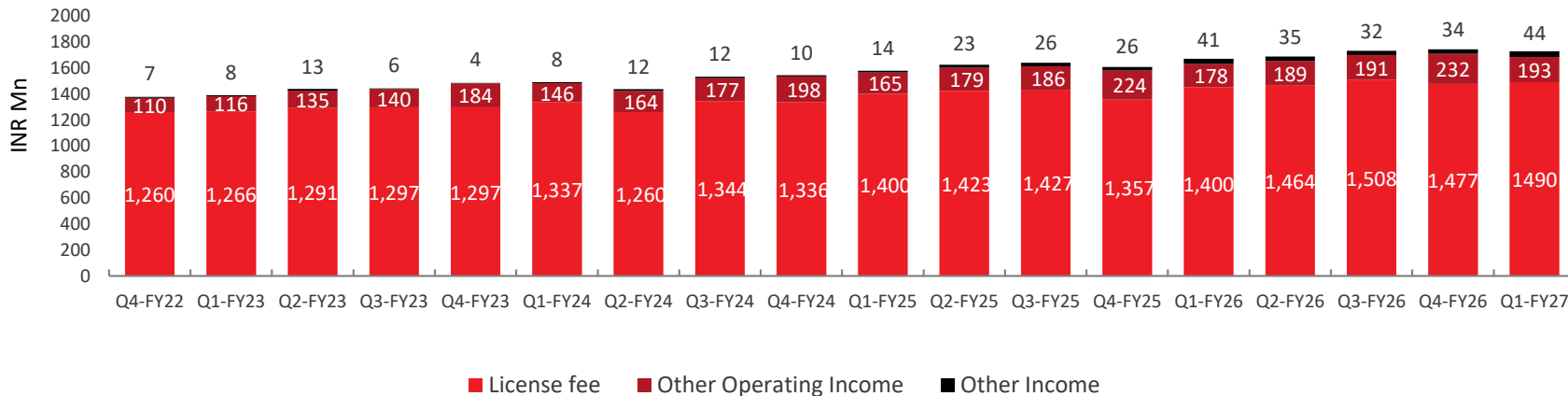


Quarterly Financial Performance (Ind AS)

Particulars (INR Mn)	Q1-FY27	Q4-FY26	Q-o-Q	Q1-FY26	Y-o-Y
License Fees	1,490	1,477	0.9%	1,452	2.6%
Other Operating Income (CAM, etc.)	193	232	(16.8)%	178	8.4%
Other Income	44	34	29.4%	41	7.3%
Total Income	1,727	1,743	(0.9)%	1,671	3.4%
Total Expenses	392	386	1.6%	352	11.4%
EBITDA	1,335	1,357	(1.6)%	1,319	1.2%
EBITDA Margins (%)	77.30%	77.85%	(55) Bps	78.93%	(163) Bps
Depreciation	139	142	(2.1)%	138	0.7%
Finance Cost	263	260	1.2%	279	(5.7)%
PBT	933	955	(2.3)%	902	3.4%
Tax	239	249	(4.0)%	318	(24.8)%
Profit After Tax / Total Comprehensive Income	694	706	(1.7)%	584	18.8%
PAT Margins (%)	40.19%	40.50%	(31) Bps	34.95%	524 Bps
Diluted EPS (INR per share)	7.70	7.83	(1.7)%	6.48	18.8%



License Fees & Occupancy Rates



Historical Financial Performance (Ind AS)

Particulars (INR Mn)	FY24	FY25	FY26	Q1-FY27
License Fees	5,348	5,607	5,901	1,490
Other Operating Income (CAM, etc.)	684	754	790	193
Other Income	42	89	142	44
Total Income	6,074	6,450	6,833	1,727
Total Expenses	1,260	1,333	1,479	392
EBITDA	4,814	5,117	5,354	1,335
EBITDA Margins (%)	79.26%	79.33%	78.36%	77.30%
Depreciation	564	563	556	139
Finance Cost*	1,235	1,170	1,079	263
PBT	3,015	3,384	3,719	933
Tax	959	1,202	259	239
Profit After Tax	2,056	2,182	3,460	694
PAT Margins (%)	33.85%	33.83%	50.64%	40.19%
Diluted EPS (INR per share)	22.81	24.21	38.39	7.70

* - Pursuant to the amendment in Ind AS-23 "Borrowing Costs," the Company has considered the specific borrowings obtained for completed phases as a part of general borrowings. Accordingly, the finance cost related to such borrowings has been capitalized as a part of Capital Work in Progress until Phase V was capitalized i.e. 15 December 2021.



