Prozone Realty Limited

Dated: 14th August 2026

To,

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex, Bandra (E)
Mumbai 400 051
Scrip: PROZONER

BSE Limited
Listing Department
P.J. Towers, Dalal Street, Fort
Mumbai 400 001
Scrip: 534675

Dear Sir/Madam,

Sub: Outcome of Board Meeting - Unaudited financial results for the quarter ended 30.06.2026- Regulation 30 and 33 of SEBI (LODR) Regulations 2015.

With reference to the captioned subject, this is to inform you that the Board of Directors, in its meeting held today, i.e. on 14th August 2026 has approved the Standalone and Consolidated unaudited financial results of the Company for the quarter ended 30th June 2026. In view of the same, we enclose herewith copies of Standalone and Consolidated unaudited financial results along with the limited review reports issued by the Statutory Auditors of the Company thereon respectively.

Please take note that the Company shall be publishing only consolidated financial results in the newspapers.

The meeting of the Board of Director commenced at 2.00 p.m. and concluded at 9.45 p.m.

Kindly take the same on your record and oblige.

Thanking you,

Yours truly,
For Prozone Realty Limited

Prozone Realty Ltd. Mumbai

Ajayendra

Ajayendra Pratap Jain
CS & Chief Compliance Officer

Encl: as above

PROZONE REALTY LIMITED
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HO
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Western Express Highway, Geetanjali Railway Colony, Ram Nagar, Goregaon (E) Mumbai 400063, INDIA
Tel: +91 22 6974 0200

Independent Auditor's Review Report on standalone unaudited financial results of Prozone Realty Limited for the quarter ended June 30, 2026 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Prozone Realty Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results of Prozone Realty Limited (hereinafter referred to as 'the Company') for the quarter ended June 30, 2026 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. 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 specified under section 143(10) of the Act 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.

4. Based on our review conducted as stated in paragraph 3 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 Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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5. We draw attention to note 5 to the Statement, relating to the order issued by the Ministry of Corporate Affairs, Government of India, whereby the Company's application for the re-appointment of its erstwhile Deputy Managing Director made to the Central Government in terms of section 196 read with provisions of Schedule V of the Companies Act, 2013 was rejected.

   The note further explains that the Company has sought shareholders' approval for the waiver of recovery of remuneration of Rs. 512.37 lakhs paid in previous periods and also explains management's expectation regarding refund of salary advance of Rs. 169.63 lakhs outstanding from such director.

   Our conclusion is not modified in respect of this matter.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187

Bhavik Lalit Shah
Digitally signed by Bhavik Lalit Shah
Date: 2026.08.14 21:00:03 +05'30'

Bhavik L. Shah
Membership No.: 122071
UDIN: 26122071MYEOFX2083

Place: Mumbai
Date: August 14, 2026

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Statement of unaudited Standalone Financial Results for the Quarter Ended June 30, 2026

(Rs. in lakhs)

	Particulars	Quarter Ended			Year Ended
		30.06.2026	**31.03.2026**	**30.06.2025**	**31.03.2026**
		(Unaudited)	**(Audited) (Refer note 7)**	**(Unaudited)**	**(Audited)**
1	**Income**				
	(a) Revenue from operations (Sale of Services)	839.55	344.69	217.13	1,044.93
	(b) Other income	657.47	1,035.07	261.10	1,827.91
	Total income	**1,497.02**	**1,379.76**	**478.23**	**2,872.84**
2	**Expenses**				
	(a) Employee benefits expense	166.37	160.38	142.95	640.84
	(b) Finance costs	687.71	(57.20)	37.63	57.57
	(c) Depreciation and amortisation expenses	73.50	102.83	90.89	393.69
	(d) Other expenses	366.54	295.28	138.89	805.11
	Total expenses	**1,294.12**	**501.29**	**410.36**	**1,897.21**
3	**Profit before tax**	**202.90**	**878.47**	**67.87**	**975.63**
4	Tax expense				
	Current Tax (including earlier years)	49.83	11.36	23.61	61.56
	Deferred Tax / (credit)	(5.40)	208.82	(5.71)	194.89
	Total Tax Expenses	**44.43**	**220.18**	**17.90**	**256.45**
5	**Net Profit for the period / year**	**158.47**	**658.29**	**49.97**	**719.18**
6	Other comprehensive income				
	Items that will not be reclassified to profit or loss:				
	- Remeasurement gain/(loss) on defined benefit liability	(1.41)	3.65	0.48	(5.63)
	- Fair value gain/(loss) on financial assets measured at FVOCI (note 4)	-	35,291.88	-	35,131.37
	- Tax on above	0.34	(5,047.66)	(0.12)	(5,022.36)
7	**Total comprehensive income for the period / year**	**157.40**	**30,906.16**	**50.33**	**30,822.56**
8	Paid-up equity share capital (Face Value Rs. 2 per share)	3,052.06	3,052.06	3,052.06	3,052.06
9	Other Equity				1,13,221.85
10	**Earnings per share (Basic and Diluted) (Rs.) #**	**0.10**	**0.43**	**0.03**	**0.47**

