

Prozone Realty Limited

Dated: 12th November 2025

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 30.09.2025- 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, at its meeting held today, i.e. on 12th November 2025 has approved the Standalone and Consolidated unaudited financial results of the Company for the quarter ended 30th September 2025. 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.

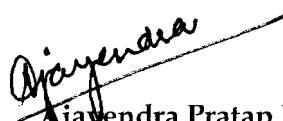
Please take note that the Company shall be publishing only consolidated financial results in the newspapers.

The meeting of the Board of Director commenced at 3.30 p.m. and concluded at 6.52 p.m.

Kindly take the same on your record and oblige.

Thanking you,

Yours truly,
For Prozone Realty Limited


Ajayendra Pratap Jain
CS & Chief Compliance Officer



Encl: as above

PROZONE REALTY LIMITED

Regd. Office : Unit-A, 2nd Floor, South Tower, Hotel Sahara Star, Opposite Domestic Airport, Vile Parle (East), Mumbai 400 099
CIN: L45200MH2007PLC174147 | T: +91 22 6823 9000/ 9001
Email: investorservice@prozonerealty.com | Website: www.prozonerealty.com

Independent Auditor's Review Report on Standalone unaudited financial results of Prozone Realty Limited for the quarter and year to date ended September 30, 2025 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 September 30, 2025 and the year to date results for the period from April 1, 2025 to September 30, 2025 ('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.

MSKA & Associates

Chartered Accountants

5. 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 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') has been rejected.

As on date of approval these unaudited standalone financial results, the Management of the Company is evaluating the available recourse under the Act and will determine the plan of action for remuneration and salary advances paid aggregating to Rs. 682 lakhs to the said Director from his date of re-appointment i.e. February 27, 2020 till the date of aforesaid order.

Our conclusion is not modified in respect of this matter.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No.105047W

Bhavik
Lalit Shah

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Bhavik L. Shah

Partner

Membership No.:122071

UDIN: 25122071BMMBJO9880

Place: Mumbai

Date: November 12, 2025

Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2025

(Rs. in lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income						
(a) Revenue from operations (Sale of Services)	219.89	217.13	249.98	437.02	488.50	1,048.88
(b) Other income	257.05	261.10	266.70	518.15	542.42	1,032.15
Total income	476.94	478.23	516.68	955.17	1,030.92	2,081.03
2 Expenses						
(a) Employee benefits expense	147.68	142.95	156.34	290.63	318.79	609.30
(b) Finance costs	38.47	37.63	15.56	76.10	34.30	94.70
(c) Depreciation and amortisation expenses	98.52	90.89	21.85	189.41	31.69	192.37
(d) Other expenses	177.48	138.89	133.12	316.37	340.56	614.81
Total expenses	462.15	410.36	326.87	872.51	725.34	1,511.18
3 Profit before tax	14.79	67.87	189.81	82.66	305.58	569.85
4 Tax expense						
Current Tax (including earlier years)	16.46	23.61	46.13	40.07	73.20	207.21
Deferred Tax / (credit)	(7.05)	(5.71)	5.96	(12.76)	8.02	1.77
Total Tax Expenses	9.41	17.90	52.09	27.31	81.22	208.98
5 Net Profit for the period / year	5.38	49.97	137.72	55.35	224.36	360.87
6 Other comprehensive income						
Items that will not be reclassified to profit or loss:						
- Remeasurement gain on defined benefit liability	0.49	0.48	0.07	0.97	0.14	1.93
- Fair value gain on financial assets measured at FVOCI (note 4)	(160.51)	-	3,544.14	(160.51)	3,544.14	9,388.14
- Tax on above	22.84	(0.12)	(810.91)	22.72	(810.93)	2,127.01
7 Total comprehensive income for the period / year	(131.80)	50.33	2,871.02	(81.47)	2,957.71	11,877.95
8 Paid-up equity share capital (Face Value Rs. 2 per share)	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
9 Other Equity						82,399.29
10 Earnings per share (Basic and Diluted) (Rs.) #	0.00	0.03	0.09	0.04	0.15	0.24

Not annualized except for the year ended March 31, 2025

Notes :

- The above unaudited Standalone Financial results for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 12, 2025. The statutory auditors of the Company have expressed an unmodified conclusion on the unaudited Standalone Financial results for the quarter and half year ended September 30, 2025.
- 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.
- In accordance with Ind AS 108 'Operating Segments', segment information has been given in the consolidated financial results of the Company.
- 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.
- 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'), has been 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 from the MCA and his designation was changed to Non-Executive Director of the Company.