Balance Sheet (Ind AS)

Particulars (INR Mn)	FY24	FY25	FY26
EQUITY	3,731	3,569	4,686
a) Equity Share Capital	901	901	901
b) Other Equity	2,830	2,668	3,785
LIABILITIES			
Non-Current Liabilities	15,586	16,312	15,904
a) Financial Liabilities			
i) Borrowings	11,456	11,464	11,467
ii) Other Financial Liabilities	1,690	1,948	2,206
b) Provisions	3	3	14
c) Deferred Tax Liabilities (Net)	1,963	2,485	1,944
d) Other Non-Current Liabilities	474	412	273
Current Liabilities	1,945	2,549	1,907
a) Financial Liabilities			
i) Borrowings	-	-	2
ii) Trade Payables	133	213	165
iii) Other Financial Liabilities	1,378	1,381	1,416
b) Other Current Liabilities	299	272	289
c) Provisions	1	3	9
d) Current Tax Liabilities (Net)	134	680	26
GRAND TOTAL - EQUITIES & LIABILITIES	21,262	22,430	22,497

Particulars (INR Mn)	FY24	FY25	FY26
Non-Current Assets	20,480	20,339	19,117
a) Property, Plant and Equipment	4	4	4
b) Capital Work In Progress	26	90	70
c) Investment Properties	19,096	18,693	18,314
d) Financial Assets			
i) Loans	-	-	-
ii) Other Financial Assets	96	96	81
f) Non-Current Tax Assets (Net)	284	735	34
g) Other Non-Current Assets	974	721	614
Current Assets	783	2,091	3,380
a) Financial Assets			
i) Trade Receivables	32	38	33
ii) Cash and Cash Equivalents	539	1,639	100
iii) Bank Balances other than ii) above	70	100	2,878
iv) Other Financial Assets	29	55	56
b) Other Current Assets	112	259	313
GRAND TOTAL – ASSETS	21,262	22,430	22,497

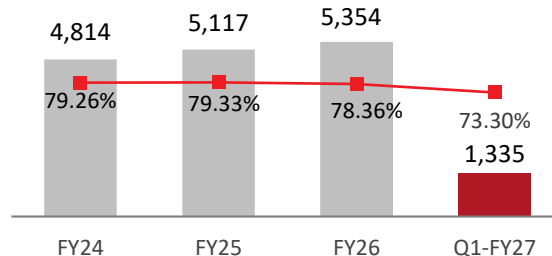


Key Financial Highlights

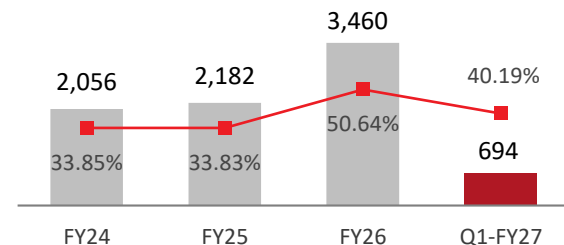
Total Income (INR Mn)



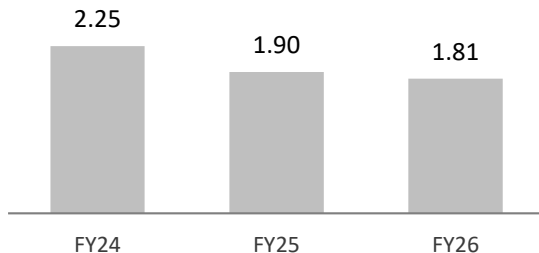
EBITDA (INR Mn) & EBITDA Margin (%)



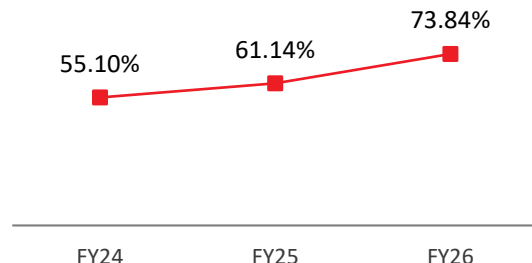
PAT* (INR Mn) & PAT Margin (%)



Net Debt to EBITDA (x)



ROE* (%)



Dividend Track Record (INR/share)