Not annualized except for the year ended March 31, 2026

Notes :

1 The above unaudited Standalone Financial results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on August 14, 2026. The statutory auditors of the Company have expressed an unmodified conclusion on the unaudited Standalone Financial results for the quarter ended June 30, 2026.

2 The unaudited standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 ‘Interim Financial Reporting’, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in terms of the Regulation.

3 In accordance with Ind AS 108 'Operating Segments', segment information has been given in the consolidated financial results of the Company.

4 Significant fair value gains on remeasuring financial assets (FVOCI) represent remeasurement of fair valuation of investments in subsidiaries and Joint venture on account of change in fair value of properties determined based on valuation report of independent valuer.

5 The Company's application dated June 10, 2020 made to the Central Government, seeking re-appointment of its Deputy Managing Director in terms of Section 196, read with provisions of Schedule V of the Companies Act, 2013 ('the Act'), was rejected vide the order dated September 10, 2024 received from the Ministry of Corporate Affairs ('MCA'), Government of India. In compliance with the order, the said Director ceased to hold the position as Deputy Managing Director with effect from the date of such order and his designation was changed to Non-executive Director of the Company.

The Company had sent a response to the MCA raising an objection on the grounds of rejection to which response is awaited.

Since the statutory timeline for securing the shareholder's approval for waiver of recovery of remuneration is approaching expiry, the Company has issued a postal ballot notice on August 7, 2026 for seeking shareholder's approval by passing a special resolution for waiver of recovery of the remuneration of Rs. 512.37 lakhs paid to the said Director from the date of his re-appointment i.e. February 27, 2020 till the date of the aforesaid order. The approval of shareholders and the refund of salary advance of Rs. 169.63 lakhs by the concerned director are expected by the Company on or before September 10, 2026 i.e. within the permissible period allowed under section 197(10) of the Act.

6 On April 28, 2026, the Board of Directors of the Company approved the proposed sale / divestment of the Company's shareholding in its subsidiaries, Kruti Realtors and Developers Private Limited, Alliance Mall Developers Co. Private Limited ("Alliance Mall") and Empire Mall Private Limited ("Empire Mall") to Inorbit Malls (India) Private Limited or its affiliate(s). Pursuant to the aforesaid approval, the Company entered into a Share Purchase Agreement ("SPA") on April 28, 2026, in relation to the proposed transaction.

The shareholders of the Company approved the proposed sale/divestment of the aforesaid subsidiaries by passing a Special Resolution through the postal ballot process. The results of the Postal Ballot was declared on June 01, 2026 and said resolution was deemed to have been passed on May 29, 2026, being the last date of e-voting, in terms of provisions of Section 110 of the Companies Act, 2013 and rules made thereunder.

As on date of approval of these standalone financial results, the compliance with certain conditions precedent to the completion of the transaction is under progress.

7 The figures for the quarter ended March 31, 2026 are balancing figures between audited figures in respect of full financial year and published year to date figures upto third quarter of respective financial year.

8 Previous period's / year's figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification.

9 The above unaudited Standalone Financial results are available on the Company's website (www.prozonerealty.com) and stock exchanges websites, BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
Digitally signed by Nikhil Anupendra Chaturvedi
Date: 2026.08.14 20:02:55 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983

Bhavik Lalit Shah
Digitally signed by Bhavik Lalit Shah
Date: 2026.08.14 20:32:47 +05'30'

MSKA & Associates LLP
(Formerly known as M S K A & Associates)
Chartered Accountants

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Independent Auditor's Review Report on unaudited consolidated financial results of Prozone Realty Limited for the quarter ended June 30, 2026 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Prozone Realty Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Prozone Realty Limited (hereinafter referred to as 'the Holding Company'), its subsidiaries, (the Holding Company and its subsidiaries together referred to as the 'Group') and its share of the net profit after tax and total comprehensive income of jointly controlled entity for the quarter ended June 30, 2026 ('the Statement') attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognized accounting principles generally accepted in India and is in compliance with the Regulations. 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 specified under section 143(10) of the Act 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 Securities and Exchange Board of India under Regulation 33 (8) of the Regulations, to the extent applicable.

