

**October 31, 2026**

To,  
The Listing Department  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400 001.

**Scrip Code-543543**

**Sub.: Outcome of the Board Meeting held on Saturday, October 31, 2026.**

Dear Sir/Madam,

In continuation of our letter dated October 28, 2026 and pursuant to Regulation 30 read with Regulation 33 of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of B-Right Realstate Limited ("the Company") at its meeting held on October 31, 2026 i.e., today at 06:00 P.M. at the registered office of the Company, inter alia, following agendas were taken into consideration and duly approved:

1. The Un-Audited Financial Results (Standalone & Consolidated) for the half year ended on September 30, 2026 and the Limited Review Report thereon.

The Un-Audited Financial Results (Standalone & Consolidated) for the half year ended on September 30, 2026 and the Limited Review Report were duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company, at their respective meetings held today.

The Financial Results will be made available on the Company's website.

The Un-Audited Financial Results (Standalone & Consolidated) for the half year ended on September 30, 2026 and the Limited Review Report are enclosed as "Annexure A".

Please note that the meeting was concluded at 07:45 P.M.

This is for your information and record.

## REGISTERED OFFICE

702, 7th Floor, Shah Trade Centre,  
Rani Sati Marg, Malad (East),  
Mumbai - 400 097, India.

## CONTACT US

Website: [www.b-rightgroup.com](http://www.b-rightgroup.com)  
Email: [info@b-rightgroup.com](mailto:info@b-rightgroup.com)  
Phone: +91 22 4603 5689



CRAFTING SPACES.  
CREATING LEGACIES.

# B-RIGHT REALESTATE LIMITED

CIN: L70100MH2007PLC282631



B-RIGHT  
REAL ESTATE

Kindly take the above information on your record.

Yours faithfully,

**For B-Right Realstate Limited**

**BHAGYAS** Digitally signed by  
BHAGYASHREE  
**HREE** MEHADIA  
**MEHADIA** Date: 2026.10.31  
20:42:07 +05'30'

**Bhagyashree Mehadia**

**Company Secretary & Compliance Officer**

**ACS: 77087**

**Place: Mumbai**

## REGISTERED OFFICE

702, 7th Floor, Shah Trade Centre,  
Rani Sati Marg, Malad (East),  
Mumbai - 400 097, India.

## CONTACT US

Website: [www.b-rightgroup.com](http://www.b-rightgroup.com)  
Email: [info@b-rightgroup.com](mailto:info@b-rightgroup.com)  
Phone: +91 22 4603 5689



CRAFTING SPACES.  
CREATING LEGACIES.

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

**Review Report to**

**The Board of Directors**

**B-RIGHT REALESTATE LIMITED**

1. We have reviewed the accompanying statement of Unaudited Standalone financial results of **B-Right Realestate Limited (the "Company")**, for the half yearly Ended 30<sup>th</sup> September, 2026 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, as amended (the Listing Regulations").
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 Accounting Standard 25 "Interim Financial Reporting" ('AS 25'), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Standalone financial statements 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. 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and 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 of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



5. The figures for the half year ended March 31, 2026 are the balancing figures between the audited figures with respect to full financial year and the unaudited year to date figures upto the half year ended September 30, 2025.

For and on behalf of  
**JMMK & Co.**  
Chartered Accountants  
FRN: 120459W  
UDIN: 26151274KRWDRH4073

**Jitendra**  
**Kumar**  
**Doshi**

Digitally signed  
by Jitendra  
Kumar Doshi  
Date:  
2026.10.31  
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+05'30'



**Jitendra Doshi**  
Partner  
Membership No: 152174  
Place: Mumbai  
Date: 31.10.2026

**B-RIGHT REALESTATE LIMITED**  
**CIN : L70100MH2007PLC282631**  
**Unaudited Standalone Balance Sheet as at 30th Sept, 2026**

