

PRIME
PROPERTY DEVELOPMENT CORPORATION LTD.

Date: 13th November, 2025

To,
The Manager- Department of Corporate Services,
Bombay Stock Exchange
Floor 25, P.J. Towers,
Dalal Street,
Mumbai- 400 001

Scrip Code: 530695~ Prime Property Development Corporation Limited

Sub: Outcome of Board Meeting held on 13th November, 2025

Dear Sir,

As informed to you vide letter dated 06.11.2025, pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements), 2015, the Board of Directors in their Meeting held today, i.e. on 13th November, 2025, inter alia has:

1. Approve and adopted Un-Audited Financial Results (Standalone and Consolidated) of the Company for the Quarter and half year ended 30th September, 2025.
2. Considered and approved Limited Review Report (Standalone and Consolidated) for the quarter ended 30th September, 2025.
3. Other Business transactions.

The Meeting has commenced on 4.00 PM and was concluded on 6.00 PM.

Kindly acknowledge.

Thanking You.

For Prime Property Development Corporation Limited

P.L. Soni
Chairman
DIN: 00006463



CIN: L67120MH1992PLC07021

BUILDERS & DEVELOPERS

501, SONI HOUSE, PLOT NO 34, GULMOHAR ROAD NO 1, JUHUSCHEME, VILE PARLE (W), MUMBAI 400 049.

TEL.: 022 - 2624 2144

Email: ppdcl.chairman@gmail.com

Website: www.ppdcl.com

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED, pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To

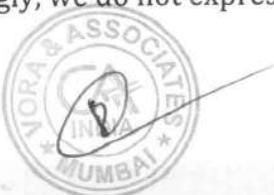
The Board of Directors,

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED.

We have reviewed the accompanying standalone statement of unaudited financial results ('the Statement') of **PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED** ('the Company') for the quarter and half year ended 30th September, 2025 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

This statement, which is the responsibility of the Company's Management and has been approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34) prescribed u/s 133 of the Companies Act, 2013 ('the Act'), SEBI Circular CIR/CF/FAC/62/2016 dated 05/07/2016 (hereinafter referred to as the 'the SEBI Circular') and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 "Review of Interim Financial Statements 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing 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.



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 applicable accounting standards i.e. Ind AS prescribed under Section 133 of the Act 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 Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 111612W)



RONAK A. RAMBHIA
PARTNER
(Membership No.: 140371)

UDIN: **25140371BMIYBH5483**

PLACE: MUMBAI

DATED: 13th NOVEMBER 2025



PRIME
PROPERTY DEVELOPMENT CORPORATION LTD.

STATEMENT OF UNAUDITED STANDALONE RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2025							
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended 31.03.2025 Audited
		30.09.2025 UnAudited	30.06.2025 UnAudited	30.09.2024 UnAudited	30.09.2025 UnAudited	30.09.2024 UnAudited	
I	Revenue related to operations						
II	Other income	180.71	118.22	148.39	298.93	237.79	475.04
III	Total Income (I + II)	180.71	118.22	148.39	298.93	237.79	475.04
IV	Expenses:						
	(a) Cost of materials consumed						
	(b) Purchases of stock-in-trade						
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade						
	(d) Employee benefits expense	28.04	28.08	28.20	56.12	56.06	118.94
	(e) Finance Costs	9.20	0.42	0.68	9.62	1.44	2.54
	(f) Depreciation and amortisation expense	1.59	1.79	10.11	3.38	20.32	9.79
	(g) Other expenses	10.31	14.61	10.69	24.93	25.75	47.67
	Total expenses (IV)	49.14	44.91	49.67	94.05	103.56	178.94
V	Profit / (Loss) before exceptional items and tax (I - IV)	131.57	73.31	98.72	204.88	134.23	296.10
VI	Exceptional items						
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	131.57	73.31	98.72	204.88	134.23	296.10
	Tax expense:						
	- Current tax						
VIII	- Previous year Tax						
	- Deferred tax						(12.37)
	Total Tax Expense						91.04
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	131.57	73.31	98.72	204.88	134.23	78.67
X	Profit / (Loss) from discontinued operations						
XI	Tax expense of discontinued operations						
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)						
XIII	Profit (Loss) for the period (IX + XII)	131.57	73.31	98.72	204.88	134.23	217.43
	Other Comprehensive income						
	A. (i) Items that will not be reclassified to profit or loss						
	(ii) Income tax relating to items that will not be reclassified to profit or loss						2.23
XIV	B. (i) Items that will be reclassified to profit or loss						
	(ii) Income tax relating to items that will be reclassified to profit or loss						