4. This Statement includes the results of the Holding Company and the following entities:

Sr. No	Name of the Entity	Relationship with the Holding Company
1	Alliance Mall Developers Co Private Limited	Subsidiary
2	Empire Mall Private Limited	Subsidiary
3	Hagwood Commercial Developers Private Limited	Subsidiary
4	Prozone Intu Developers Private Limited	Subsidiary
5	Kruti Multitrade Private Limited	Subsidiary
6	Prozone Liberty International Limited, (Singapore)	Subsidiary
7	Omni Infrastructure Private Limited	Subsidiary
8	Prozone Developers and Realtors Private Limited	Subsidiary
9	Prozone Dream Realtors Private Limited	Subsidiary
10	Prozone Horizon Private Limited	Subsidiary
11	Prozone Arcade Private Limited	Subsidiary
12	Calendula Commerce Private Limited	Jointly Controlled Entity

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 8 below, 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 Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We draw attention to Note 2 to the Statement which states that a subsidiary of the Group (i.e., Hagwood Commercial Developers Private Limited), is currently contesting cancellation and is also seeking the revalidation of the original No Objection Certificate issued previously by Airport Authority of India, Nagpur relating to the maximum permissible height of four towers out of five towers at its residential project in Nagpur, which is pending as on date.

Based on order dated July 8, 2025 from the Honorable High Court of Judicature at Bombay Nagpur bench and other developments as stated in aforesaid note, the Management believes that the chances of revalidation of original NOC are high and accordingly, no adjustments have been made in the carrying value of inventory in respect of 12th floor to 14th floor of the four towers aggregating to Rs. 6,818.25 lakhs and no provision has been made towards expected demolition cost and rehabilitation cost and interest payable to customers on cancellation of bookings in the Statement.

Our conclusion is not modified in respect of this matter.

7. We draw attention to Note 5 to the Statement, relating to the order issued by the Ministry of Corporate Affairs (‘MCA’), Government of India, whereby the Holding Company’s application for the re-appointment of its Deputy Managing Director made to the Central Government in terms of section 196 read with provisions of schedule V of the Companies Act, 2013(‘the Act’) was rejected.

   The note further explains that the Holding Company has sought shareholders’ approval for the waiver of recovery of remuneration of Rs. 512.37 lakhs paid in previous periods and also explains management’s expectation regarding refund of salary advance of Rs. 169.63 lakhs outstanding from such director.

   Our conclusion is not modified in respect of this matter.

8. We did not review the interim financial results of seven subsidiaries included in the Statement, whose interim financial results before consolidation adjustments reflects total revenues of Rs. Nil Lakhs, total net loss after tax of Rs. 700.09 Lakhs and total comprehensive income of Rs. 30,425.71 Lakhs, for the quarter ended June 30, 2026. The Statement also includes the Group’s share of net profit after tax of Rs. 20.95 lakhs and total comprehensive income of Rs. 20.95 Lakhs for the quarter ended June 30, 2026, as considered in the Statement, in respect of one jointly controlled entity, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors 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 and jointly controlled entity, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and report of the other auditors.

9. The Statement includes the interim financial results of one subsidiary which has not been reviewed by its auditor and is not subject to review and has been certified by the Holding Company’s management, whose interim financial results reflect total revenue of Rs. Nil, total net profit after tax of Rs. 8.94 Lakhs and total comprehensive income of Rs. 8.94 Lakhs for the quarter ended June 30, 2026, as considered in the Statement. This interim financial result has 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 this subsidiary is based solely on such management prepared unaudited interim financial results. According to the information and explanations given to us by the Management, this interim financial result is not material to the Group.