(Amount in Lakhs)

| Particulars                                                                            | As at<br>30st Sep 2026 | As at<br>31st March 2026 |
|----------------------------------------------------------------------------------------|------------------------|--------------------------|
| <b>EQUITY AND LIABILITIES</b>                                                          |                        |                          |
| <b>Shareholder's Funds</b>                                                             |                        |                          |
| (a) Share Capital                                                                      | 1,033.12               | 1,033.12                 |
| (b) Reserve and Surplus                                                                | 17,140.34              | 16,681.17                |
| <b>Total Shareholder's Funds (A)</b>                                                   | <b>18,173.46</b>       | <b>17,714.29</b>         |
| <b>Non-Current Liabilities</b>                                                         |                        |                          |
| (a) Long-Term Borrowings                                                               | 33.86                  | 38.87                    |
| (b) Deferred Tax Liability (Net)                                                       | 49.82                  | 47.01                    |
| (c) Other Long Term Liabilities                                                        | 8.10                   | 8.10                     |
| <b>Total Non Current Liabilities (B)</b>                                               | <b>91.77</b>           | <b>93.98</b>             |
| <b>Current Liabilities</b>                                                             |                        |                          |
| (a) Short Term Borrowings                                                              | 4,972.41               | 4,451.81                 |
| (b) Trade Payables                                                                     |                        |                          |
| Total outstanding dues of micro enterprises and small-enterprises                      | -                      | -                        |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | 65.49                  | 10.25                    |
| (c) Other Current Liabilities                                                          | 125.65                 | 240.61                   |
| <b>Total Current Liabilities (C)</b>                                                   | <b>5,163.54</b>        | <b>4,702.67</b>          |
| <b>TOTAL EQUITY AND LIABILITIES [(A)+(B)+(C)]</b>                                      | <b>23,428.78</b>       | <b>22,510.94</b>         |
| <b>ASSETS</b>                                                                          |                        |                          |
| <b>Non-Current Assets</b>                                                              |                        |                          |
| (a) Property, Plant and Equipment and Intangible Assets                                |                        |                          |
| (i) Property, Plant and Equipment                                                      | 1,073.20               | 1,102.89                 |
| (b) Non Current Investments                                                            | 3,220.40               | 2,105.91                 |
| (c) Long Term Loans and Advances                                                       | 6,136.67               | 3,713.21                 |
| <b>Total Non-Current Assets (A)</b>                                                    | <b>10,430.27</b>       | <b>6,922.01</b>          |
| <b>Current Assets</b>                                                                  |                        |                          |
| (a) Current Investments                                                                | 10,418.04              | 13,965.48                |
| (b) Inventories                                                                        | 2,392.62               | 1,448.38                 |
| (c) Trade receivables                                                                  | 9.78                   | -                        |
| (d) Cash and Cash Equivalents                                                          | 4.41                   | 18.69                    |
| (e) Other Current Assets                                                               | 173.66                 | 156.37                   |
| <b>Total Current Assets (B)</b>                                                        | <b>12,998.50</b>       | <b>15,588.92</b>         |
| <b>TOTAL ASSETS [(A)+(B)]</b>                                                          | <b>23,428.78</b>       | <b>22,510.94</b>         |

For & On Behalf of the Board  
**B-RIGHT REALESTATE LIMITED**

  
**Sanjay Nathalal Shah**  
 Chairman and Managing Director  
 DIN : 00003142



Date: 31st Oct 2026  
 Place: Mumbai

**B-RIGHT REALESTATE LIMITED**  
CIN : L70100MH2007PLC282631  
**Unaudited Standalone Statement of Profit and Loss for the year ended 30th Sept, 2026**

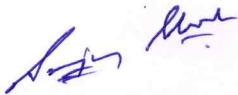
(Amount in Lakhs)

