Date:13-08-2026

To,
The Manager
Listing Department.
BSE Limited P.J. Towers, Dalai Street,
Fort, Mumbai- 400001,
Scrip :513361

Dear Sir/Madam,

Sub: Disclosure regarding Corporate Presentation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations. 2015 of India Homes Limited for the Quarter ended 30th June, 2026.

Ref: Intimation under Regulation 30 and other applicable regulations of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

With reference to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please Find enclosed the Investor Presentation of India Homes Limited for the quarter ended 30th June, 2026.

The above-mentioned Investor Presentation will also be available on the website of the Company www.indiahomesltd.com.

Kindly take the afore-mentioned submission on your records.

Thank You,
Yours faithfully
For India Homes Limited
SIDDH
ARTH
GUPTA
Siddharth S. Gupta
Jt. Managing Director
(DIN:03640615)

INVESTOR PRESENTATION
AUGUST 2026 · MUMBAI

INDIA HOMES LIMITED

Q1 *FY27*

Executing the roadmap — a Mumbai-focused real estate redevelopment platform.

REPORTING PERIOD
April – June 2026

LISTING
BSE

SECTOR
Real Estate

AUDITED STANDALONE RESULTS

NOTICE

Forward-looking statements & safe-harbour

This presentation has been prepared by India Homes Limited solely to provide information about the Company to its stakeholders. No representation or warranty, express or implied, is made as to and no reliance should be placed on the fairness, accuracy, completeness or correctness of such information or opinions contained herein.

None of the Company nor any of its respective affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation.

The information contained in this presentation is only current as of its date. The Company may alter, modify or otherwise change the content of this presentation at any time without obligation to notify any person of such revision.

Certain statements made in this presentation may not be based on historical information or facts and may be “forward-looking statements”, including those relating to the Company's general business plans and strategy, future financial condition and growth prospects, and future developments in its industry, competitive and regulatory environment.

Actual results may differ materially from these forward-looking statements due to a number of factors, including future changes or developments in the Company's business, its competitive environment, information technology, and the political, economic, legal and social conditions in India.

This presentation does not constitute an offer or invitation to purchase or subscribe for any shares in the Company and neither any part of it shall form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

INSIDE THIS PRESENTATION

Table of contents

MANAGEMENT COMMENTARY

Delivering on our transformation.

VG

Mr. Varun S. Gupta

MANAGING DIRECTOR · INDIA HOMES LTD

FROM THE MANAGING DIRECTOR

The first quarter of FY2027 reflects our continued focus on executing the strategic roadmap laid out over the past year. Having successfully transformed India Homes into a Mumbai-focused redevelopment platform, our efforts are now centered on advancing approvals, strengthening our development pipeline, and creating a scalable foundation for long-term growth.

We have reached a One-Time Settlement with J.C. Flowers ARC — a resolution that enables us to go ahead with the development of our land at Khopoli. Our promoters, in their private capacity, hold land bank and/or development agreements for three properties located in Wadala, Matunga and Chembur. The Company is desirous of consolidating all real estate projects under India Homes; we are in the process of finalizing such agreements and will approach shareholders for the requisite approvals.

Looking ahead, our priorities remain accelerating regulatory approvals, progressing projects towards launch, and maintaining disciplined capital allocation — positioning India Homes to capitalize on Mumbai's redevelopment opportunity and create sustainable long-term value for our shareholders.

THEME	REPORTING	FOCUS
Transformation	Q1 FY27	Mumbai redevelopment

SECTION ONE

01

Quarterly highlights

FINANCIAL SNAPSHOT · Q1 FY27

AUDITED STANDALONE RESULTS

Financial snapshot

ALL FIGURES IN ₹ LAKHS UNLESS STATED · ( ) DENOTES LOSS

Quarterly comparison

QUARTER ENDED 30 JUN

METRIC	Q1 FY27	Q1 FY26
TOTAL INCOME	₹23.30	₹13.46
PROFIT AFTER TAX	₹344.16	(₹147.57)
EPS · ₹ PER SHARE	0.09	(0.04)

Full-year comparison

YEAR ENDED 31 MAR

METRIC	FY26	FY25
TOTAL INCOME	₹2,764.52	₹112.75
PROFIT AFTER TAX	₹1,865.54	(₹1,339.35)
EPS · ₹ PER SHARE	0.47	(0.34)

Figures per standalone financial results. Tax expense was nil in the periods shown, hence profit before tax equals profit after tax. Prior-period comparisons reflect the Company's pivot from stainless-steel manufacturing to real estate.