The Company sent a response to the MCA raising an objection on the grounds of rejection of the above application and will be resorting to all legal and statutory recourse available in the matter. As on the date of approval of these unaudited standalone financial results, the Management of the Company is evaluating the available recourse under the Act and will determine the plan of action for the amount of remuneration and salary advances paid to the said Director from the date of his re-appointment i.e. February 27, 2020 till the date of the aforesaid order, aggregating to an amount of Rs. 682 lakhs, within the period allowed under the Act.
- Previous period's / year's figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification.
- 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 Chaturvedi
Managing Director
DIN : 00004983



**Bhavik
Lalit Shah**

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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

Statement of Unaudited Standalone Assets and Liabilities as at September 30, 2025

Particulars	(Rs. in lakhs)	
	As at 30.09.2025 (Unaudited)	As at 31.03.2025 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	674.94	712.05
Investment properties	29.58	60.64
Right of use assets	278.23	311.18
Financial assets		
Investments	80,287.74	80,420.63
Loans	6,000.00	6,000.00
Other financial assets	567.19	455.99
Other Non-current Assets	10.80	-
Income tax assets (net)	92.10	88.26
Total non-current assets	87,940.58	88,048.75
Current assets		
Financial assets		
Trade receivables	693.95	689.82
Cash and cash equivalents	276.71	99.21
Loans	6,554.53	6,716.30
Other financial assets	34.85	84.93
Other current assets	22.56	2.56
Asset classified as held for sale	29.59	-
Total current assets	7,612.19	7,592.82
Total assets	95,552.77	95,641.57
Equity and liabilities		
Equity		
Equity share capital	3,052.06	3,052.06
Other equity	82,317.82	82,399.29
Total equity	85,369.88	85,451.35
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	14.37	19.75
Lease liabilities	231.36	261.62
Provisions	66.12	63.24
Deferred tax liabilities (net)	7,070.71	7,106.19
Other non-current liabilities	819.40	849.89
Total non-current liabilities	8,201.96	8,300.69
Current liabilities		
Financial liabilities		
Borrowings	1,647.23	1,485.87
Lease liabilities	59.19	56.60
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	4.72	3.59
Total outstanding dues of creditors other than micro enterprises and small enterprises	60.40	91.06
Other financial liabilities	40.05	33.43
Provisions	46.50	45.63
Other current liabilities	122.84	173.35
Total current liabilities	1,980.93	1,889.53
Total equity and liabilities	95,552.77	95,641.57

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


Nikhil Chaturvedi
Managing Director
DIN : 00004983



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Lalit Shah** Digitally signed
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Statement of Unaudited Standalone Cash Flow for the half year ended September 30, 2025