| Particulars                                                      | Half Year Ended 30th Sept 2026<br>(Amount in Lakhs) | Half Year Ended 31st March 2026<br>(Amount in Lakhs) | Half Year Ended 30th Sept 2025<br>(Amount in Lakhs) | Year Ended 31st March 2026 | Year Ended 31st March 2025 |
|------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|----------------------------|----------------------------|
| Revenue from Operations                                          | 689.44                                              | 3,606.04                                             | 377.12                                              | 3,983.16                   | 628.45                     |
| Other Income                                                     | 168.56                                              | 95.42                                                | 116.71                                              | 212.13                     | 144.55                     |
| <b>TOTAL INCOME</b>                                              | <b>858.00</b>                                       | <b>3,701.46</b>                                      | <b>493.83</b>                                       | <b>4,195.30</b>            | <b>773.00</b>              |
| <b>EXPENSES</b>                                                  |                                                     |                                                      |                                                     |                            |                            |
| Employee Benefit Expenses                                        | 51.02                                               | 40.76                                                | 37.57                                               | 78.33                      | 86.91                      |
| Finance Cost                                                     | 221.35                                              | 151.45                                               | 62.43                                               | 213.88                     | 145.67                     |
| Depreciation and Amortisation Expenses                           | 34.42                                               | 39.29                                                | 39.33                                               | 78.62                      | 118.47                     |
| Other Expenses                                                   | 89.24                                               | 104.25                                               | 22.32                                               | 126.57                     | 99.66                      |
| <b>TOTAL EXPENSES</b>                                            | <b>396.02</b>                                       | <b>335.75</b>                                        | <b>161.66</b>                                       | <b>497.41</b>              | <b>450.71</b>              |
| <b>Profit before exceptional and extraordinary items and tax</b> | <b>461.98</b>                                       | <b>3,365.71</b>                                      | <b>332.17</b>                                       | <b>3,697.89</b>            | <b>322.29</b>              |
| Exceptional items                                                | -                                                   | -                                                    | -                                                   | -                          | -                          |
| <b>Profit before extraordinary items and tax</b>                 | <b>461.98</b>                                       | <b>3,365.71</b>                                      | <b>332.17</b>                                       | <b>3,697.89</b>            | <b>322.29</b>              |
| Extraordinary Items                                              | -                                                   | -                                                    | -                                                   | -                          | 264.57                     |
| <b>PROFIT BEFORE TAX</b>                                         | <b>461.98</b>                                       | <b>3,365.71</b>                                      | <b>332.17</b>                                       | <b>3,697.89</b>            | <b>57.72</b>               |
| <b>Tax expense</b>                                               |                                                     |                                                      |                                                     |                            |                            |
| Current tax                                                      | -                                                   | -                                                    | -                                                   | -                          | -                          |
| Deferred tax                                                     | (2.81)                                              | (2.71)                                               | (2.74)                                              | (5.45)                     | 1.58                       |
| <b>PROFIT FOR THE YEAR</b>                                       | <b>459.17</b>                                       | <b>3,363.01</b>                                      | <b>329.43</b>                                       | <b>3,692.43</b>            | <b>59.30</b>               |
| Earning per equity share (Face Value per Share Rs. 10 each)      |                                                     |                                                      |                                                     |                            |                            |
| (1) Basic                                                        | 4.44                                                | 32.55                                                | 3.19                                                | 35.74                      | 0.57                       |
| (2) Diluted                                                      | 4.44                                                | 32.55                                                | 3.19                                                | 35.74                      | 0.57                       |

**Notes**

- 1) The Results for the half year ended 30th Sept 2026 have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their meeting held on 31st Oct 2026. The Statutory Auditors have performed a limited review on the above
- 2) Previous period's/year figures have been re-grouped whenever necessary to correspond with the current period's/year figures.