SECTION TWO

02

FY26 transformation

FROM STEEL TO REAL ESTATE

A DEFINING YEAR

From steel to real estate

Key milestones in the pivot from stainless-steel manufacturing to Mumbai real estate — five moves that reshaped the balance sheet, the brand and the roadmap.

MAY 2025

JV MOU signed

Memorandum of Understanding signed with the Lloyds Group to jointly develop the Company's land at Khopoli.

JUL 2025

Dev. agreement executed

Development Agreement executed with Lloyds IHL LLP — the joint venture for the Khopoli project.

SEP 2025

Debt repaid

Entire outstanding borrowings with Kotak Mahindra Bank repaid in full, freeing the balance sheet.

NOV 2025

Rebranding

Company renamed India Homes Limited; the Board approves the real estate roadmap.

MAR 2026

ARC settlement

One-Time Settlement reached with J.C. Flowers ARC to resolve all remaining secured borrowings; payout pending.

SECTION THREE

03

Company overview

ABOUT · JOURNEY · FOOTPRINT

ABOUT US

A Mumbai-focused redeveloper.

Unlocking value in land-scarce urban locations by transforming legacy assets into premium residential and mixed-use developments.

With over two decades of experience, we combine institutional capital with local partnerships to efficiently manage approvals, tenant rehabilitation, and project delivery — end-to-end.

20+	4	4
YEARS OF EXPERIENCE	PIPELINE PROJECTS	MUMBAI MICRO-MARKETS

Experience reflects the promoter group's combined track record in Mumbai real estate redevelopment.

KEY MICRO-MARKETS · MUMBAI

Matunga	Wadala
Chembur	Dadar

PRIME LOCATIONS
High-density redevelopment

DELIVERY DISCIPLINE
Approvals, build & costs

LOCAL PARTNERSHIPS
20+ years on the ground

DEMAND TAILWIND
Sustained Mumbai demand

JOURNEY SO FAR

Seven decades of growth.

1950s → 2020s

Strategic phases and key milestones — from foundation through manufacturing, expansion and the FY26 pivot into Mumbai real estate.

1950S	1970S	1980S	1990S	2000S	2010S	2020S
Foundation	Manufacturing	Strategic shift	Expansion	Integration	Challenges	Transformation

FY26 — Rebranded to *India Homes Limited*

SECTION FOUR

04

Business overview

PORTFOLIO · PIPELINE · STRENGTHS · CSR

OUR BUSINESS

Real estate redevelopment — our core.

We specialize in the redevelopment of legacy and under-utilized properties in prime Mumbai locations.

01 End-to-end execution

Approvals, design, tenant rehabilitation, construction and sales — managed in-house with disciplined delivery cadence.

02 Strong partner networks

Long-standing relationships with local partners, tenants and other stakeholders — built over two decades on the ground.

03 Disciplined approach

Transparency, quality, timely delivery and tight cost management — the operating system that protects margin.

04 Land-scarce focus

Operating in high-demand, supply-constrained micro-markets of Mumbai where redevelopment unlocks meaningful value.

IMAGE · ARTIST'S RENDERING FOR ILLUSTRATIVE PURPOSES

COMPLETED · ANDHERI

The Link

A landmark mixed-use redevelopment in Andheri completed in 2011 — among the larger early projects in the promoter group's portfolio.

PROJECT YEAR Feb 2007	COMPLETION Jan 2011
CONSTRUCTION AREA 1,00,000 sq ft	LOCATION Andheri, Mumbai

COMPLETED · WADALA

Emgee Greens

A residential redevelopment in Wadala completed in 2007 — among the group's largest projects by construction area and an early footprint in a core micro-market.