Particulars	(Rs. in lakhs)	
	For the Half-Year ended September 30 2025 (Unaudited)	For the Half-Year ended September 30 2024 (Unaudited)
A. Cash flows from operating activities:		
Profit before tax	82.66	305.58
Adjustments for:		
Depreciation and Amortisation expenses	189.41	31.69
Finance costs	62.29	34.30
Interest on lease liabilities	13.81	-
Interest income	(464.11)	(491.17)
Liabilities no longer required written back	(0.10)	-
Unwinding of security deposit	(0.58)	-
Fair value gain on corporate guarantee given	(53.36)	(51.25)
Operating cash flows before working capital changes	(169.98)	(170.85)
Adjustments for changes in working capital:		
(Increase) / Decrease in trade receivables	(4.13)	(62.58)
(Increase) / Decrease in other financial assets	38.33	41.38
(Increase) / Decrease in other assets	(30.80)	1.56
Increase / (Decrease) in trade payables	(29.43)	(23.53)
Increase / (Decrease) in other financial liabilities	6.62	(8.78)
Increase / (Decrease) in other liabilities	(55.26)	(35.67)
Increase / (Decrease) in provisions	4.72	3.90
Cash flows generated from operations	(239.93)	(254.57)
Direct taxes paid (net of refunds received)	(43.91)	(49.85)
Net cash flows generated from / (used in) operating activities (A)	(283.84)	(304.42)
B. Cash flows from investing activities:		
Expenditure on property, plant and equipment including advances	(117.88)	(218.63)
Investment in Fixed deposits (net)	(98.87)	(23.68)
Loans and advances (given) / repayment received (net)	491.94	870.27
Interest received	133.94	489.99
Net cash flows generated from / (used in) investing activities (B)	409.13	1,117.95
C. Cash flows from financing activities:		
Repayment of long-term borrowings	(5.38)	(4.60)
Proceeds from / (Repayment of) short-term borrowings (net)	100.42	(788.19)
Payment of Rent (Lease Liability)	(41.48)	-
Interest paid	(1.35)	(34.17)
Net cash flows generated from / (used in) financing activities (C)	52.21	(826.96)
Net Increase in cash and cash equivalents (A+B+C)	177.50	(13.43)
Cash and cash equivalents at the beginning of the period	99.21	72.84
Cash and cash equivalents at the end of the period	276.71	59.41

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


Nikhil Chaturvedi
 Managing Director
 DIN : 00004983



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Independent Auditor's Review Report on unaudited consolidated financial results of Prozone Realty Limited for the quarter and year to date ended September 30, 2025 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 September 30, 2025 and year to date results for the period from April 1, 2025 to September 30, 2025 ('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.

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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	Probliss Realty Private Limited	Subsidiary
10	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.

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7. We draw attention to Note 6 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') has been rejected.

As on date of approval these unaudited consolidated financial results, the Management of the Holding Company is evaluating the available recourse under the Act and will determine the plan of action for remuneration and salary advances paid aggregating to Rs. 682 lakhs to the said Director from his date of re-appointment i.e. February 27, 2020 till the date of aforesaid order.

Our conclusion is not modified in respect of this matter.

8. We did not review the interim financial results of four subsidiaries included in the Statement, whose interim financial results reflects total assets of Rs. 22,391.88 Lakhs as at September 30, 2025, total revenues of Rs. 24.99 Lakhs and Rs. 82.63 Lakhs, total net loss after tax of Rs. 49.30 Lakhs and Rs. 85.64 Lakhs and total comprehensive loss of Rs. 49.30 Lakhs and Rs. 85.64 Lakhs, for the quarter ended September 30, 2025 and for the period from April 1, 2025 to September 30, 2025 respectively and cash inflow (net) for Rs. 6.35 lakhs for the period from April 1, 2025 to September 30, 2025 as considered in the Statement. The Statement also includes the Group's share of net profit after tax of Rs. 21.60 lakhs and Rs. 42.69 Lakhs and total comprehensive income Rs. 99.23 Lakhs and Rs.120.35 Lakhs for the quarter ended September 30, 2025 and for the period from April 1, 2025 to September 30, 2025 respectively, 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 two subsidiaries which has not been reviewed by their auditor and is not subject to review and has been certified by the Holding Company's management, whose interim financial results reflect total assets of Rs. 23,426.64 Lakhs as at September 30, 2025, total revenue of Rs. Nil and Rs. Nil, total net profit after tax of Rs. 17.53 Lakhs and Rs. 17.48 Lakhs and total comprehensive income of Rs. 17.53 Lakhs and Rs. 17.48 Lakhs for the quarter ended September 30, 2025 and for the period from April 1, 2025 to September 30, 2025 respectively, and cash inflow (net) of Rs. 0.07 Lakhs for the period from April 1, 2025 to September 30, 2025, as considered in the Statement. These interim financial results 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 these subsidiaries is based solely on such management prepared unaudited interim financial results. According to the information and explanations given to us by the Management, these interim financial results are 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 results certified by the Management.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No.105047W

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Bhavik L. Shah

Partner

Membership No.: 122071

UDIN: 25122071BMMBJP6289

Place: Mumbai

Date: November 12, 2025

PROZONE REALTY LIMITED

CIN : L45200MH2007PLC174147

Website: <https://prozonerealty.com> Email: info@prozonerealty.com Tel.: 022 - 68239000

