MODIS NAVNIRMAN

Date: 07/08/2026

To, **National Stock Exchange of India Limited** Exchange Plaza, Plot No. C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 **Symbol / Scrip Code – MODIS**	To, **BSE Limited** Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 **Scrip Code – 543539**

Sub: Outcome of Meeting of Board of Directors held on August 7th, 2026

Dear Sir / Madam,

Pursuant to Regulation 30 and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulations"), we wish to inform you that the Board of Directors of the Company at their Meeting held today August 7th, 2026, has inter alia transacted the following business:

Approved the Un-audited Standalone and consolidated Financial Results of the Company for the quarter ended June 30, 2026, as recommended by the Audit Committee.

Pursuant to the Listing Regulations, we are enclosing herewith the following:

a. Un-audited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026, along with the Limited Review Report issued by the Statutory Auditors of the Company.

The Meeting of the Board of Directors commenced at 12:00 P.M. and concluded at 1:00 P.M.

Further, as informed earlier, the Trading Window for dealing in the securities of the Company shall remain closed till 48 hours after the declaration of financial results i.e. August 10th, 2026, in terms of the Code of Conduct for Prevention of Insider Trading of the Company.

Kindly take the same on your record and acknowledge.

Thank you.
Yours Faithfully,

For MODI'S NAVNIRMAN LIMITED

Nishi Mahek Modi

Digitally signed by Nishi Mahek Modi
Date: 2026.08.07 13:01:38 +05'30'

MODI'S NAVNIRMAN LTD.

Mrs. Nishi Modi
Company Secretary & Compliance Officer
ACS: 68212

D G M S & Co.
Chartered Accountants

Hiren J. Maru
B.Com., F.C.A., DISA, DIRM

Independent Auditor's Limited Review Report on Unaudited Standalone Financial Results for the Quarter ended June 30, 2026 of the Company pursuant to Regulation 33, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors
Modis Navnirman Limited
Shop No. 1, Rashmi Heights, M G Road, Kandivali West,
Mumbai, Maharashtra – 400067.

We have reviewed the accompanying statement of unaudited Standalone financial results ("the statement") of **Modis Navnirman Limited** ('the Company") for the Quarter ended 30th June, 2026 being submitted by the company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. This Statement is the responsibility of the company's management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards 25 "Interim Financial Reporting" prescribe under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulation. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the statement 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 require 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 other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain an 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statements of unaudited standalone 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 Regulations 33 of 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.

FOR D G M S & Co.
(Chartered Accountants)
F. R. No. :112187W

Date : 7th August, 2026
Place : Mumbai

D G M S & Co. FRN: 0112187W Chartered Accountants

Hiren J Maru
Partner
M. No.: 115279
UDIN: 26115279WFOYPU1145

Office Address: Office No. 10, Vihang Vihar, Opp. Gautam Park, Panchpakhadi, Thane (West) – 400 602, Maharashtra, India.
Cell: +91 9320268900 Ph.: 022 4601 2965 / 2545 2965 Email: hirenmaru@yahoo.co.uk

MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office:Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai,Pin code-400067

Website:www.modisnavnirman.com

(₹ in lakhs except EPS)