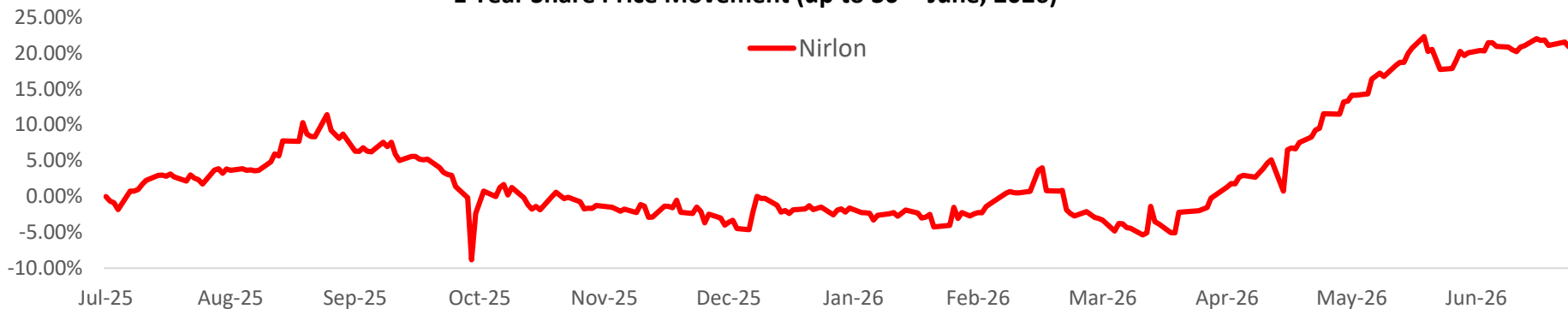
[^] Interim Dividend.

Board has recommended final dividend of Rs.15, subject to approval in the forthcoming AGM.

* - Pursuant to the amendment in Ind AS-23 "Borrowing Costs," the Company has considered the specific borrowings obtained for completed phases as a part of general borrowings. Accordingly, the finance cost related to such borrowings has been capitalized as a part of Capital Work in Progress until Phase V was capitalized i.e. 15 December 2021.

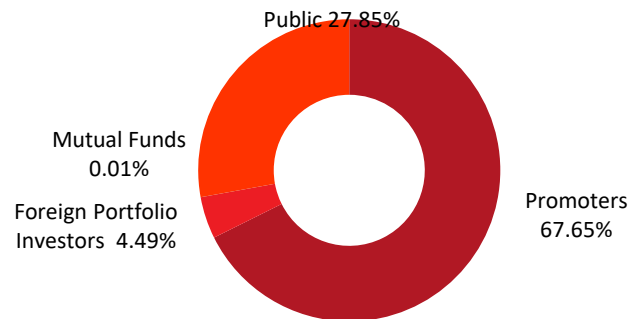
Capital Market Data

1 Year Share Price Movement (up to 30th June, 2026)



Price Data (As on 30 th June, 2026)	INR
Face Value	10.00
Market Price	618.20
52 Week H/L	646.00 / 445.00
Market Cap (INR Mn)	55,710.97
Equity Shares Outstanding (in Mn)	90.12
1 Year Avg Trading Volume ('000)	31.20

Shareholding Pattern (As on 30th June, 2026)



Disclaimer

Nirlon Limited

This presentation and the accompanying slides (the “Presentation”), which have been prepared by Nirlon Limited (the “Company”), have been prepared solely for information purposes and do not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company. This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded. This Presentation may contain forward-looking statements based on reasonable beliefs and assumptions of the management of the Company, which are expressed in good faith. Such statements involve uncertainties and other factors which may cause the actual results, financial condition, performance or achievements of the Company or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such statements. By their nature, forward looking statements inherently involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. Such statements are not guarantees of future performance and actual results may differ from those specified in such statements as a result of various such factors and assumptions. No assurance is being provided that the assumptions underlying such forward-looking statements are free from errors.

Valorem Advisors Disclaimer:

Valorem Advisors is an Independent Investor Relations Management Service company. This Presentation has been prepared by Valorem Advisors based on information and data which the Company considers reliable, but Valorem Advisors and the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

Valorem Advisors also hereby certifies that the directors or employees of Valorem Advisors do not own any stock in personal or company capacity of the Company under review.

For further details, please feel free to contact our Investor Relations Representatives:



Mr. Anuj Sonpal

Valorem Advisors

Tel: +91-22-3507 5100 | Email: nirlon@valoremadvisors.com

Investor kit link: www.valoremadvisors.com/nirlon