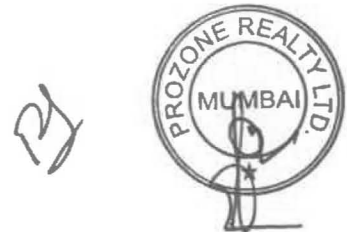
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Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2025

(Rs. in lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income						
(a) Revenue from operations						
Outright Sales	1,553.75	741.10	1,878.69	2,294.85	2,108.37	5,834.15
Leasing	3,065.02	3,082.42	3,007.03	6,147.44	5,996.54	12,038.37
	4,618.77	3,823.52	4,885.72	8,442.29	8,104.91	17,872.52
(b) Other income	293.52	291.27	184.93	584.79	333.68	1,249.17
Total income	4,912.29	4,114.79	5,070.65	9,027.08	8,438.59	19,121.69
2 Expenses						
(a) Cost of material consumed	1,582.70	1,533.50	718.34	3,116.20	1,644.36	3,768.46
(b) Change in inventories of finished goods and work in progress	(186.51)	(873.63)	990.17	(1,060.14)	240.70	1,807.89
(c) Employee benefits expense	157.90	154.29	139.53	312.19	293.79	558.14
(d) Finance costs	883.23	887.93	1,019.49	1,771.16	1,897.21	3,768.15
(e) Depreciation and amortisation expenses	590.73	577.09	562.69	1,167.82	1,101.85	2,298.55
(f) Other expenses	1,317.01	1,174.42	1,572.88	2,491.43	3,762.10	7,225.51
Total expenses	4,345.06	3,453.60	5,003.10	7,798.66	8,940.01	19,426.70
3 Profit/(loss) before tax and before share of profit / (loss) of joint venture	567.23	661.19	67.55	1,228.42	(501.42)	(305.01)
4 Share of profit of joint venture (net of tax)	21.59	21.10	16.22	42.69	31.53	80.14
5 Profit/(Loss) before tax for the period / year	588.82	682.29	83.77	1,271.11	(469.89)	(224.87)
6 Tax expense						
Current Tax (including earlier years)	28.46	31.61	61.13	60.07	100.20	205.15
Deferred Tax / (credit)	218.44	272.42	(16.77)	490.86	(41.00)	5,005.91
Total Tax Expenses	246.90	304.03	44.36	550.93	59.20	5,211.06
7 Net profit/(loss) for the period / year	341.92	378.26	39.41	720.18	(529.09)	(5,435.93)
8 Other comprehensive income						
Items that will not be reclassified to profit or loss						
Remeasurement gain/(loss) on defined benefit liability	(1.07)	(1.10)	(1.31)	(2.17)	(2.61)	(4.35)
Fair value gain/(loss) on financial assets measured at FVOCI (Note 4)	90.61	-	830.91	90.61	830.91	366.41
Tax on above	(12.69)	0.28	(189.79)	(12.41)	(189.46)	(399.83)
9 Total comprehensive income/(loss) for the period / year	418.77	377.44	679.22	796.21	109.75	(5,473.70)
Net income/(loss) attributable to						
- Owners	151.83	72.91	(132.94)	224.74	(591.14)	(3,792.52)
- Non Controlling Interest	190.09	305.35	172.35	495.44	62.05	(1,643.41)
Total comprehensive income/(loss) attributable to						
- Owners	309.97	72.81	440.17	382.78	(18.50)	(4,167.62)
- Non Controlling Interest	108.80	304.63	239.05	413.43	128.25	(1,306.08)
10 Paid-up equity share capital (face value per share of Rs. 2/-)	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06	3,052.06
11 Other Equity						43,723.76
12 Earnings per share (Basic and Diluted) (Rs.) *	0.10	0.05	(0.09)	0.15	(0.39)	(2.49)

* Not annualized except for the year ended March 31, 2025



PROZONE REALTY LIMITED

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Notes

1 The above unaudited Consolidated Financial results for the Quarter and Half Year ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 12, 2025. The statutory auditors of the Company have expressed an unmodified conclusion on the unaudited Consolidated Financial results for the quarter and half year ended September 30, 2025.

