

Date: November 04th, 2025

To,
The Corporate Relationship Department
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400 001

Scrip Code: 543539

Sub.: Press Release-Disclosure under Regulation 30 of SEBI Listing Regulations

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the Press Release titled:

“Modi’s Navnirman Delivers Record H1 FY26 Performance; Achieves FY25-Level Profit in Just Six Months.”

The said Press Release is enclosed herewith and is also being uploaded on the Company’s website at www.modisnirman.com for the information of stakeholders.

You are requested to kindly take the above on record.

Thanking you,
For Modis Navnirman Limited

Mr. Mahek D. Modi
Whole Time Director & CFO
DIN: 06705998

Media Release

Modi's Navnirman Delivers Record H1 FY26 Performance; Achieves FY25-Level Profit in Just Six Months

Revenue up 127.72% YoY | PAT soars 164.54% YoY | Area Sold up 42.50% YoY

Mumbai, November 04, 2025: Modis Navnirman Limited (BSE: 543539), one of Mumbai's emerging premium real estate developers, has announced its unaudited standalone financial results for the half year ended September 30, 2025 (H1 FY26). The company has delivered its best-ever half-year performance, matching the entire FY25 profit in just six months.

H1 FY26 - Key Consolidated Financial Highlights:

Particulars (Rs Cr)	H1 FY26	H1 FY25	YoY	FY25
Revenue from operations	83.39	36.62	127.72%	86.54
EBITDA	16.04	5.22	207.28%	14.71
EBITDA Margin (%)	19.23%	14.25%	+490 bps	17.00%
PAT	12.01	4.54	164.54%	12.25
PAT Margin (%)	14.40%	12.40%	+240 bps	14.16%
EPS (Rs)	6.13	2.32		

Performance Highlights:

- Earned ₹12.01 crore profit in just six months – equal to full-year FY25 profit.
- Revenue rose by 127.72% year-on-year to ₹83.39 crore, supported by strong project execution.
- EBITDA jumped 207.28% to ₹16.04 crore with improved margins due to better cost control.
- Area sold grew 42.50% YoY to 28,500 sq. ft.
- Company remains debt-free, giving flexibility for future growth.
- Completed handover of “Rashmi Vasudeo”, Borivali (W) — 90 homes delivered on time.
- Completed merger of Shree Modis Navnirman Pvt. Ltd., a landmark consolidation in Mumbai's real estate sector.

Management Comment:

Mr. Dinesh C. Modi, Chairman & Managing Director, Modi's Navnirman Limited, said:

"Our strong performance in H1 FY26, achieving the full-year FY25 profit within six months reflects the solid foundation we have built over the years through timely execution, financial prudence, and customer trust. This growth is a result of our focused redevelopment strategy across Mumbai's western suburbs and our continued commitment to quality, transparency, and value creation.

The successful merger of Shree Modis Navnirman Pvt. Ltd. marks a historic milestone for the Company and the city's real estate sector, being India's second listed merger and the first in Mumbai's property market. This strategic consolidation enhances our scale, strengthens governance, and unlocks operational synergies that will further accelerate our growth.

Our ongoing migration to the Main Boards of BSE and NSE is another defining step that underscores the unwavering trust of our shareholders and positions us for broader market access and greater visibility. These developments collectively reaffirm our vision of building a stronger, more future-ready Modi's Navnirman. With a debt-free balance sheet, robust project pipeline, and an asset-light model, we are well positioned to capitalize on Mumbai's rising housing demand and deliver sustained long-term value to all stakeholders."

About Modis Navnirman Limited

Modis Navnirman is among the fastest growing & promising players in the redevelopment real estate in Mumbai. Driven by a new-age futuristic vision, Modis Navnirman is the epitome of real estate founded by Mr. Dinesh C. Modi in 2009. The Company has successfully established their dominance leadership within a short span of time delivering large projects and making them luxurious, holistic, viable and successful, paving the way for responsible innovation and upgrading the lifestyles of their customers. The team continues to set new benchmarks, on the journey to make Modis Navnirman one of the largest real estate developers in India.

For more details please visit: <https://modisnirman.com>

For further information, please contact:

Company: Nishi Modi Company Secretary & Compliance Officer Modis Navnirman Ltd.	Investor Relations: Adfactors PR Ltd. Mamta Samat/Saloni Nagvekar Adfactors PR Pvt. Ltd. Email: mamta.samat@adfactorspr.com / saloni.nagvekar@adfactorspr.com
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Note: *Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Further, past performance is not necessarily indicative of future results. Given these risks, uncertainties and other risk factors, viewers are cautioned not to place undue reliance on these forward-looking statements. The Company will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.*