4th November, 2026

Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai-400001

Security Code 503229

Dear Sir,

Sub.: Outcome of the Board Meeting 4th November, 2026

Ref: Intimation under Regulations 30 and 33 of the SEBI (Listing Obligations and disclosure Requirements) Regulations, 2015 (the SEBI Listing Regulations)

We are pleased to inform you that the Board of Directors of the Company at its meeting held on today i.e, 4th November, 2026 *inter-alia*, considered and approved the Un-audited Financial Results (Standalone and Consolidated) of the Company for the second quarter and half year ended 30th September, 2026 and the said Results have been reviewed by the Audit Committee.

In this regard, a copy of the said Unaudited Financial Results together with the Limited Review Reports as issued by the Statutory Auditors is enclosed herewith.

These are also being made available on the website of the Company at www.simplex-group.com.

The Board meeting commenced at 12.45 p.m. and concluded at 13.50 p.m

Kindly take the same on your record.

Thanking you,

Yours faithfully,
For **Simplex Realty Limited**

POOJA PARESH BAGWE
Digitally signed by POOJA PARESH BAGWE
Date: 2026.11.04 13:52:14 +05'30'

Pooja Bagwe
Company Secretary and Compliance Officer
M.No. A33353

Encl: as above

Khandelwal & Mehta LLP

Chartered Accountants

(LLP No.AAE-3742)

Independent Auditor's Limited Review Report on Quarterly and Half Yearly Standalone Unaudited Financial Results of Simplex Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors,
Simplex Realty Limited
Mumbai.

1. We have reviewed the accompanying statement of Standalone unaudited financial results of **Simplex Realty Limited** ("the Company") for the quarter and half year ended **30th 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, 2015 as amended ("the Listing Regulation").

2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is 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. 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. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act ,2013 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. 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, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

GA-01 Divya Smruti, Link Road, Opposite Toyota Lakozy Showroom, Malad (W), Mumbai 64.
e-mail : contact@khandelwalandmehta.com
S.L. Khandelwal – 9821245353 ● N.S. Khandelwal – 9870553531
GSTIN : 27AAPFK6261N1ZL

5. Emphasis of matter

We draw attention to the financial results for the quarter and half year ended 30th September, 2026.

Investments in the Simplex Papers Limited, an associate company, has been fully eroded as at 30th September, 2026. The management is of the view that no impairment is necessary; management is actively exploring business opportunities for the Associate. Accordingly, the financial result of the Company have been prepared on a going concern basis.

Our Conclusion is not modified in respect of this matter.

For **Khandelwal & Mehta LLP**
Chartered Accountants
(Firm Regn.no.W100084)

SUNIL LAKHMICHAND KHANDELWAL

Digitally signed by SUNIL LAKHMICHAND KHANDELWAL
Date: 2026.11.04 13:19:35 +05'30'

S.L Khandelwal
(Partner)
Mem. No. 101388

Place: Mumbai
Date: 04-11-2026
UDIN: 26101388HPVVQD9539

SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2026

(₹ In Lakhs)