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 the 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 Honourable 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 Honourable 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 Honourable 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 half year ended September 30, 2025, 9 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 half year ended September 30, 2025. As of September 30, 2025, OCs have been received for 242 out of 264 flats up to the 11th floor, and possession has been handed over for 195 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 Honourable 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 Honourable High Court of Judicature at Bombay at Nagpur bench. The amendment application was allowed on February 5, 2025.

Hon'ble High Court of Judicature at Bombay, Nagpur Bench, vide its order dated July 8, 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 the purpose of carrying out the aforesaid studies, to reassess the permissible top elevation and any impact on air safety. In compliance, the Subsidiary Company has submitted the requisite application dated July 25, 2025 with AAI New Delhi and AAI Nagpur.

The Subsidiary Company further submitted a request to the AAI, Nagpur dated August 25, 2025 to conduct an Aeronautical Study and CNS Simulation Study, as directed by the Hon'ble High Court of Bombay (Nagpur Bench) in its order dated July 8, 2025, in W.P. No. 5386/2023. In compliance with the Court's order, the Subsidiary 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.



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Based on independent technical reports/studies (including CNS Simulation study, DVOR calibration report, obstacle limitation studies), receipt of Part OCs, order dated July 8, 2025 from the Honourable High Court Judicature at Bombay at Nagpur bench allowing the writ petition and legal opinion dated May 10, 2025 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 and half year ended September 30, 2025.

- 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 Significant fair value gains on remeasuring financial assets (FVOCI) represent remeasurement of fair valuation of investments in Joint venture on account of change in fair value of properties determined based on valuation report of independent valuer.
- 5 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 Multitrade 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 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.
- 6 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'), has been 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 from the MCA and his designation was changed to Non-Executive Director of the Holding Company.

The Holding Company sent a response to the MCA raising an objection on the grounds of rejection of the above application and will be resorting to all legal and statutory recourse available in the matter. As on the date of approval of these unaudited consolidated financial results, the Management of the Holding Company is evaluating the available recourse under the Act and will determine the plan of action for the amount of remuneration and salary advances paid to the said Director from the date of his re-appointment i.e. February 27, 2020 till the date of the aforesaid order, aggregating to an amount of Rs. 682 lakhs, within the period allowed under the Act.
- 7 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.
- 8 Previous period's / year's figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification.
- 9 **Standalone Information:**

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income from Operations	219.89	217.13	249.98	437.02	488.50	1,048.88
Profit before tax	14.79	67.87	189.81	82.66	305.58	569.85
Net Profit for the period / year end	5.38	49.97	137.72	55.35	224.36	360.87
Total comprehensive income for the period / year end	(131.80)	50.33	2,871.02	(81.47)	2,957.71	11,877.95
Earnings per share (Basic and Diluted) (Rs.) *	0.00	0.03	0.09	0.04	0.15	0.24

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10 Segment information :