Statement of Standalone financial results for the quarter ended 30th June 2026

	Particulars	Quarter ended			Year ended
		30-06-2026	31-03-2026	30-06-2025	31-03-2026
		Unaudited	Audited	Unaudited	Audited
	Income				
1	Revenue from operations	5,825.89	5,149.01	4,554.20	18,931.35
2	Other income	49.39	279.18	13.18	336.76
3	**Total income (1+2)**	**5,875.28**	**5,428.19**	**4,567.38**	**19,268.11**
4	**Expenses**				
	(a) Cost of Projects	4,491.59	4,658.58	4,517.81	18,997.64
	(b) Changes in Inventories	(3.79)	(115.87)	(1,130.29)	(4,290.11)
	(c) Employee benefits expenses	84.62	103.38	91.08	372.05
	(d) Other expenses	134.69	22.14	69.03	338.73
	Total expenses (4)	**4,707.11**	**4,668.24**	**3,547.63**	**15,418.31**
	Earnings before interest, tax, depreciation and amortisation (EBITDA) (3-4)	**1,168.17**	**759.95**	**1,019.75**	**3,849.80**
	(e) Finance costs	1.85	156.98	0.57	165.37
	(f) Depreciation and amortisation expenses	10.89	9.40	0.31	40.24
5	**Profit before tax**	**1,155.43**	**593.57**	**1,018.87**	**3,644.19**
6	**Tax expense**				
	(a) Current tax				
	- Current period/year	294.81	161.66	339.63	726.46
	- Prior years		(2.93)	-	-
	(b) Deferred tax	(0.52)	(9.80)	0.15	(4.17)
	Total tax expense	**294.29**	**148.93**	**339.78**	**722.29**
7	**Profit for the period/year (5-6)**	**861.14**	**444.64**	**679.09**	**2,921.90**
8	**Other comprehensive income**				
	(a) Items that will not be reclassified to profit or loss				
	(i) Remeasurement of defined benefit plans	(2.94)	5.75	-	(5.62)
	(ii) Income tax relating to above	(0.74)	(1.45)	-	1.41
	(b) Items that will be reclassified to profit or loss				
	(i) Income tax relating to above	-	-	-	-
	Total other comprehensive profit / (loss) (net of tax) for the period/year	**(3.68)**	**4.30**	**-**	**(4.21)**
9	**Total comprehensive income (net of tax) for the period/year (7+8)**	**857.45**	**448.95**	**679.09**	**2,917.69**
10	**Paid -up equity share capital (face value of ₹ 10 per share)**	1,959.12	1,959.12	1,959.12	1,959.12
11	**Other Equity**	-	-	-	13,711.02
12	**Earnings per share (EPS) (not annualised, except for year end)**				
	Basic (in ₹)	4.38	2.27	3.47	14.91
	Diluted (in ₹)	4.38	2.27	3.47	14.91

1 The above Standalone Unaudited Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (“Ind AS”) prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India, to the extent applicable.

2	The above statement of unaudited standalone financial results for the quarter ended June 30, 2026, has been prepared in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. These results were reviewed by the Audit Committee and subsequently approved by the Board of Directors at their respective meetings held on August 7, 2026. The statutory auditors have issued an unmodified limited review report on the standalone financial results for the quarter ended June 30, 2026. The standalone financial results for the comparative quarter ended June 30, 2025, have not been subjected to a limited review or audit; however, the management has exercised necessary diligence to ensure that such financial results provide a true and fair view of the Company's affairs.
3	The Company has adopted Indian Accounting Standards (“Ind AS”) notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) with effect from April 1, 2025. Accordingly, the standalone financial results for the quarter ended June 30, 2026, have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 "Interim Financial Reporting" and other accounting principles generally accepted in India. The comparative financial information for the corresponding quarter ended June 30, 2025, has been restated, regrouped, or reclassified wherever necessary to conform to the Ind AS requirements and ensure comparability. This transition has been executed in accordance with Ind AS 101 (First-time Adoption of Indian Accounting Standards), and the material impacts of the transition from previous Indian GAAP to Ind AS have been appropriately recognized and disclosed.
4	The Company was earlier listed on the SME Platform of the Stock Exchange. Pursuant to approval of the shareholders and the Stock Exchange, the Company has migrated from the SME Platform to the Main Board of the Stock Exchange with effect from 14th November, 2025. Consequently, the equity shares of the Company are now listed and traded on the Main Board of the Stock Exchange from the aforesaid date and the Company is compliant with the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable to companies listed on the Main Board.
5	The Company operates in a single reportable business segment - " Real Estate Business - Construction & Redevelopment". Accordingly, disclosure of segment-wise information is not required in accordance with Indian Accounting Standard (“Ind AS”) 108 – Operating Segments.
6	The Company has received the Order from the Ministry of Corporate Affairs approving the Scheme of Merger/Amalgamation on 16th October 2025. The Scheme is effective from 1st April 2025, in accordance with the terms and conditions specified in the said Order.
7	The figures for the corresponding previous period have been regrouped/ reclassified wherever necessary, to make them comparable.