**For & On Behalf of the Board**  
**B-RIGHT REALESTATE LIMITED**



**Sanjay Nathalal Shah**  
**Chairman and Managing Director**  
**DIN : 00003142**



**Date: 31st Oct 2026**  
**Place: Mumbai**

**B-RIGHT REALESTATE LIMITED**

CIN : L70100MH2007PLC282631

**Unaudited Standalone Statement of Cash Flows for the year ended 30th Sep, 2026**

| Particulars                                                              | Half Year Ended<br>30st Sep 2026<br>(Amount in Lakhs) | Half Year Ended<br>30th Sept 2025<br>(Amount in Lakhs) |
|--------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|
| <b>A. Cash Flow From Operating Activities :</b>                          |                                                       |                                                        |
| Net profit before tax and extraordinary items                            | 461.98                                                | 332.17                                                 |
| <b>Adjustments for:</b>                                                  |                                                       |                                                        |
| Depreciation and amortisation expense                                    | 34.42                                                 | 39.33                                                  |
| Interest expenses                                                        | 221.35                                                | (62.43)                                                |
| <b>Operating profit before working capital changes</b>                   | <b>717.74</b>                                         | <b>309.08</b>                                          |
| <b>Changes In Working Capital:</b>                                       |                                                       |                                                        |
| Increase in trade payable                                                | 55.24                                                 | -                                                      |
| (Increase) in trade receivable                                           | (9.78)                                                | -                                                      |
| (Decrease)/ Increase in other current liabilities                        | (114.96)                                              | (143.11)                                               |
| (Increase) in other current assets                                       | (17.29)                                               | (104.50)                                               |
| (Increase) in Inventories                                                | (944.23)                                              | (12.71)                                                |
| <b>Net Changes In Working Capital</b>                                    | <b>(1,031.02)</b>                                     | <b>(260.32)</b>                                        |
| <b>Cash generated from operations</b>                                    | <b>(313.27)</b>                                       | <b>48.75</b>                                           |
| Direct Tax paid (net)                                                    | -                                                     | -                                                      |
| <b>Net cash flow from operating activities</b>                           | <b>(313.27)</b>                                       | <b>48.75</b>                                           |
| <b>B. Cash Flow From Investing Activities :</b>                          |                                                       |                                                        |
| Recovery of Long Term Loans and Advances                                 | (2,423.45)                                            | 220.90                                                 |
| Purchase of Current Investments                                          | 3,547.44                                              | (1,088.99)                                             |
| Purchase of Non-Current Investments                                      | (1,114.49)                                            | 756.93                                                 |
| (Purchase)/ Sale of Property, Plant and Equipment                        | (4.73)                                                | (0.20)                                                 |
| <b>Net Cash (used in) From Investing Activities (B)</b>                  | <b>4.76</b>                                           | <b>(111.35)</b>                                        |
| <b>C. CASH FLOW FROM FINANCING ACTIVITIES :</b>                          |                                                       |                                                        |
| Proceeds from Short Term Borrowings                                      | 520.59                                                | 43.40                                                  |
| Interest expense                                                         | (221.35)                                              | 62.43                                                  |
| Repayment of Long term Borrowings                                        | (5.01)                                                | (41.27)                                                |
| <b>Net Cash (used in) From Financing Activities (C)</b>                  | <b>294.23</b>                                         | <b>64.57</b>                                           |
| <b>D. Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b> | <b>(14.28)</b>                                        | <b>1.96</b>                                            |
| <b>E. Cash and Cash Equivalents at the beginning of the year</b>         | <b>18.69</b>                                          | <b>3.54</b>                                            |
| <b>F. Cash and Cash Equivalents at end of the year</b>                   | <b>4.41</b>                                           | <b>5.50</b>                                            |

**Components of cash and cash equivalents**

| Particulars                                               | Half Year Ended<br>30st Sep 2026<br>(Amount in Lakhs) | Half Year Ended<br>30th Sept 2025<br>(Amount in Lakhs) |
|-----------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|
| Balances with banks                                       |                                                       |                                                        |
| - in Current accounts                                     | 0.12                                                  | 0.31                                                   |
| Cash on hand                                              | 4.29                                                  | 5.19                                                   |
| <b>Total Cash and Cash Equivalents at end of the year</b> | <b>4.41</b>                                           | <b>5.50</b>                                            |

**Notes:**

(a) This Cash Flow Statement has been prepared as per "Indirect Method" as prescribed by Accounting Standard -3 (revised) "Cash Flow Statements"

For & On Behalf of the Board  
B-RIGHT REALESTATE LIMITED

Sanjay Nathalal Shah  
Chairman and Managing Director  
DIN : 00003142



Date: 31st Oct 2026

Place: Mumbai

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

Review Report to  
The Board of Directors  
**B-RIGHT REALESTATE LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **B-Right Realestate Limited** ("the Parent") and its subsidiaries and Associates (the Parent, its subsidiaries and associate together referred to as "the Group"), and its share of the net profit/(loss) after tax the half yearly ended 30<sup>th</sup> September, 2026 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard 25 "Interim Financial Reporting" ("AS 25"), prescribed under Section 133 of the Companies Act, 2013, 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 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 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 issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. In our opinion and to the best of our information and according to the explanations given to us, the Financial Results includes separate unaudited financial statements of the subsidiaries, the aforesaid Statement:

Includes the results of the entities as given below listed.