PROJECT YEAR Mar 2002	COMPLETION Oct 2007
CONSTRUCTION AREA 1,50,000 sq ft	LOCATION Wadala, Mumbai

COMPLETED · MATUNGA

Aden Court

A premium residential redevelopment in Matunga delivered in 2023 — the most recent completion in the promoter group's portfolio.

PROJECT YEAR Jan 2018	COMPLETION Dec 2023
CONSTRUCTION AREA 1,25,000 sq ft	LOCATION Matunga, Mumbai

PIPELINE & ONGOING PROJECTS

What's next.

India Court

PRE-LAUNCH

LOCATION	CONSTRUCTION AREA	TIMELINE
Wadala	~75,000 sq ft	~3 years

King Court

PRE-LAUNCH

LOCATION	CONSTRUCTION AREA	TIMELINE
Matunga	~1,50,000 sq ft	~3 years

Duke Court

PRE-LAUNCH

LOCATION	CONSTRUCTION AREA	TIMELINE
Chembur	~5,00,000 sq ft	~4 years

Waterfall Enclave

JV · LLOYDS

LOCATION	CONSTRUCTION AREA	TIMELINE
Khopoli	~60 lakh sq ft	Multi-phase

The promoters, in their private capacity, hold land bank and/or development agreements for the Wadala, Matunga and Chembur properties. The Company is desirous of consolidating all real estate projects under India Homes, is in the process of finalizing such agreements, and will approach shareholders for the requisite approvals. Timelines and scope are indicative.

INVESTMENT THESIS

Key competitive strengths.

Eight reasons India Homes is emerging as a scalable, high-growth real estate business.

01 · LAND

Strategic land bank

Significant embedded value with strong monetization potential across Khopoli, Wadala, Matunga and Chembur.

02 · VALUE

Value unlock through development

Redevelopment economics turn under-utilized legacy assets into premium residential and mixed-use product.

03 · PIVOT

Turnaround & transformation story

FY26 marks the decisive shift from stainless-steel to real estate — debt resolved, JV signed, brand reset.

04 · PEOPLE

Experienced promoter group

Two decades of execution, deep local relationships and a delivered portfolio across Mumbai micro-markets.

05 · MIX

Shift to high-margin business

Redevelopment generates structurally higher margins than the previous manufacturing portfolio.

06 · ASSETS

Integrated asset advantage

Group ownership of land and execution capability enables faster, more capital-efficient builds.

07 · MODEL

Flexible development model

Mix of direct development, JVs and group-entity execution — capital-efficient and risk-shared.

08 · RETURNS

Strong investor upside

Asset-light, high-return real estate model with visible launch pipeline and a clean balance sheet.

CSR & SOCIAL IMPACT

Inclusive & sustainable development.

FLAGSHIP INITIATIVE

01

Promoter-led educational institution.

Shri Banshidhar Aggarwal School · Wadala, Mumbai

Our promoters are actively involved in running Shri Banshidhar Aggarwal School in Wadala — providing quality education and contributing directly to community development in one of our core micro-markets.

LOCATION
Wadala, Mumbai

FOCUS
Education & community

02

Education for underprivileged students

Financial assistance to students from economically weaker sections, with a focus on rural, remote and conflict-affected regions.

03

Educational materials

Regular distribution of books, notebooks and study materials to promote education and reduce dropout rates.

04

Merit scholarships

Scholarships to academically bright students — encouraging excellence and supporting higher education opportunities.

05

Healthcare & community welfare

Organization of blood donation camps and participation in community health initiatives to support public healthcare needs.

Q1 FY27 · INDIA HOMES LIMITED

Thank *you.*

INDIA HOMES LIMITED

www.indiahomesltd.com

info@indiahomesltd.com

INVESTOR & MEDIA RELATIONS

Adfactors PR Pvt. Ltd.

CONTACT 01

Smit Patel

smit.patel@
adfactorspr.com

CONTACT 02

Nishita Bhatt

nishita.bhatt@
adfactorspr.com

CONTACT 03

Vivek Sahu

vivek.sahu@
adfactorspr.com