Sr.No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	280.86	20.85	133.44	301.71	383.60	1,290.32
2	Other income	77.91	76.13	67.75	154.04	171.16	286.86
3	**Total income (1+2)**	**358.77**	**96.98**	**201.19**	**455.75**	**554.76**	**1,577.18**
4	**Expenses:**						
	a) Cost of development / sales	258.27	-	106.98	258.27	265.22	1,095.88
	b) Employee benefits expense	77.74	76.37	74.74	154.11	141.86	305.81
	c) Finance costs	0.49	0.48	0.43	0.97	27.71	28.59
	d) Depreciation	3.18	3.23	3.64	6.41	7.19	14.60
	e) Other expenses	78.65	43.77	49.20	122.42	95.56	179.66
	Total expenses	**418.33**	**123.85**	**234.99**	**542.18**	**537.54**	**1,624.54**
5	**Profit / (loss) before exceptional items and tax (3-4)**	**(59.56)**	**(26.87)**	**(33.80)**	**(86.43)**	**17.22**	**(47.36)**
6	Exceptional items	-	-	-	-	-	-
7	**Profit / (loss) before tax (5+/-6)**	**(59.56)**	**(26.87)**	**(33.80)**	**(86.43)**	**17.22**	**(47.36)**
8	Tax expenses :						
	Current tax	-	-	(7.81)	-	0.42	-
	Deferred tax liability / (asset)	(16.64)	(8.58)	(0.80)	(25.22)	154.72	331.10
	Taxes of earlier years	-	-	-	-	-	(17.82)
9	**Profit / (loss) for the period (7+/-8)**	**(42.92)**	**(18.29)**	**(25.19)**	**(61.21)**	**(137.92)**	**(360.64)**
10	**Other comprehensive income / (expense) - (OCI) (net of tax)**						
	a) Items that will not be reclassified to profit or loss	(3.84)	15.38	(0.40)	11.54	3.95	6.31
	b) Items that may be reclassified to profit or loss	(0.53)	(0.45)	(2.94)	(0.98)	(2.62)	(4.88)
	Total other comprehensive income / (expense)	(4.37)	14.93	(3.34)	10.56	1.33	1.43
11	**Total comprehensive income / (expense) for the period (9+/-10)**	**(47.29)**	**(3.36)**	**(28.53)**	**(50.65)**	**(136.59)**	**(359.21)**
12	Paid up equity share capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14	299.14
13	Other equity excluding revaluation reserve	-	-	-	-	-	11,415.51
14	**Basic & diluted earning per share (face value of ₹ 10/- each)***	(1.43)	(0.61)	(0.84)	(2.05)	(4.61)	(12.06)

*Not annualised, except year end basic and diluted EPS

Notes : -

1 The Unaudited Financial Results for the quarter and half year ended 30th September, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 4th November, 2026 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These results have been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

2 The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and half year ended 30th September, 2026.

3 The Company has only one reportable segment viz."Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.

4 Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.

SIMPLEX REALTY LTD. MUMBAI

For Simplex Realty Limited

Nandan Damani
Chairman & Managing Director
DIN: 00058396

Place: Mumbai
Dated: 4th November, 2026

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011
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SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED

UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS ON 30TH SEPTEMBER, 2026

(₹ In Lakhs)

	Particulars	As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
A	**ASSETS**		
I	**Non-current assets**		
	Property, plant and equipment	**65.35**	69.54
	Financial assets:		
	Investments	**1,959.94**	1,975.10
	Other financial assets	**3.06**	4.49
	Deferred tax assets (net)	**61.19**	37.84
	Other non-current assets	**119.40**	137.71
	Total non-current assets	**2,208.94**	2,224.68
II	**Current Assets**		
	Inventories	**3,177.16**	3,265.50
	Financial assets:		
	Investments	**979.25**	115.00
	Cash and cash equivalents	**22.83**	80.96
	Bank balances other than above	**1.87**	1.87
	Loans	**1,695.76**	2,346.59
	Other financial assets	**242.35**	165.59
	Other current assets	**3,774.33**	3,752.25
	Total current assets	**9,893.55**	9,727.76
	TOTAL ASSETS	**12,102.49**	11,952.44
B	**EQUITY AND LIABILITIES**		
I	**Equity**		
	Equity share capital	**299.37**	299.37
	Other equity	**11,364.85**	11,415.51
	Total equity	**11,664.22**	11,714.88
	Liabilities		
II	**Non-current liabilities:**		
	Financial liabilities :		
	Other non-current financial liabilities	**-**	17.57
	Provisions	**18.50**	26.89
	Other non-current liabilities	**-**	0.40
	Total non-current liabilities	**18.50**	44.86
III	**Current Liabilities**		
	Financial liabilities :		
	Trade payables	**1.08**	11.47
	Other financial liabilities	**120.94**	101.71
	Other current liabilities	**225.59**	20.25
	Provisions	**72.16**	59.27
	Total current liabilities	**419.77**	192.70
	Total liabilities	**438.27**	237.56
	TOTAL EQUITY AND LIABILITIES	**12,102.49**	11,952.44