|                                                               |
|---------------------------------------------------------------|
| <b>A. Particulars of the Related Parties:</b>                 |
| <b>I. Holding Entity: Nil</b>                                 |
| <b>II. Subsidiary Entity:</b>                                 |
| B-Right Realestate Ventures LLP                               |
| Farewell Real Estates Private Limited                         |
| Bhagya Constructions India Private Limited                    |
| Brightsky Luxespace Private Limited                           |
| Tattav and Mittal Developers Private Limited                  |
| <b>III. Step Down Subsidiary</b>                              |
| (i) B-Right NY ESquare LLP                                    |
| (ii) B-Right Housecon LLP                                     |
| (iii) B-Right RMBD Developers LLP                             |
| (iv) Darc Realty LLP                                          |
| (v) BRV Leasing Andheri LLP                                   |
| (vi) B-Right Tathaastu Ventures Private Limited               |
| (vii) Jaliyan B-Right Developers Private Limited              |
| (viii) B-Right RMBD Realtors Private Limited                  |
| (ix) B-Right Purple Realtors Private Limited                  |
| (x) B-Right Bapa Ventures Private Limited                     |
| (xi) Brv Realty Private Limited                               |
| (xii) B-Right DNS Realty Private Limited                      |
| (xiii) DVA B-Right Developers Private Limited                 |
| (xiv) B-Right SSVARNA Bombay Highlines Realty Private Limited |
| (xv) B-Right Bombay Highlines Developers Private Limited      |
| (xvi) Kamla Shiv Developer                                    |
| (xvii) B-Right Archpro Ventures                               |
| (xviii) Priyal Realty Private Limited                         |
| (xix) D M Realtors                                            |
| (xx) Siddhivinayak Developers Kurar                           |
| (xxi) Vastu Rachna Developers                                 |
| (xxii) Parth Construction                                     |
| (xxiii) Danchi Developers LLP                                 |
| (xxiv) B-Right Priyal Realty Private Limited                  |
| <b>IV. Associate Company</b>                                  |
| Shree Jaliyan Realty Venture LLP                              |

5. Based on our review conducted and procedures performed as stated in paragraph 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 aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. The financial statements/financial results/financial information of these entities referred in the above have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associates is based solely on the work done by such auditors and the procedures performed by us as stated in paragraph above. Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done by other auditors and the Financial Results certified by the Management
7. The figures for the half year ended March 31, 2026 are the balancing figures between the audited figures with respect to full financial year and the unaudited year to date figures upto the half year ended September 30, 2025.

For and on behalf of  
**JMMK & Co.**  
Chartered Accountants  
FRN: 120459W  
UDIN: 26151274ZWTWZI8430

**Jitendra  
Kumar  
Doshi** Digitally signed  
by Jitendra  
Kumar Doshi  
Date: 2026.10.31  
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**Jitendra Doshi**  
Partner  
Membership No: 152174  
Place : Mumbai  
Date: 31.10.2026

**B-RIGHT REALESTATE LIMITED**  
CIN : L70100MH2007PLC282631

**Unaudited Consolidated Financial Statements For The Year Ended 30th Sep 2026**

(Amount in Lakhs)