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Our conclusion is not modified in respect of the above matter with respect to our reliance on the financial result certified by the management.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187

Bhavik Lalit Shah
Digitally signed by Bhavik Lalit Shah
Date: 2026.08.14 20:56:05 +05'30'

Bhavik L. Shah
Partner
Membership No.: 122071
UDIN: 26122071QULYUS2570

Place: Mumbai
Date: August 14, 2026

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Statement of unaudited Consolidated Financial Results for the Quarter ended June 30, 2026

(Rs. in lakhs)

	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) (Refer note 7)	(Unaudited)	(Audited)
1	**Income**				
	(a) Revenue from operations				
	Outright Sales	1,524.24	1,808.60	741.10	6,492.19
	Other Operating Income	-	100.00	-	100.00
		1,524.24	**1,908.60**	**741.10**	**6,592.19**
	(b) Other income	51.43	116.30	33.61	259.23
	Total income	**1,575.67**	**2,024.90**	**774.71**	**6,851.42**
2	**Expenses**				
	(a) Cost of Projects	1,204.38	1,803.06	1,533.50	6,046.97
	(b) Change in inventories of finished goods and work in progress	195.74	(243.90)	(873.63)	(391.41)
	(c) Employee benefits expense	99.34	61.28	38.86	216.66
	(d) Finance costs	141.42	63.20	70.06	330.82
	(e) Depreciation and amortisation expenses	71.77	103.17	88.91	388.99
	(f) Other expenses	566.68	609.12	366.19	1,900.20
	Total expenses	**2,279.33**	**2,395.93**	**1,223.89**	**8,492.23**
3	**Profit/(loss) before tax and before share of profit / (loss) of joint venture from continuing operations**	**(703.66)**	**(371.03)**	**(449.18)**	**(1,640.81)**
4	Share of profit of joint venture (net of tax)	20.95	24.48	21.10	88.80
5	**Profit/(Loss) before tax for the period / year from continuing operations**	**(682.71)**	**(346.55)**	**(428.08)**	**(1,552.01)**
6	Tax expense				
	Current Tax (including earlier years)	49.83	(15.64)	31.61	64.49
	Deferred Tax / (credit)	(48.98)	(114.94)	(18.39)	(194.93)
	Total Tax Expenses	**0.85**	**(130.58)**	**13.22**	**(130.44)**
7	**Net profit/(loss) for the period / year from continuing operations**	**(683.56)**	**(215.97)**	**(441.30)**	**(1,421.57)**
8	Profit/(Loss) before tax for the period / year from discontinued operations	1,075.09	749.60	1,110.37	4,310.29
9	Less: Tax expense of discontinued operations	261.05	142.83	290.81	1,099.50
10	**Net profit/(loss) for the period / year from discontinued operations**	**814.04**	**606.77**	**819.56**	**3,210.79**
11	**Net profit/(loss) for the period / year**	**130.48**	**390.80**	**378.26**	**1,789.22**
12	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss				
	Remeasurement gain/(loss) on defined benefit liability	(2.87)	5.32	(1.10)	(7.09)
	Fair value gain/(loss) on financial assets measured at FVOCI	-	(974.49)	-	(883.88)
	Tax on above	0.72	138.01	0.28	128.18
13	**Total comprehensive income/(loss) for the period / year**	**128.33**	**(440.36)**	**377.44**	**1,026.43**
	Net income/(loss) attributable to				
	- Owners	136.08	665.54	72.91	1,068.84
	- Non Controlling Interest	(5.60)	(274.74)	305.35	720.38
	Total comprehensive income/(loss) attributable to				
	- Owners	133.93	(438.02)	72.81	115.98
	- Non Controlling Interest	(5.60)	(2.34)	304.63	910.45
14	Paid-up equity share capital (face value per share of Rs. 2/-)	3,052.06	3,052.06	3,052.06	3,052.06
15	Other Equity				42,586.21
16	Earnings per share (Basic and Diluted) (Rs.) from continuing operations*	(0.44)	(0.09)	(0.14)	(0.48)
17	Earnings per share (Basic and Diluted) (Rs.) from discontinued operations*	0.53	0.53	0.19	1.18
18	**Earnings per share (Basic and Diluted) (Rs.) from continuing and discontinued operations***	**0.09**	**0.44**	**0.05**	**0.70**

* Not annualized except for the year ended March 31, 2026

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Notes

1 The above unaudited Consolidated Financial results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on August 14, 2026. The statutory auditors of the Company have expressed an unmodified conclusion on the unaudited Consolidated Financial results for the quarter ended June 30, 2026.