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SIMPLEX REALTY LTD. MUMBAI

CIN-L17110MH1912PLC000351

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SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED
UNAUDITED STANDALONE CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2026

(₹ In Lakhs)

		For the half year ended 30.09.2026	For the half year ended 30.09.2025
		(Unaudited)	(Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES :			
NET (LOSS) / PROFIT BEFORE TAX		(86.43)	17.22
Adjustments for			
Depreciation on property, plant and equipment		6.41	7.19
Interest expenses		0.97	27.72
Profit on sale of investments (net)		(5.82)	(4.56)
Dividend income		(1.02)	(4.28)
Interest income		(102.33)	(130.02)
Share of Loss in Associates		0.10	-
Changes in fair value of financial assets at fair value through profit or loss		(15.91)	(3.75)
Unwinding of discount on security deposit		1.01	(0.73)
OPERATING LOSS BEFORE WORKING CAPITAL CHANGES		(203.02)	(91.21)
Adjustment for changes in working capital			
Adjustment for (increase) / decrease in operating assets:			
Inventories		88.34	(784.03)
Other financial assets		13.47	2,182.85
Other Non Current Assets		(4.57)	13.61
Other current assets		(22.08)	16.35
Adjustment for increase / (decrease) in operating liabilities:			
Other financial liabilities		0.08	(62.40)
Trade payables		(10.39)	4.91
Long-term provisions		(8.88)	(1.75)
Short-term provisions		12.88	6.01
Other liabilities		203.93	(12.96)
CASH GENERATED FROM OPERATIONS		69.76	1,271.38
Direct taxes refund received / (paid)		22.88	(23.28)
NET CASH GENERATED FROM OPERATING ACTIVITIES	**(A)**	92.64	1,248.10
B. CASH FLOW FROM INVESTING ACTIVITIES :			
Purchase of fixed assets		(2.22)	(2.65)
Purchase of investments		(1,435.21)	(826.00)
Sale of investments		621.27	1,151.85
Dividend received		1.02	4.28
Interest received		14.36	216.12
Loans / Inter corporate deposits refund / (given) - net		650.00	-
NET CASH (USED IN) / GENERATED FROM INVESTING ACTIVITIES	**(B)**	(150.78)	543.60
C. CASH FLOW FROM FINANCING ACTIVITIES :			
Proceeds from / (repayment) of borrowings (net)		-	(2,000.00)
Interest paid		-	(24.89)
NET CASH (USED IN) FINANCING ACTIVITIES	**(C)**	-	(2,024.89)
NET DECREASE IN CASH AND CASH EQUIVALENTS	**(A+B+C)**	(58.14)	(233.19)
CASH AND CASH EQUIVALENTS - AT THE START OF THE YEAR		80.97	346.32
CASH AND CASH EQUIVALENTS - AT THE END OF THE PERIOD		22.83	113.13
Cash and cash equivalents comprise of :		As on 30.09.2026	As on 30.09.2025
Balances with Banks :			
- in Current accounts		22.57	112.77
Cash on hand		0.26	0.36
Cash and cash equivalents		22.83	113.13

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SIMPLEX REALTY LTD. MUMBAI

CIN-L17110MH1912PLC000351

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Khandelwal & Mehta LLP
Chartered Accountants
(LLP No.AAE-3742)

Independent Auditor's Limited Review Report on Quarterly and Half Yearly Consolidated Unaudited Financial Results of Simplex Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors,
Simplex Realty Limited
Mumbai.

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Simplex Realty Limited** ("the Parent") , its subsidiary and its Associates, (the Parent, the Subsidiary and its Associates together referred to as "the Group"), and its share of net profit after tax and total comprehensive income of its associate for the quarter and half year ended **30th 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 (the "Listing Regulations").

2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular, is the responsibility of the Parent Company's management and has been approved by the Board of Directors of the Parent Company. 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 Companies Act, 2013 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. The Consolidated Unaudited Financial Results in the Statement includes the results of Simplex Realty Limited ("the parent"), Simplex Modern Homes Private Limited and Simplex Dream Homes LLP ("the Subsidiaries"), Simplex Mills Company Limited and Simplex Papers Limited ("the Associates").