| Particulars                                                                            | As at<br>30th Sep 2026 | As at<br>31st March 2026 |
|----------------------------------------------------------------------------------------|------------------------|--------------------------|
| <b>EQUITY AND LIABILITIES</b>                                                          |                        |                          |
| <b>Shareholder's funds</b>                                                             |                        |                          |
| (a) Share Capital                                                                      | 1,033.12               | 1,033.12                 |
| (b) Reserve and Surplus                                                                | 17,530.70              | 16,605.33                |
|                                                                                        | <b>18,563.82</b>       | <b>17,638.45</b>         |
| Minority Interest                                                                      | 1,495.20               | 1,878.54                 |
| <b>Total Equity (A)</b>                                                                | <b>20,059.01</b>       | <b>19,516.99</b>         |
| <b>Non-current liabilities</b>                                                         |                        |                          |
| (a) Long-Term Borrowings                                                               | 11,137.42              | 11,290.52                |
| (b) Deferred Tax Liability (Net)                                                       | 49.77                  | 40.78                    |
| (c) Other Long Term Liabilities                                                        | 8.10                   | 8.10                     |
| <b>Total Non-Current Liabilities (B)</b>                                               | <b>11,195.29</b>       | <b>11,339.40</b>         |
| <b>Current liabilities</b>                                                             |                        |                          |
| (a) Short Term Borrowings                                                              | 8,388.80               | 7,430.65                 |
| (b) Trade payables                                                                     |                        |                          |
| Total outstanding dues of micro enterprises and small enterprises                      | -                      | -                        |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | 1,316.74               | 1,498.73                 |
| (c) Other Current Liabilities                                                          | 9,345.11               | 7,240.90                 |
| (d) Short Term Provisions                                                              | 3,119.63               | 2,043.37                 |
| <b>Total Current Liabilities (C)</b>                                                   | <b>22,170.29</b>       | <b>18,213.65</b>         |
| <b>Total (A+B+C)</b>                                                                   | <b>53,424.59</b>       | <b>49,070.04</b>         |
| <b>Assets</b>                                                                          |                        |                          |
| <b>Non-current assets</b>                                                              |                        |                          |
| (a) Property, Plant and Equipment and Intangible Assets                                |                        |                          |
| (i) Property, Plant and Equipment                                                      | 1,791.85               | 1,768.76                 |
| (ii) Goodwill on Consolidation                                                         | 67.87                  | 67.87                    |
| (b) Non Current Investments                                                            | 6,225.47               | 2,105.91                 |
| (c) Long Term Loans and Advances                                                       | 4,324.63               | 3,840.61                 |
| (d) Other Non Current Assets                                                           | 120.99                 | 3,400.20                 |
| <b>Total Non-Current Assets (A)</b>                                                    | <b>12,530.81</b>       | <b>11,183.36</b>         |
| <b>Current assets</b>                                                                  |                        |                          |
| (a) Current Investments                                                                | 3,235.95               | 4,634.31                 |
| (b) Inventories                                                                        | 13,030.63              | 15,932.77                |
| (c) Trade receivables                                                                  | 7,067.30               | 5,782.68                 |
| (d) Cash And Cash Equivalents                                                          | 794.65                 | 611.94                   |
| (e) Short Term loans and Advances                                                      | 15,583.19              | 10,271.43                |
| (f) Other Current Assets                                                               | 1,182.06               | 653.56                   |
| <b>Total Current Assets (B)</b>                                                        | <b>40,893.78</b>       | <b>37,886.69</b>         |
| <b>Total (A+B)</b>                                                                     | <b>53,424.59</b>       | <b>49,070.04</b>         |

For & On Behalf of the Board  
B-RIGHT REALESTATE LIMITED

Sanjay Nathal Shah  
Chairman and Managing Director

DIN : 00003142

Date: 31st Oct 2026

Place: Mumbai



**B-RIGHT REALESTATE LIMITED**  
CIN : L70100MH2007PLC282631  
**Unaudited Consolidated Statement of Profit and Loss for the year ended 30th Sept, 2026**

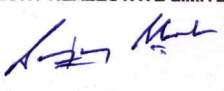
(Amount in Lakhs)