CIN: L67120MH1992PLC07021

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STATEMENT OF UNAUDITED STANDALONE RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2025							In Lakhs
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended
		30.09.2025 UnAudited	30.06.2025 UnAudited	30.09.2024 UnAudited	30.09.2025 UnAudited	30.09.2024 UnAudited	31.03.2025 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period)	131.57	73.31	98.72	204.88	134.23	219.66
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year				7,372.36	7,082.06	7,167.49
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income): (1) Basic (2) Diluted	0.78 0.78	0.43 0.43	0.58 0.58	1.21 1.21	0.79 0.79	1.29 1.29



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PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

CIN : L67120MH1992PLC070121

STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED SEPT 30TH 2025

Particular	(Rs.In Lakhs)	
	As at	As at
	30th Sept 2025	30th Sept 2024
I CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before Tax and Extraordinary items	204.88	134.23
ADJUSTMENTS FOR:		
Profit on sale of fixed assets	(50.76)	
Less: Depreciation	3.38	20.32
Interest income	(298.93)	(237.79)
Interest Expense	9.62	1.44
Provision for Gratuity	-	-
Operating Profit / (loss) before Working Capital Changes	(131.81)	(81.81)
(Increase) / Decrease in Other Non Currents Assets	1,250.23	(301.05)
(Increase) / Decrease in Other Currents Assets	(2,204.16)	290.70
Increase / (Decrease) in Trade Payables	(1.41)	1.86
Increase / (Decrease) in Other Long term liabilities	(100.00)	-
Increase / (Decrease) in Other Current Liabilities	834.60	(8.05)
Cash (used) / generated from Operations	(352.56)	(98.35)
Less: Net Income Taxes paid / (Refund)	(4.26)	(14.55)
Net Cash Flow from Operating Activities	(A)	(356.81)
		(112.90)
II CASH FLOW FROM INVESTING ACTIVITIES		
Interest Income	298.93	237.79
Sale of Fixed Assets	71.00	-
Net cash used in investing activities	(B)	369.93
		237.79
III CASH FLOW FROM FINANCING ACTIVITIES		
Interest Expense	(9.62)	(1.44)
Net cash generated from Financial Activities	(C)	(9.62)
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)	3.50	123.46
Cash and cash equivalents at the beginning of the year	20.43	20.17
Cash and cash equivalents at the close of the year	23.93	143.63
NET CHANGES IN CASH AND CASH EQUIVALENTS	3.50	123.46



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Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED, pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

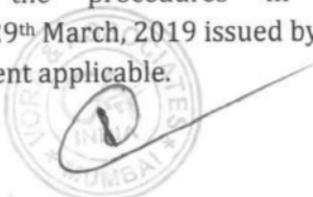
Review Report to
The Board of Directors,
PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

We have reviewed the accompanying statement of unaudited consolidated financial results of **PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED** ("the Holding Company") and its subsidiary (the Parent and its subsidiary together referred to as "the Group") for the quarter and half year ended 30th September, 2025 ("the Statement") attached herewith, being submitted by the holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

This statement, which is the responsibility of the Holding Company's Management and has been 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 ("Ind AS 34") prescribed u/s 133 of the Companies Act, 2013 ("the Act"), SEBI Circular CIR/CF/FAC/62/2016 dated 05/07/2016 (hereinafter referred to as the 'the SEBI Circular'), and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 "Review of Interim Financial Statements 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing 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.

We have also performed the procedures in accordance with circular no. CIR/CFD/CMD1/44/2019 dated 29th March, 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.