5. Based on our review conducted 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 Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

GA-01 Divya Smruti, Link Road, Opposite Toyota Lakozy Showroom, Malad (W), Mumbai 64.
e-mail : contact@khandelwalandmehta.com
S.L. Khandelwal – 9821245353 ● N.S. Khandelwal – 9870553531
GSTIN : 27AAPFK6261N1ZL

6. Emphasis of Matter

We draw your attention to the Consolidated Financial Results for the quarter and half year ended 30th September, 2026, which indicates that one of the associates Simplex Papers Ltd (SPL), which has accumulated losses and its net worth has been fully eroded. This situation, along with other matters indicates the existence of an uncertainty that may cast doubt about the associate's ability to continue as a going concern. However as informed by the management, the financial results of the associate company has been prepared on a going concern basis.

Further Financial Statements of Simplex Mills Company Limited (SMCL) has been consolidated, SMCL has Loans and Advances recoverable from Simplex Papers Limited (SPL), which has negative net worth and this loan is not impaired by SMCL in its financial results because as per the management of Simplex Papers Limited, is exploring business opportunities.

Our Conclusion is not modified in respect of these matters.

For **Khandelwal & Mehta LLP**
Chartered Accountants
(Firm Regn.no.W100084)

SUNIL LAKHMICHAND KHANDELWAL
Digitally signed by SUNIL LAKHMICHAND KHANDELWAL
Date: 2026.11.04 13:21:00 +05'30'

Sunil Khandelwal
(Partner)
Mem. No. 101388

Place: Mumbai
Date: 04-11-2026
UDIN: 26101388AMTJJB5147

SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2026

(₹ in Lakhs)

Sr.No.	Particulars	Quarter ended			Half-year ended		Year ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	280.86	20.85	133.44	301.71	383.60	1,290.32
2	Other income	70.43	87.95	67.75	158.38	171.16	285.18
3	**Total income (1+2)**	**351.29**	**108.80**	**201.19**	**460.09**	**554.76**	**1,575.50**
4	**Expenses:**						
	a) Cost of development/sales	258.27	-	106.98	258.27	265.22	1,095.88
	b) Employee benefits expense	77.74	76.37	74.74	154.11	141.86	305.81
	c) Finance costs	0.52	0.48	0.43	1.00	27.71	28.59
	d) Depreciation	3.18	3.23	3.64	6.41	7.19	14.60
	e) Other expenses	81.77	44.14	49.42	125.91	95.89	191.84
	Total expenses	**421.48**	**124.22**	**235.21**	**545.70**	**537.87**	**1,636.72**
5	**Profit/(Loss) before share of profit/(loss) of associates, exceptional**	**(70.19)**	**(15.42)**	**(34.02)**	**(85.61)**	**16.89**	**(61.22)**
6	Share of (loss) of associates	(1.94)	(1.83)	(1.02)	(3.77)	(2.01)	(8.42)
7	**Profit/(Loss) before exceptional items and tax (5+/-6)**	**(72.13)**	**(17.25)**	**(35.04)**	**(89.38)**	**14.88**	**(69.64)**
8	Exceptional items		-	-	-	-	-
9	**Profit/(Loss) before tax (7+/-8)**	**(72.13)**	**(17.25)**	**(35.04)**	**(89.38)**	**14.88**	**(69.64)**
10	Tax expenses :						
	Current tax	-	-	(7.81)	-	0.42	-
	Deferred tax liability/(asset)	(17.36)	(8.58)	(0.80)	(25.94)	154.72	328.27
	Taxes of earlier years	-	-	-	-	-	(17.82)
11	**Profit/(Loss) for the period (9+/-10)**	**(54.77)**	**(8.67)**	**(26.43)**	**(63.44)**	**(140.26)**	**(380.09)**
12	**Other Comprehensive Income/(Expense) - (OCI)-(net of tax)**						
	a) Items that will not be reclassified to profit or loss	(3.84)	15.38	(0.40)	11.54	3.95	6.31
	b) Items that may be reclassified to profit or loss	(0.53)	(0.45)	(2.94)	(0.98)	(2.62)	(4.88)
	Other Comprehensive Income/(Expense)	(4.37)	14.93	(3.34)	10.56	1.33	1.43
13	**Total Comprehensive Income/(Expense) for the period (11+/-12)**	**(59.14)**	**6.26**	**(29.77)**	**(52.88)**	**(138.93)**	**(378.66)**
14	**Profit/(Loss) attributable to**						
	a) Owners of the Company	(51.69)	(14.57)	(26.27)	(66.26)	(140.10)	(374.87)
	b) Non-Controlling Interest	(3.08)	5.90	(0.16)	2.82	(0.16)	(5.22)
	Other Comprehensive Income/(Expense) attributable to						
	a) Owners of the Company	(4.37)	14.93	(3.34)	10.56	1.33	1.43
	b) Non-Controlling Interest	-	-	-	-	-	-
	Total Comprehensive Income/(Expense) attributable to						
	a) Owners of the Company	(56.06)	0.36	(29.61)	(55.70)	(138.77)	(373.44)
	b) Non-Controlling Interest	(3.08)	5.90	(0.16)	2.82	(0.16)	(5.22)
15	Paid up Equity Share Capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14	299.14
16	Other Equity excluding Revaluation Reserve				-	-	10,937.52
17	**Basic & Diluted earning per share (face value of ₹ 10/- each)***	(1.73)	(0.49)	(0.88)	(2.22)	(4.68)	(12.53)