2 Hagwood Commercial Developers Private Limited ("the Subsidiary Company") had obtained an aviation No Objection Certificate (NOC) in March 2012 from the Airport Authority of India, Nagpur (AAIN), permitting construction up to 48 meters above ground level, valid for five years. Based on the said NOC, four of the five planned towers were constructed by the Subsidiary Company.

Upon applying for renewal of NOC in February 2017, AAIN arbitrarily cancelled the earlier NOC in August 2017. An appeal was filed in 2018 to the Appellate Committee of the Ministry of Civil Aviation which was rejected in May 2019 and instructed the Airport operator, Mihan India Private Limited ('MIHAN') to initiate action as per the Aircraft (Demolition of Obstructions caused by Buildings and Trees, etc.) Rules, 1994.

The Subsidiary Company gathered Information through the RTI from MIHAN and Airport Authority of India ('AAI') which also suggests that there are no complaints from the pilots / airlines with respect to the four towers of the Subsidiary Company creating any obstruction to safe flight operations. In addition, the Subsidiary Company conducted an independent aeronautical study through ex-AAI official and VHF Omni directional Radio Range (VOR) (an aircraft navigation system) analysis and Communication, Navigation Surveillance ('CNS') Simulation study from a reputed aviation consultant and these reports cleared the buildings from being a major obstacle to the flight path.

The Subsidiary Company had filed a writ petition dated November 18, 2019, with the Hon'ble High Court at Bombay Nagpur bench for revocation of demolition order passed by Appellate Committee and restoration of the aviation NOC. Based on the interim order, the Hon'ble High Court at Bombay Nagpur bench vide order dated November 19, 2019, had stayed the demolition order of AAIN referred above. The Subsidiary Company subsequently withdrew the writ petition on June 22, 2021, in view of a similar favourable order passed by AAI in another case. The Hon'ble High Court at Bombay Nagpur bench had allowed the Subsidiary Company to withdraw the petition with liberty to file again if need arises. The Subsidiary Company again approached the Appellate Committee at New Delhi on October 4, 2021, requesting fresh aeronautical and CNS simulation studies under the rules prescribed in section 6.3.1.5 of Circular 5 of 2020 "Aeronautical Study Guidelines", and followed up regularly.

In August 2022, Nagpur Municipal Corporation (NMC) issued part occupancy certificates (OCs) for four towers up to the 11th floor (206 units) out of 14 floors (total 336 units) upto the height that was not disputed by the AAIN, while securing bank guarantees of Rs. 396.00 lakhs and Rs. 330.84 lakhs for potential demolition and rehabilitation costs respectively from the Subsidiary Company. In February 2024, the Subsidiary Company had applied to NMC for part OC in respect of 42 flats, and of which, part OC has been received for 36 flats. During the quarter ended June 30 , 2026, 2 customers have taken possession and based on which, revenue and proportionate cost in respect of such units has been recognised in the financial results for the quarter ended June 30, 2026. As of June 30, 2026, OCs have been received for 242 out of 264 flats up to the 11th floor, and possession has been handed over for 200 units resulting in recognition of revenue and proportionate cost in respect of such units. Part OC for balance 22 flats is pending with the NMC.

Due to continued delay from AAI, the Subsidiary Company again approached the Hon'ble High Court of Judicature at Bombay Nagpur bench in July 2023 for redressal by way of filing writ petition. Honourable High Court of Judicature at Bombay Nagpur bench vide order dated October 18, 2024, directed the Subsidiary Company to file an appeal in the prescribed form before the Appellate Committee. The appeal was duly filed by the Subsidiary Company in the prescribed format on October 22, 2024. However, the said Appeal was rejected by the Appellate Committee vide their order dated November 22, 2024. Hence, the Subsidiary Company opted to challenge the decision of the Appellate Committee to obtain an Order for conducting Aeronautical Study and/or Technical Study and/or CNS Simulation Study and also filed an Amendment Application dated December 12, 2024, before the Hon'ble High Court of Judicature at Bombay at Nagpur bench. The amendment application was allowed on February 05, 2025.

Hon'ble High Court of Judicature at Bombay, Nagpur Bench, vide its order dated July 08, 2025, quashed the rejection order dated November 22, 2024, issued by the Appellate Committee. It had further allowed the writ petition and had directed AAI New Delhi and AAI Nagpur to conduct an Aeronautical Study and CNS Simulation Study within six months of issuing a demand towards the costs and expenses to be incurred for carrying out the aforesaid studies, to reassess the permissible top elevation and any impact on air safety. In compliance, the Subsidiary Company had submitted the requisite application dated July 25, 2025, to AAI New Delhi and AAI Nagpur.