| Particulars                                                      | Half Year Ended<br>30st Sep 2026 | Half Year Ended<br>31st March 2026 | Half Year Ended<br>30th Sept 2025 | Year Ended<br>31st March<br>2026 | Year Ended<br>31st March 2025 |
|------------------------------------------------------------------|----------------------------------|------------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>Revenue</b>                                                   |                                  |                                    |                                   |                                  |                               |
| Revenue from operations                                          | 14,130.85                        | 11,329.29                          | 5,450.13                          | 16,779.42                        | 10,343.14                     |
| Other income                                                     | 258.63                           | 48.18                              | 165.00                            | 213.18                           | 146.92                        |
| <b>TOTAL INCOME</b>                                              | <b>14,389.47</b>                 | <b>11,377.48</b>                   | <b>5,615.13</b>                   | <b>16,992.60</b>                 | <b>10,490.06</b>              |
| <b>Expenses</b>                                                  |                                  |                                    |                                   |                                  |                               |
| Cost of materials consumed                                       | 7,535.21                         | 7,808.69                           | 2,264.62                          | 10,073.31                        | 4,478.60                      |
| Changes in inventories                                           | 1,915.22                         | (1,534.93)                         | 1,109.67                          | (425.26)                         | 4,181.32                      |
| Employee benefit expense                                         | 286.88                           | 288.86                             | 136.67                            | 425.52                           | 195.11                        |
| Financial costs                                                  | 663.67                           | 554.47                             | 134.31                            | 688.77                           | 220.73                        |
| Depreciation and Amortisation Expenses                           | 53.64                            | 133.13                             | 44.81                             | 177.94                           | 129.98                        |
| Other expenses                                                   | 94.16                            | 101.20                             | 41.49                             | 142.69                           | 181.27                        |
| <b>TOTAL EXPENSES</b>                                            | <b>10,548.78</b>                 | <b>7,351.42</b>                    | <b>3,731.57</b>                   | <b>11,082.97</b>                 | <b>9,387.00</b>               |
| <b>Profit before exceptional and extraordinary items and tax</b> | <b>3,840.69</b>                  | <b>4,026.06</b>                    | <b>1,883.56</b>                   | <b>5,909.62</b>                  | <b>1,103.06</b>               |
| Exceptional items                                                | -                                | -                                  | -                                 | -                                | -                             |
| <b>Profit before extraordinary items and tax</b>                 | <b>3,840.69</b>                  | <b>4,026.06</b>                    | <b>1,883.56</b>                   | <b>5,909.62</b>                  | <b>1,103.06</b>               |
| Extraordinary Items                                              | -                                | -                                  | -                                 | -                                | 264.57                        |
| <b>Profit before tax</b>                                         | <b>3,840.69</b>                  | <b>4,026.06</b>                    | <b>1,883.56</b>                   | <b>5,909.62</b>                  | <b>838.49</b>                 |
| <b>Tax expense</b>                                               |                                  |                                    |                                   |                                  |                               |
| Current tax                                                      | 1,246.71                         | 684.57                             | 664.67                            | 1,349.24                         | 403.16                        |
| Deferred tax                                                     | (2.81)                           | 1.03                               | (2.74)                            | (1.71)                           | (1.65)                        |
| <b>Profit for the period from continuing operations</b>          | <b>2,591.17</b>                  | <b>3,342.52</b>                    | <b>1,216.15</b>                   | <b>4,558.67</b>                  | <b>436.97</b>                 |
| Share of Profit transferred to Minority                          | 1,665.81                         | 179.40                             | 861.86                            | 1,041.26                         | 267.77                        |
| Share of Profit of Associates                                    | -                                | 0.96                               | 1.82                              | 2.78                             | -                             |
| <b>Profit For the Year</b>                                       | <b>925.36</b>                    | <b>3,164.09</b>                    | <b>356.11</b>                     | <b>3,514.63</b>                  | <b>169.21</b>                 |
| <b>Earning Per Equity Share:</b>                                 |                                  |                                    |                                   |                                  |                               |
| Face value per equity shares Rs.10/- fully paid up.              |                                  |                                    |                                   |                                  |                               |
| (1) Basic                                                        | 8.96                             | 30.63                              | 3.45                              | 34.02                            | 1.64                          |
| (2) Diluted                                                      | 8.96                             | 30.63                              | 3.45                              | 34.02                            | 1.64                          |

**Notes**

- The Results for the half year ended 30th Sept 2026 have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their meeting held on 31st Oct 2026. The Statutory Auditors have performed a limited review on the above financial result for the half year ended on 30th September 2026.
- The project of our Step Down Subsidiary, Jaliyan Developer, has been transferred to our associates, Shree Jaliyan Realty Ventures LLP. Consequently, it is not included in the consolidated financial statements of the Company for the half year ended on 30th Sept 2026
- Previous period's/year figures have been re-grouped whenever necessary to correspond with the current period's/year figures.

