MODIS NAVNIRMAN

Date: 07/08/2026

To,	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**	**BSE Limited** Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 **Scrip Code – 543539**

Dear Sir / Madam,

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

Dear Sir/Madam,

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

"Modis Navnirman Limited Announces Financial Results for Q1 FY 2026-27; Delivers Strong Operational and Financial Performance.".

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

Digitally signed by Nishi Mahek Modi
Date: 2026.08.07 17:07:01 +05'30'

MODI'S NAVNIRMAN LTD.

CS Nishi Mahek Modi
Company Secretary
Acs:-68212

Media Release

Modis Navnirman Reports Q1 FY27 Results; Revenue Up 27.9% YoY, PAT Up 25.8% YoY

Mumbai, August 07, 2026: Modis Navnirman Limited (BSE: 543539), one of Mumbai's emerging premium real estate developers, has announced its unaudited consolidated financial results for the quarter ended June 30, 2026.

Q1 FY27 - Key Consolidated Financial Highlights:

Particulars (₹ Cr.)	Q1 FY27	Q1 FY26	YoY	Q4 FY26	QoQ
Revenue from Operations	**58.26**	**45.54**	**27.92%**	**51.49**	**13.15%**
EBITDA	11.65	10.20	14.25%	7.56	54.13%
EBITDA Margin (%)	19.83%	22.33%	-	13.93%	-
Profit Before Tax	**11.52**	**10.19**	**13.10%**	**5.90**	**95.47%**
Profit After Tax (PAT)	8.54	6.79	25.81%	4.45	92.04%
PAT Margin (%)	14.54%	14.87%	-	8.20%	-
Basic EPS (₹)	**4.36**	**3.47**	**-**	**2.25**	**-**

Q1 FY27 Performance Highlights:

- Revenue from operations grew 27.92% year-on-year to ₹58.26 crore in Q1 FY27, compared to ₹45.54 crore in Q1 FY26, and rose 13.15% sequentially over ₹51.49 crore in Q4 FY26.
- EBITDA increased 14.25% year-on-year to ₹11.65 crore in Q1 FY27, compared to ₹10.20 crore in Q1 FY26, and grew 54.13% sequentially over Q4 FY26.
- Profit After Tax (PAT) rose 25.81% year-on-year to ₹8.54 crore in Q1 FY27, compared to ₹6.79 crore in Q1 FY26, and increased 92.04% sequentially over Q4 FY26, with Basic EPS at ₹4.36 versus ₹3.47 in the year-ago quarter.
- Area Sold surged 780% year-on-year to 44,000 sq. ft. in Q1 FY27.
- The Company secured a new redevelopment project during the quarter, taking its upcoming pipeline to 5 projects (10.50 lakh sq. ft.), in addition to 6 ongoing projects (12.11 lakh sq. ft.) and 14 completed projects (7.22 lakh sq. ft.) a total portfolio of 25 premium residential projects across Mumbai and adjoining regions.

- Construction progressed steadily across all six ongoing projects during the quarter: Rashmi Square (22nd slab completed), Rashmi Signature (20th slab completed), Rashmi Delight (14th slab completed), Rashmi Manorath (13th slab completed), and Rashmi Icon and Rashmi Avenue (plinth stage).

Management Comment:

Mr. Mahek Dinesh Modi, Whole time Director & CFO, Modi's Navnirman Limited, said: "*Modis Navnirman Limited delivered a strong performance in **Q1 FY27**, with revenue from operations increasing by **27.9%** to **₹58.26 crore**, while **EBITDA** grew by **14.2%** to **₹11.65 crore** and **PAT** rose by **25.8%** to **₹8.54 crore**, reflecting disciplined execution, operational efficiency, and the strength of the Company's redevelopment-led business model.*

*During **Q1 FY27**, construction progressed steadily across key projects, including Rashmi Square, Rashmi Signature, Rashmi Delight, Rashmi Manorath, Rashmi Icon and Rashmi Avenue, reinforcing our commitment to timely delivery and quality execution.*

The quarter marked another important milestone for the Company with the successful securing of another new redevelopment project. Together with four already under the pipeline, this reflects the Company's strong business momentum and reinforces confidence in its long-term growth trajectory. The strengthened project pipeline provides enhanced revenue visibility and positions the Company well for sustained value creation in the years ahead.

Looking ahead, we remain focused on accelerating project execution, selectively expanding our redevelopment portfolio, maintaining financial discipline, and delivering sustainable value for all stakeholders"

About Modis Navnirman Limited

Modis Navnirman is among the fastest growing & promising player in the redevelopment real estate in Mumbai. Driven by a new-age futuristic vision, Modis Navnirman is the epitome of real estate founded by Mr. Dinesh C. Modi in 2009. The Company has successfully established their dominance leadership within a short span of time delivering large projects and making them luxurious, holistic, viable and successful, paving the way for responsible innovation and upgrading the lifestyles of their customers. The team continues to set new benchmarks, on the journey to make Modis Navnirman one of the largest real estate developers in India.

For more details please visit: www.modisnavnirman.com

For further information, please contact:

Company:	*Investor Relations:*
Modis Navnirman Ltd. Company Secretary & Compliance Officer: ***Nishi Modi***	*Adfactors PR Ltd.* ***Saloni Nagvekar & Rahul Viswanathan*** Email: saloni.nagvekar@adfactorspr.com rahul.viswanathan@adfactorspr.com