*Not annualised, except year end Basic and Diluted EPS

Notes : -

1 The Unaudited Consolidated Financial Results for the quarter and half year ended 30th September, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 4th November, 2026 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These results have been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

2 The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and half year ended 30th September, 2026.

3 Standalone information :

Particulars	Quarter ended			Half year ended		Year ended
	30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Total income (including other income)	358.77	96.98	201.19	455.75	554.76	1,577.18
Profit/(loss) before tax	(59.56)	(26.87)	(33.80)	(86.43)	17.22	(47.36)
Profit/(loss) after tax	(42.92)	(18.29)	(25.19)	(61.21)	(137.92)	(360.64)

4 Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.

5 The Statement includes the results of the following entities;

Name of the Entity	Relationship
Simplex Realty Limited	Holding Company
Simplex Mills Company Limited	Associate Company
Simplex Papers Limited	Associate Company
Simplex Modern Homes Private Limited	Subsidiary Company
Simplex Dream Homes LLP	Wholly Owned Subsidiary Company

For Simplex Realty Limited

SIMPLEX REALTY LTD. MUMBAI

Nandan Damani
Chairman & Managing Director
DIN: 00058396

Place: Mumbai
Dated: 4th November, 2026

CIN-L17110MH1912PLC000351

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SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED

UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS ON 30TH SEPTEMBER, 2026

(₹ In Lakhs)

	Particulars	As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
A	**ASSETS**		
I	**Non-Current Assets**		
	Property, Plant and Equipment	65.35	69.54
	Financial Assets:		
	Investments accounted for using the equity method	717.41	721.18
	Other Investments	306.07	321.24
	Other Financial Assets	3.16	4.59
	Deferred Tax Assets (Net)	64.75	40.67
	Other Non-Current Assets	119.40	137.71
	Total Non-Current Assets	**1,276.14**	1,294.93
II	**Current Assets**		
	Inventories	4,230.18	3,917.61
	Financial Assets:		
	Investments	1,197.02	343.47
	Cash and Cash Equivalents	33.52	96.18
	Bank Balances other than above	1.87	1.87
	Loans	1,509.76	2,346.59
	Other Financial Assets	250.91	177.93
	Other Current Assets	3,774.40	3,752.28
	Total Current Assets	**10,997.66**	10,635.93
	TOTAL ASSETS	**12,273.80**	11,930.86
B	**EQUITY AND LIABILITIES**		
I	**Equity**		
	Equity Share Capital	299.37	299.37
	Other Equity	10,881.81	10,937.52
	Non-controlling Interest	439.09	436.28
	Total Equity	**11,620.27**	11,673.17
	Liabilities		
II	**Non-Current Liabilities:**		
	Financial Liabilities :		
	Other Non-Current Financial Liabilities	-	17.57
	Provisions	18.50	26.89
	Other Non-Current Liabilities	-	0.40
	Total Non-Current Liabilities	**18.50**	44.86
III	**Current Liabilities**		
	Financial Liabilities :		
	Trade Payables	1.15	11.47
	Other Financial Liabilities	333.66	120.84
	Other Current Liabilities	228.06	21.25
	Provisions	72.16	59.27
	Total Current Liabilities	**635.03**	212.83
	Total Liabilities	**653.53**	257.69
	TOTAL EQUITY AND LIABILITIES	**12,273.80**	11,930.86