The Subsidiary Company further submitted a request to the Airport Authority of India (AAI), Nagpur dated August 25, 2025 to conduct an Aeronautical Study and CNS Simulation Study as directed by the Hon'ble High Court of Judicature at Bombay at Nagpur bench in its order dated July 08, 2025, in W.P. No. 5386/2023. In compliance with the Court's order, the company provided proof of payment through two Unique Transaction References (UTRs) made on August 22, 2025 – Rs. 23.60 lakhs (including GST) towards the Aeronautical Study and Rs. 16.99 lakhs (including GST) towards the CNS Simulation Study in favor of the AAI Nagpur.

Vide order dated July 08, 2025, AAI, Nagpur, along with other respondents, had filed a Review Petition. The matter was placed before the appropriate bench and Hon'ble High Court of Judicature at Bombay at Nagpur bench vide order dated April 02,2026, dismissed the review application filed by AAI, Nagpur, along with other respondents stating that there is no apparent error on the face of records of the judgement dated July 08, 2025. The subsidiary company based on this order has now approached the AAI New Delhi to comply with the Court Order and do the necessary studies. Subsequently, AAI Nagpur vide email dated May 04, 2026, sought specific technical details pertaining to the Aviation NOC, which were duly furnished by the Subsidiary Company. The Subsidiary Company has also filed Caveat on May 11, 2026, before the Hon'ble Supreme Court of India against any prospective appeal or Special Leave Petition that may be preferred by AAI, Nagpur challenging the orders dated July 08, 2025 and April 02, 2026 passed by the Hon'ble High Court of Judicature at Bombay at Nagpur bench.

Despite full compliance by the Subsidiary Company and dismissal of the review petition vide order dated April 02, 2026, AAI New Delhi and AAI Nagpur have failed to commence the directed Aeronautical Study and CNS Simulation Study. In view of the continued non-compliance, the Subsidiary Company has filed a Contempt Petition against the Secretary, Ministry of Civil Aviation, Chairman AAI and others, before the Hon'ble High Court of Judicature at Bombay, Nagpur Bench, on July 29, 2026. The said contempt petition is yet to be listed for hearing.

Based on independent technical reports/studies (including CNS Simulation study, DVOR calibration report, obstacle limitation studies), receipt of Part OCs, order dated July 08, 2025 from the Hon'ble High Court of Judicature at Bombay at Nagpur bench allowing the writ petition and legal opinion highlighting the merits of the case in the favour of the Subsidiary Company, the management believes that the chances of revalidation of NOC are high. Accordingly, no adjustments have been made in the carrying value of inventory in respect of 12th floor to 14th floor of the four towers aggregating to Rs. 6,818.25 lakhs and no provision has been made towards expected demolition and rehabilitation cost, and interest payable to the customers on cancellation of bookings, in these unaudited consolidated financial results for the quarter ended June 30, 2026.

3 The unaudited consolidated financial results of the Group have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in terms of the Regulation.

4 The above unaudited Consolidated financial results includes the financial results of Prozone Realty Limited (the "Company" or the "Holding Company"), the subsidiary companies 1. Alliance Mall Developers Co Private Limited, 2. Prozone Intu Developers Private Limited, 3. Kruti Realtors and Developers Private Limited, 4. Prozone Liberty International Limited (Singapore), 5. Empire Mall Private Limited, 6. Omni Infrastructure Private Limited, 7. Hagwood Commercial Developers Private Limited, 8. Prozone Developers and Realtors Private Limited, 9. Probliss Realty Private Limited (till January 20, 2026), 10. Prozone Dream Realtors Pvt. Ltd (w.e.f. October 30, 2025), 11. Prozone Horizons Private Limited (w.e.f. October 30, 2025),12. Prozone Arcade Private Limited (w.e.f February 17, 2026) and share of profit of a joint venture Calendula Commerce Private Limited. The unaudited Consolidated Financial results have been prepared in accordance with Ind AS 110 on consolidated financial statements and Ind AS 28 on Investments in associates and joint ventures.