For and on behalf of the **Board of Directors**

Modis Navnirman Limited

MODI'S NAVNIRMAN LTD.

MAHEK DINESH MODI

Digitally signed by MAHEK DINESH MODI
Date: 2026.08.07 12:01:42 +05'30'

Place :- Mumbai

Date :- 07-08-2026

Mr.Mahek Modi

Whole Time Director & CFO

(DIN: 06705998)

Independent Auditor's Limited Review Report on Unaudited Consolidated Financial Results for the Quarter ended June 30, 2026 of the Company pursuant to Regulation 33, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors
Modis Navnirman Limited
Shop No. 1, Rashmi Heights, M G Road, Kandivali West,
Mumbai, Maharashtra – 400067.

We have reviewed the accompanying statement of unaudited consolidated financial results ("the statement") of **Modis Navnirman Limited** ('the Company"), and its Subsidiary Company Modi's Navnirman Foundation for the Quarter ended 30th June, 2026 being submitted by the company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. This Statement is the responsibility of the company's management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards 25 "Interim Financial Reporting" prescribe under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulation. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the statement 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 require 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 other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain an 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statements of unaudited consolidated 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 Regulations 33 of 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.

D G M S & Co. Chartered Accountants FRN: 0112187W

Other Matter

The accompanying statements include the interim financial information of the subsidiary, whose interim financial information reflects total Revenue of Rs.0.04 Lakhs for the Quarter ended June 30, 2026. These interim financial results have been reviewed by us whose reports have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the procedures performed by us.

Date : 7th August, 2026
Place : Mumbai

FOR D G M S & Co.
(Chartered Accountants)
F. R. No. :112187W

Hiren J Maru
Partner
M. No.: 115279
UDIN: 26115279PYBXNP4338

MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office:Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai,Pin code-400067

Website:www.modisnavnirman.com

(₹ in lakhs except EPS)

Statement of Consolidated financial results for the quarter ended 30th June 2026

	Particulars	Quarter ended			Year ended
		30-06-2026	31-03-2026	30-06-2025	31-03-2026
		Unaudited	Audited	Unaudited	Audited
	Income				
1	Revenue from operations	5,825.89	5,149.01	4,554.20	18,931.35
2	Other income	49.43	279.21	13.18	336.79
3	**Total income (1+2)**	**5,875.32**	**5,428.22**	**4,567.38**	**19,268.14**
4	**Expenses**				
	(a) Cost of Projects	4,491.59	4,658.58	4,517.81	18,997.64
	(b) Changes in Inventories	(3.79)	(115.87)	(1,130.29)	(4,290.11)
	(c) Employee benefits expenses	84.62	103.38	91.08	372.05
	(d) Other expenses	137.80	26.22	69.03	342.81
	Total expenses (4)	**4,710.22**	**4,672.31**	**3,547.63**	**15,422.39**
	Earnings before interest, tax, depreciation and amortisation (EBITDA) (3-4)	**1,165.10**	**755.90**	**1,019.75**	**3,845.75**
	(e) Finance costs	1.85	156.98	0.57	165.37
	(f) Depreciation and amortisation expenses	10.89	9.40	0.31	40.24
5	**Profit before tax**	**1,152.36**	**589.52**	**1,018.87**	**3,640.14**
6	**Tax expense**				
	(a) Current tax				
	- Current period/year	294.81	161.66	339.63	726.46
	- Prior years	-	(2.93)	-	-
	(b) Deferred tax	(0.52)	(9.80)	0.15	(4.17)
	Total tax expense	**294.29**	**148.93**	**339.78**	**722.29**
7	**Profit for the period/year (5-6)**	**858.07**	**440.59**	**679.09**	**2,917.85**
8	**Other comprehensive income**				
	(a) Items that will not be reclassified to profit or loss				
	(i) Remeasurement of defined benefit plans	(2.94)	5.75	-	(5.62)
	(ii) Income tax relating to above	(0.74)	(1.45)	-	1.41
	(b) Items that will be reclassified to profit or loss				
	(i) Income tax relating to above	-	-	-	-
	Total other comprehensive profit / (loss) (net of tax) for the period/year	**(3.68)**	**4.30**	-	**(4.21)**
9	**Total comprehensive income (net of tax) for the period/year (7+8)**	**854.39**	**444.90**	**679.09**	**2,913.64**
10	**Paid -up equity share capital (face value of ₹ 10 per share)**	1,959.12	1,959.12	1,959.12	1,959.12
11	**Other Equity**	-	-	-	13,706.97
12	**Earnings per share (EPS) (not annualised, except for year end)**				
	Basic (in ₹)	4.36	2.25	3.47	14.89
	Diluted (in ₹)	4.36	2.25	3.47	14.89