ND

SIMPLEX REALTY LTD. MUMBAI

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai - 400011.
T : +91 22 2308 2951 | F : +91 22 23072773 | E : realty@simplex-group.com | W : www.simplex-group.com

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UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2026

(₹ In Lakhs)

	For the half year ended 30.09.2026	For the half year ended 30.09.2025
	(Unaudited)	(Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
NET (LOSS) / PROFIT BEFORE TAX	**(89.38)**	14.88
Adjustments for		
Depreciation on property, plant and equipment	**6.41**	7.19
Interest expenses	**0.97**	27.72
Profit on sale of investments (net)	**(6.10)**	(4.56)
Dividend income	**(1.02)**	(4.28)
Interest income	**(102.74)**	(130.02)
Changes in fair value of financial assets at fair value through profit or loss	**(23.80)**	(3.75)
Unwinding of discount on security deposit	**1.01**	(0.73)
Share of (profit)/loss in associate	**3.77**	2.01
OPERATING LOSS BEFORE WORKING CAPITAL CHANGES	**(210.88)**	(91.54)
Adjustment for changes in working capital		
Adjustment for (increase) / decrease in operating assets:		
Inventories	**(312.57)**	(977.81)
Other financial assets	**11.17**	2,182.75
Other Non Current Assets	**(4.57)**	13.61
Other current assets	**(22.12)**	16.19
Adjustment for increase / (decrease) in operating liabilities:		
Other financial liabilities	**193.78**	131.47
Trade payables	**(10.32)**	4.91
Long-term provisions	**(8.88)**	(1.75)
Short-term provisions	**12.88**	6.01
Other liabilities	**205.40**	(12.96)
CASH (USED IN) / GENERATED FROM OPERATIONS	**(146.11)**	1,270.88
Direct taxes refund received / (paid)	**22.88**	(23.28)
NET CASH (USED IN) / GENERATED FROM OPERATING ACTIVITIES BEFORE EXCEPTIONAL ITEM	**(123.23)**	1,247.60
Exceptional item		
Profit on sale of fixed assets	**-**	-
NET CASH (USED IN) / GENERATED FROM OPERATING ACTIVITIES (A)	**(123.23)**	1,247.60
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of fixed assets	**(2.22)**	(2.65)
Purchase of investments	**(1,455.21)**	(825.49)
Sale of investments	**660.14**	1,151.85
Dividend received	**1.02**	4.28
Interest received	**20.84**	216.12
Loans / Inter corporate deposits refund / (given) - net	**836.00**	0.49
NET CASH GENERATED FROM INVESTING ACTIVITIES (B)	**60.57**	544.60
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from / (repayment) of borrowings (net)	**-**	(2,000.00)
Interest paid	**-**	(24.89)
NET CASH (USED IN)FINANCING ACTIVITIES (C)	**-**	(2,024.89)
NET DECREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	**(62.66)**	(232.69)
CASH AND CASH EQUIVALENTS - AT THE START OF THE YEAR	**96.18**	346.32
CASH AND CASH EQUIVALENTS - AT THE END OF THE PERIOD	**33.52**	113.63
Cash and cash equivalents comprise of :	**As on 30.09.2026**	As on 30.09.2025
Balances with Banks :		
- in Current accounts	**33.22**	113.26
Cash on hand	**0.30**	0.37
Cash and cash equivalents	**33.52**	113.63

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