Particulars	Quarter Ended			Half Year Ended		(Rs. in lakhs)
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	Year Ended
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1. Segment Revenue						
a. Leasing	3,065.02	3,082.42	3,007.03	6,147.44	5,996.54	12,038.37
b. Outright Sales	1,553.75	741.10	1,878.69	2,294.85	2,108.37	5,834.15
Total	4,618.77	3,823.52	4,885.72	8,442.29	8,104.91	17,872.52
2. Segment Results						
Profit before tax and interest for each segment						
a. Leasing	1,739.78	1,700.00	1,489.74	3,439.78	3,159.40	6,032.20
b. Outright Sales	(172.77)	(213.55)	(121.05)	(386.32)	(314.07)	(1,856.77)
Total	1,567.01	1,486.45	1,368.69	3,053.46	2,845.33	4,175.43
Less: i) Interest	883.23	887.93	1,019.49	1,771.16	1,897.21	3,768.15
ii) Un-allocable (income) / expenses (net)	116.55	(62.68)	281.65	53.88	1,449.54	712.29
Profit / (Loss) from ordinary activities before tax and before share of profit / (loss) of joint venture	567.23	661.19	67.55	1,228.42	(501.42)	(305.01)
Add: Share of profit of joint venture (net)	21.59	21.10	16.22	42.69	31.53	80.14
Profit / (Loss) before tax	588.82	682.29	83.77	1,271.11	(469.89)	(224.87)
Less: Tax Expenses	246.90	304.03	44.36	550.93	59.20	5,211.06
Net profit / (loss)	341.92	378.26	39.41	720.18	(529.09)	(5,435.93)
3. Capital Employed						
Segment Assets						
a. Leasing	48,793.59	48,735.11	47,200.84	48,793.59	47,200.84	48,184.82
b. Outright Sales	47,217.60	47,301.94	47,755.89	47,217.60	47,755.89	46,268.24
c. Unallocated *	52,865.17	52,321.94	59,403.84	52,865.17	59,403.84	52,627.80
Total	1,48,876.36	1,48,358.99	1,54,360.57	1,48,876.36	1,54,360.57	1,47,080.86
Segment Liabilities						
a. Leasing	34,507.48	34,877.80	36,750.44	34,507.48	36,750.44	35,449.07
b. Outright Sales	27,916.13	27,376.99	26,708.03	27,916.13	26,708.03	26,047.48
c. Unallocated *	7,708.87	7,779.09	7,370.99	7,708.87	7,370.99	7,636.64
Total	70,132.48	70,033.88	70,829.46	70,132.48	70,829.46	69,133.19
Capital Employed (Segment Assets - Segment Liabilities)						
a. Leasing	14,286.11	13,857.31	10,450.40	14,286.11	10,450.40	12,735.75
b. Outright Sales	19,301.47	19,924.94	21,047.86	19,301.47	21,047.86	20,220.76
c. Unallocated *	45,156.30	44,542.86	52,032.85	45,156.30	52,032.85	44,991.16
Total	78,743.88	78,325.11	83,531.11	78,743.88	83,531.11	77,947.67

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:-

- Leasing
- 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 Chaturvedi
Managing Director
DIN : 00004983



Bhavik

Lalit Shah

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by Bhavik Lalit Shah

Date: 2025.11.12

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Statement of Unaudited Consolidated Assets and Liabilities as at September 30, 2025

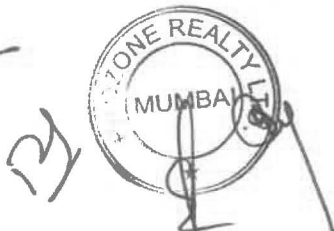
(Rs. in lakhs)

Particulars	As at 30.09.2025 (Unaudited)	As at 31.03.2025 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	806.40	864.28
Investment properties	52,104.58	52,926.22
Investment property under construction	2,713.62	2,713.62
Right of use assets	278.23	311.18
Goodwill	9,113.18	9,113.18
Financial assets		
Investments	2,631.81	2,498.51
Loans	10,224.10	10,224.10
Other financial assets	2,882.47	3,762.97
Deferred tax assets (net)	4,300.36	4,803.63
Income tax assets (net)	1,120.59	715.26
Other non-current assets	5,541.51	5,336.39
Total Non-current assets	91,716.85	93,269.34
Current assets		
Inventories	39,448.22	38,441.79
Financial assets		
Investments	480.53	584.65
Trade receivables	1,416.54	1,244.68
Cash and cash equivalents	4,844.20	3,560.32
Bank balances other than Cash and cash equivalents	8,556.39	7,251.85
Loans	654.21	510.25
Other financial assets	34.85	92.60
Other current assets	1,694.98	2,125.38
Asset classified as held for sale	29.59	-
Total current assets	57,159.51	53,811.52
TOTAL ASSETS	1,48,876.36	1,47,080.86
EQUITY AND LIABILITIES		
EQUITY		
Equity share capital	3,052.06	3,052.06
Other equity	44,095.91	43,723.76
Equity attributable to owners	47,147.97	46,775.82
Non controlling interest	31,595.91	31,171.85
Total equity	78,743.88	77,947.67
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	37,972.30	37,816.41
Lease liabilities	231.36	261.62
Other financial liabilities	3,625.55	3,450.82
Provisions	128.47	125.59
Other non-current liabilities	18.88	22.87
Total non-current liabilities	41,976.56	41,677.31
Current liabilities		
Financial liabilities		
Borrowings	4,216.55	4,400.48
Lease liabilities	59.19	56.60
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	108.82	44.35
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,383.21	1,763.81
Other financial liabilities	625.72	667.66
Provisions	101.76	88.39
Other current liabilities	21,614.57	20,434.59
Current tax liabilities (net)	46.10	-
Total current liabilities	28,155.92	27,455.88
Total liabilities	70,132.48	69,133.19
TOTAL EQUITY AND LIABILITIES	1,48,876.36	1,47,080.86