5 The Holding Company's application dated June 10, 2020 made to the Central Government, seeking re-appointment of its Deputy Managing Director in terms of Section 196, read with provisions of Schedule V of the Companies Act, 2013 ('the Act'), was rejected vide the order dated September 10, 2024 received from the Ministry of Corporate Affairs ('MCA'), Government of India. In compliance with the order, the said Director ceased to hold the position as Deputy Managing Director with effect from the date of such order and his designation was changed to Non-executive Director of the Holding Company.

The Holding Company had sent a response to the MCA raising an objection on the grounds of rejection to which response is awaited.

Since the statutory timeline for securing the shareholder's approval for waiver of recovery of remuneration is approaching expiry, the Holding Company has issued a postal ballot notice on August 7, 2026 for seeking shareholder's approval by passing a special resolution for waiver of recovery of the remuneration of Rs. 512.37 lakhs paid to the said Director from the date of his re-appointment i.e. February 27, 2020 till the date of the aforesaid order. The approval of shareholders and the refund of salary advance of Rs. 169.63 lakhs by the concerned director are expected by the Holding Company on or before September 10, 2026 i.e. within the permissible period allowed under section 197(10) of the Act.

6 On April 28, 2026, the Board of Directors of the Holding Company approved the proposed sale / divestment of the Holding Company's direct and indirect shareholding in its subsidiaries, Kruti Realtors and Developers Private Limited, Alliance Mall Developers Co. Private Limited ("Alliance Mall") and Empire Mall Private Limited ("Empire Mall") to Inorbit Malls (India) Private Limited or its affiliate(s), subject to shareholders' approval and fulfilment of certain conditions. Pursuant to the aforesaid approval, the Holding Company entered into a Share Purchase Agreement ("SPA") on April 28, 2026, in relation to the proposed transaction.

The shareholders of the Holding Company approved the proposed sale/divestment of the aforesaid subsidiaries by passing a Special Resolution through the postal ballot process. The results of the Postal Ballot was declared on June 01, 2026 and said resolution was deemed to have been passed on May 29, 2026, being the last date of e-voting, in terms of provisions of Section 110 of the Companies Act, 2013 and rules made thereunder.

As on date of approval of these unaudited consolidated financial results, the compliance with certain conditions precedent to the completion of the transaction is under progress. The management of the Holding Company has assessed the requirements of Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations and concluded that the mall operations of Alliance Mall and Empire Mall as per the SPA meet the criteria for classification as discontinued operations as on June 30, 2026. Accordingly, the results of the aforesaid mall operations have been presented separately as "Discontinued operations" in the unaudited consolidated financial results for the period. The previous period figures have been re-presented, wherever applicable, to reflect the aforesaid mall operations as discontinued operations in accordance with the requirements of Ind AS 105.

(Rs. in lakhs)

Particulars	**Quarter Ended**			**Year Ended**
	30.06.2026	**31.03.2026**	**30.06.2025**	**31.03.2026**
	(Unaudited)	**(Audited) (Refer note 7)**	**(Unaudited)**	**(Audited)**
Revenue from Operations	3,552.14	3,348.50	3082.42	12929.99
Other Income	128.21	744.69	257.66	1,458.67
Total income	**3,680.35**	**4,093.19**	**3,340.08**	**14,388.66**
Expenses	2,605.26	3,343.59	2,229.71	10,078.37
Profit / (Loss) before tax	**1,075.09**	**749.60**	**1,110.37**	**4,310.29**
Tax expense	261.05	142.83	290.81	1,099.50
Profit / (Loss) after tax from discontinued operations	**814.04**	**606.77**	**819.56**	**3,210.79**

7 The figures for the quarter ended March 31, 2026 are balancing figures between audited figures in respect of full financial year and published year to date figures upto third quarter of respective financial year.

8 The above unaudited Consolidated Financial results are available on the Company's website (www.prozonerealty.com) and stock exchanges websites BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

9 Previous period's / year's figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification.

PROZONE REALTY LIMITED
CIN : L45200MH2007PLC174147
Website: https://prozonerealty.com Email: info@prozonerealty.com Tel.: 022 – 68239000
Regd. Off: Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099

10 **Standalone information:**

(Rs. in lakhs)

Particulars	Quarter Ended			Year Ended
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	(Unaudited)	(Audited) (Refer note 7)	(Unaudited)	(Audited)
Income from Operations	839.55	344.69	217.13	1,044.93
Profit before tax	202.90	878.47	67.87	975.63
Net Profit for the period / year end	158.47	658.29	49.97	719.18
Total comprehensive income for the period / year end	157.40	30,906.16	50.33	30,882.56
Earnings per share (Basic and Diluted) (Rs.) *	0.10	0.43	0.03	0.47

* not annualized except for the year ended March 31, 2026.