1	The above Consolidated Unaudited Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (“Ind AS”) prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India, to the extent applicable.

2	The above statement of unaudited consolidated financial results for the quarter ended June 30, 2026, has been prepared in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. These results were reviewed by the Audit Committee and subsequently approved by the Board of Directors at their respective meetings held on August 7, 2026. The statutory auditors have issued an unmodified limited review report on the consolidated financial results for the quarter ended June 30, 2026. The consolidated financial results for the comparative quarter ended June 30, 2025, have not been subjected to a limited review or audit; however, the management has exercised necessary diligence to ensure that such financial results provide a true and fair view of the Company's affairs.
3	The Company has adopted Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) with effect from April 1, 2025. Accordingly, the consolidated financial results for the quarter ended June 30, 2026, have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 "Interim Financial Reporting" and other accounting principles generally accepted in India. The comparative financial information for the corresponding quarter ended June 30, 2025, has been restated, regrouped, or reclassified wherever necessary to conform to the Ind AS requirements and ensure comparability. This transition has been executed in accordance with Ind AS 101 (First-time Adoption of Indian Accounting Standards), and the material impacts of the transition from previous Indian GAAP to Ind AS have been appropriately recognized and disclosed.
4	The Company was earlier listed on the SME Platform of the Stock Exchange. Pursuant to approval of the shareholders and the Stock Exchange, the Company has migrated from the SME Platform to the Main Board of the Stock Exchange with effect from 14th November, 2025. Consequently, the equity shares of the Company are now listed and traded on the Main Board of the Stock Exchange from the aforesaid date and the Company is compliant with the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable to companies listed on the Main Board.
5	The Consolidated Financial Results for the quarter ended 30th June, 2026 include the financial figures of the wholly owned subsidiary company, Modis Navnirman Foundation, which was incorporated under section 8 of the Companies Act, 2013 on 20th January, 2026.
6	The Company operates in a single reportable business segment - " Real Estate Business - Construction & Redevelopment". Accordingly, disclosure of segment-wise information is not required in accordance with Indian Accounting Standard ("Ind AS") 108 – Operating Segments.
7	The Company has received the Order from the Ministry of Corporate Affairs approving the Scheme of Merger/Amalgamation on 16th October 2025. The Scheme is effective from 1st April 2025, in accordance with the terms and conditions specified in the said Order.
8	The figures for the corresponding previous period have been regrouped/ reclassified wherever necessary, to make them comparable.

For and on behalf of the **Board of Directors**

Modis Navnirman Limited

MODI'S NAVNIRMAN LTD.

MAHEK DINESH MODI

Digitally signed by MAHEK DINESH MODI
Date: 2026.08.07 12:02:17 +05'30'

Place :- Mumbai

Date :- 07-08-2026

Mr.Mahek Modi

Whole Time Director & CFO

(DIN: 06705998)