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



Nikhil Chaturvedi
Managing Director
DIN : 00004983

**Bhavik****Lalit Shah**Digitally signed by
Bhavik Lalit ShahDate: 2025.11.12
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Statement of Unaudited Consolidated Cash Flows for the half year ended September 30, 2025

Particulars	(Rs. in lakhs)	
	For the Half-Year ended September 30 2025 (Unaudited)	For the Half-Year ended September 30 2024 (Unaudited)
Particulars		
A. Cash flows from operating activities:		
Profit/(Loss) before tax	1,271.11	(469.89)
Adjustments for :		
Depreciation and amortisation expense	1,167.82	1,101.85
Share of (Profit) / loss of joint Venture	(42.69)	(31.53)
Fair value (Gain)/loss on mutual fund	(8.86)	-
Interest income (including financial assets carried at amortised cost)	(308.31)	(211.10)
Foreign currency translation gain	-	(0.10)
Sundry balances written off	5.07	10.34
Sundry balances written back	(2.56)	(2.06)
Interest on lease liabilities	13.81	-
Finance Costs (including financial liabilities carried at amortised cost)	1,757.35	1,897.21
Impairment of Investment property under construction	-	1,379.99
Reversal of expected credit loss	(67.21)	-
Profit on sale of current investments	(10.90)	(21.16)
Reversal of provision for diminution in value of current investments	-	(19.69)
Operating cashflow before working capital changes	3,774.63	3,633.86
Adjustments for changes in working capital:		
(Increase) / Decrease in inventories	(1,006.43)	234.88
(Increase) / Decrease in trade receivables	(109.72)	(115.83)
(Increase) / Decrease in loans	(143.96)	(47.31)
(Increase) / Decrease in other financial assets	81.32	(1,302.96)
(Increase) / Decrease in other assets	360.28	(291.13)
Increase / (Decrease) in trade payables	(313.57)	95.11
Increase / (Decrease) in other financial liabilities	16.22	381.38
Increase / (Decrease) in other liabilities	1,175.99	(1,925.30)
Increase / (Decrease) in provisions	14.08	10.52
Cash generated from operations	3,848.84	673.22
Direct taxes paid (net of refunds received)	(419.30)	(182.59)
Net cash flows generated from operating activities (A)	3,429.54	490.63
B. Cash flows from investing activities:		
Purchase of property, plant and equipment including advances	(326.70)	(264.48)
Purchase of investment property including expenditure on Investment property under construction	(158.20)	(63.41)
(Purchase) / Sales of investments (net)	123.88	259.19
(Investment in)/Proceeds from Bank Deposits (Net)	(447.61)	446.31
Interest received	308.31	196.74
Net cash flows from/(used in) investing activities (B)	(500.32)	574.35
C. Cash flows from financing activities:		
Repayment of long - term borrowings	(840.35)	(881.96)
Proceeds from long - term borrowings	900.00	-
Proceeds from / Repayment of short - term borrowings (Net)	(351.72)	382.01
Payment of Rent (Lease Liability)	(41.48)	-
Finance cost paid	(1,311.79)	(1,548.03)
Net cash flows from (used in) financing activities (C)	(1,645.34)	(2,047.98)
Net increase/(Decrease) in cash and cash equivalents (A+B+C)	1,283.88	(983.00)
Cash and cash equivalents at the beginning of the period	3,560.32	5,356.48
Cash and Cash Equivalents at the end of the period	4,844.20	4,373.48

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



Nikhil Chaturvedi
Managing Director
DIN : 00004983



**Bhavik
Lalit Shah**

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Bhavik Lalit Shah
Date: 2025.11.12
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