11 **Segment information :**

(Rs. in lakhs)

Particulars	Quarter Ended			Year Ended
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	(Unaudited)	(Audited) (Refer note 7)	(Unaudited)	(Audited)
1. Segment Revenue				
a. Outright Sales - Continuing Operations	1,524.24	1,808.60	741.10	6,492.19
Segment revenue from Continuing Operations	**1,524.24**	**1,808.60**	**741.10**	**6,492.19**
b. Leasing - Discontinued Operations (Refer Note 6)	3,552.14	3,348.50	3,082.42	12,929.99
Total	**5,076.38**	**5,157.10**	**3,823.52**	**19,422.18**
2. Segment Results				
Profit before tax and interest for each segment				
a. Outright Sales - Continuing Operations	(342.36)	(67.05)	(324.41)	(861.96)
Less: i) Interest	141.42	63.20	70.06	330.82
ii) Un-allocable (income) / expenses (net)	219.88	240.78	54.71	448.03
Profit before tax of continuing operations	**(703.66)**	**(371.03)**	**(449.18)**	**(1,640.81)**
b. Leasing - Discontinued Operations (Refer Note 6)	1,075.09	749.60	1,110.37	4,310.29
Profit / (Loss) from ordinary activities before tax and before share of profit / (loss) of joint venture	**371.43**	**378.57**	**661.19**	**2,669.48**
Add: Share of profit of joint venture (net)	20.95	24.48	21.10	88.80
Profit / (Loss) before tax	**392.38**	**403.05**	**682.29**	**2,758.28**
Less: Tax Expenses	261.90	12.25	304.03	969.06
Net profit / (loss)	**130.48**	**390.80**	**378.26**	**1,789.22**
3. Capital Employed				
Segment Assets				
a. Outright Sales - Continuing Operations	49,015.84	48,340.55	47,301.94	48,340.55
b. Leasing - Discontinued Operations (Refer Note 6)	55,658.79	42,459.14	48,735.11	42,459.14
c. Unallocated *	36,477.47	51,028.71	52,321.95	51,028.71
Total	**1,41,152.10**	**1,41,828.40**	**1,48,359.00**	**1,41,828.40**
Segment Liabilities				
a. Outright Sales - Continuing Operations	27,481.76	27,248.06	27,376.99	27,248.06
b. Leasing - Discontinued Operations (Refer Note 6)	57,220.94	57,641.81	34,877.80	57,641.81
c. Unallocated *	7,146.93	8,094.55	7,779.09	8,094.55
Total	**91,849.63**	**92,984.42**	**70,033.88**	**92,984.42**
Capital Employed (Segment Assets - Segment Liabilities)				
a. Outright Sales - Continuing Operations	21,534.08	21,092.49	19,924.95	21,092.49
b. Leasing - Discontinued Operations (Refer Note 6)	(1,562.15)	(15,182.67)	13,857.31	(15,182.67)
c. Unallocated *	29,330.54	42,934.16	44,542.86	42,934.16
Total	**49,302.47**	**48,843.98**	**78,325.12**	**48,843.98**

Business segments:

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker ("CODM") of the group. The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Managing Director of the group. The group is engaged in the business of developing, owning and operating of Shopping Malls, Commercial and Residential Premises. Based on the business activities carried out during the financial year/period, the group has identified the following business segments as its primary segment:-

a) Leasing
b) Outright Sales

The primary segment reporting format is determined to be business segment as the group's risks and rates of returns are affected predominantly by the nature of activities.

* **Unallocated**

Assets and liabilities, which specifically cannot be allocated to identified business segment are separately disclosed as 'Unallocated'. The Management believes that it is not practicable to provide segment disclosures relating to unallocated, since a meaningful segregation of the available data is onerous.

For and on behalf of the Board of Directors of PROZONE REALTY LIMITED

Nikhil Anupendra Chaturvedi
Digitally signed by Nikhil Anupendra Chaturvedi Date: 2026.08.14 20:03:45 +05'30'

Bhavik Lalit Shah
Digitally signed by Bhavik Lalit Shah Date: 2026.08.14 20:31:22 +05'30'

Nikhil Chaturvedi
Managing Director
DIN : 00004983