**For & On Behalf of the Board**  
**B-RIGHT REALESTATE LIMITED**

  
**Sanjay Nathal Shah**  
Chairman and Managing Director  
DIN : 00003142  
Date: 31st Oct 2026  
Place: Mumbai

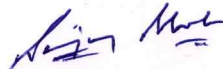


| <b>B-RIGHT REALESTATE LIMITED</b><br><b>CIN : L70100MH2007PLC282631</b><br><b>Unaudited Consolidated Statement of Cash Flows for the year ended 30th Sep, 2026</b> |                                |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|
| Particulars                                                                                                                                                        | Year Ended<br>30st<br>Sep 2026 | Half Year Ended<br>30th Sept 2025 |
| <b><u>CASH FLOW FROM OPERATING ACTIVITIES</u></b>                                                                                                                  |                                |                                   |
| Net profit before tax and extraordinary items                                                                                                                      | 3,840.69                       | 1,883.56                          |
| <u>Add: Adjustments for:</u>                                                                                                                                       |                                |                                   |
| Depreciation and amortisation expense                                                                                                                              | 53.64                          | 44.81                             |
| <u>Less: Adjustments for:</u>                                                                                                                                      |                                |                                   |
| Interest expenses                                                                                                                                                  | (663.67)                       | (134.31)                          |
| <b>Operating Profit before Working Capital Changes</b>                                                                                                             | <b>3,230.67</b>                | <b>1,794.06</b>                   |
| <b>Changes in Working Capital:</b>                                                                                                                                 |                                |                                   |
| Increase/(Decrease) in trade payable                                                                                                                               | (181.99)                       | (233.82)                          |
| Decrease/Increase in short term borrowing                                                                                                                          | 958.15                         | 2,387.82                          |
| Decrease/Increase in short term provisions                                                                                                                         | 1,076.26                       | 643.70                            |
| Increase/(Decrease) in deferred tax liabilities                                                                                                                    | 8.99                           | 2.37                              |
| (Decrease) in other current liabilities                                                                                                                            | 2,104.21                       | (2,969.93)                        |
| Increase/Decrease in short term loan and advances                                                                                                                  | (5,311.76)                     | 634.05                            |
| (Increase)/Decrease in trade receivables                                                                                                                           | (1,284.62)                     | 456.96                            |
| (Increase) in Other current assets                                                                                                                                 | (528.50)                       | (1,395.15)                        |
| (Increase)/Decrease in inventories                                                                                                                                 | 2,902.14                       | (634.62)                          |
|                                                                                                                                                                    | (257.11)                       | (1,108.62)                        |
| <b>Cash Generation From Operations</b>                                                                                                                             | <b>2973.57</b>                 | <b>685.44</b>                     |
| Direct Tax Paid (Net)                                                                                                                                              |                                | -                                 |
| <b>Net Cash Flow From / (Used In) Operating Activities (A)</b>                                                                                                     | <b>2,973.57</b>                | <b>685.44</b>                     |
| <b><u>CASH FLOW FROM INVESTING ACTIVITIES</u></b>                                                                                                                  |                                |                                   |
| Repayment of long term loan and advances                                                                                                                           | (484.02)                       | (416.88)                          |
| (Purchase)/ Sale of Property, Plant and Equipment, Intangible Assets                                                                                               | (195.34)                       | (749.02)                          |
| (Increase) / Decrease in Non Current Assets                                                                                                                        | 3,279.21                       | -                                 |
| (Increase)/ Decrease in Non Current Investments                                                                                                                    | (4,119.56)                     | 288.25                            |
| Purchase of Current Investments                                                                                                                                    | (1,398.36)                     | (2,273.71)                        |
| Adjustment of Minority Interest                                                                                                                                    | -                              | -                                 |
| <b>Net Cash (Used In) Investing Activities (B)</b>                                                                                                                 | <b>(2,918.07)</b>              | <b>(3,151.36)</b>                 |
| <b><u>CASH FLOW FROM FINANCING ACTIVITIES</u></b>                                                                                                                  |                                |                                   |
| Minority Interest                                                                                                                                                  | (383.34)                       | 1,055.40                          |
| Interest Expenses                                                                                                                                                  | 663.67                         | 134.31                            |
| Proceeds from/ (Repayment) of Long term Borrowings                                                                                                                 | (153.10)                       | 5,273.47                          |
| <b>Net Cash Flow From / (Used In) Financing Activities (C)</b>                                                                                                     | <b>127.22</b>                  | <b>6,463.18</b>                   |
| <b>Net Increase / (Decrease) In Cash And Cash Equivalents</b>                                                                                                      | <b>182.71</b>                  | <b>3,997.26</b>                   |
| <b>Cash and Cash Equivalents at the beginning of the year</b>                                                                                                      | <b>611.94</b>                  | <b>63.78</b>                      |
| <b>Cash and Cash Equivalents at the end of the year</b>                                                                                                            | <b>794.65</b>                  | <b>4,061.04</b>                   |

**Notes:**

(a) This Cash Flow Statement has been prepared as per "Indirect Method" as prescribed by Accounting Standard -3 (revised) "Cash Flow Statements"

**For & On Behalf of the Board**  
**B-RIGHT REALESTATE LIMITED**

  
**Sanjay Nathal Shah**  
**Chairman and Managing Director**  
**DIN : 00003142**

**Date: 31st Oct 2026**  
**Place: Mumbai**