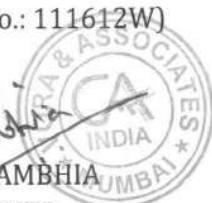
The Statement includes the results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	Prime Property Development Corporation Limited	Holding Company
2.	Sea King Club Private Limited	Subsidiary Company

Based on our review conducted and procedure performed as stated above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with recognition and measurements principles laid down in the aforesaid Indian Accounting Standards specified under Section 133 of the Act read with relevant Rules issued thereunder and other recognized accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

We did not review the interim financial information of the subsidiary Company included in consolidated unaudited financial results; whose interim financial information reflect total assets of Rs. 5913.31 in Lakhs as at 30th September, 2025, total revenue of Rs. 8.86 in Lakhs, total net loss of Rs. 67.55 in Lakhs, and total comprehensive income of Rs. NIL for the period from 1st April, 2025 to 30th September, 2025 as considered in the statement. These interim consolidated financial information have been reviewed by the management, and our conclusion on the respect financial results, in so far as it relates to the amounts and disclosure included in of this Subsidiary is based solely on the reports of the Management.

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 111612W)


RQNAK A. RAMBHIA
PARTNER
(Membership No.: 140371)

UDIN: 25140371BMYB18391

PLACE: MUMBAI

DATED: 13th NOVEMBER 2025



PRIME
PROPERTY DEVELOPMENT CORPORATION LTD.

		STATEMENT OF UNAUDITED CONSOLIDATED RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2025 CONSOLIDATED RESULTS						In Lakhs
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended	
		30.09.2025 UnAudited	30.06.2025 UnAudited	30.09.2024 UnAudited	30.09.2025 UnAudited	30.09.2024 UnAudited	31.03.2025 Audited	
I	Revenue related to operations							
II	Other income	179.67	103.86	68.20	283.53	157.60	285.14	780.93
III	Total Income (I + II)	179.67	103.86	68.20	283.53	157.60	285.14	
IV	Expenses:							1,066.07
	(a) Cost of materials consumed							
	(b) Purchases of stock-in-trade	-			-	-		307.49
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-			-	-		
	(d) Employee benefits expense	46.04	46.08	46.20	92.12	92.06	190.94	
	(e) Finance Costs	9.20	0.42	0.68	9.62	1.44	2.54	
	(f) Depreciation and amortisation expense	1.59	1.79	10.11	3.38	20.32	9.79	
	(g) Other expenses	16.83	48.50	13.84	65.33	30.23	72.16	
	Total expenses (IV)	73.66	96.80	70.82	170.46	144.05	582.92	
V	Profit / (Loss) before exceptional items and tax (I - IV)	106.01	7.07	(2.62)	113.08	13.55	483.15	
VI	Exceptional items	-	-					
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	106.01	7.07	(2.62)	113.08	13.55	483.15	
VIII	Tax expense:							
	- Current tax	-						105.00
	- Previous year Tax	-						17.72
	- Deferred tax	-						91.04
	Total Tax Expense	-	-	-	-	-		213.76
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	106.01	7.07	(2.62)	113.08	13.55	269.39	
X	Profit / (Loss) from discontinued operations							
XI	Tax expense of discontinued operations							
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)							
XIII	Profit (Loss) for the period (IX + XII)	106.01	7.07	(2.62)	113.08	13.55	269.39	
XIV	Other Comprehensive income							
	A. (i) Items that will not be reclassified to profit or loss							2.23
	(ii) Income tax relating to items that will not be reclassified to profit or loss							
	B. (i) Items that will be reclassified to profit or loss							
	(ii) Income tax relating to items that will be reclassified to profit or loss							

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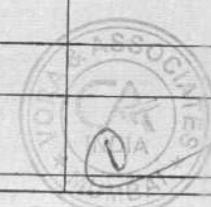
BUILDERS & DEVELOPERS

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STATEMENT OF UNAUDITED CONSOLIDATED RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2025							In Lakhs
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended
		30.09.2025 UnAudited	30.06.2025 UnAudited	30.09.2024 UnAudited	30.09.2025 UnAudited	30.09.2024 UnAudited	31.03.2025 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period)	106.01	7.07	(2.62)	113.08	13.55	271.62
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year				7,313.47	6,942.33	7,200.40
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):						
	(1) Basic	0.62	0.04	(0.02)	0.67	0.08	1.60
	(2) Diluted	0.62	0.04	(0.02)	0.67	0.08	1.60



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PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

CIN : L67120MH1992PLC070121

CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPT 2025

Particular		(Rs. In Lakhs)	
		30.09.2025	30.09.2024
(I) CASH FLOW FROM OPERATING ACTIVITIES			
ADJUSTMENTS FOR:		113.08	13.55
Profit on sale of fixed assets		(50.76)	
Less: Depreciation		3.38	20.32
Interest income		(232.77)	(157.60)
Interest Expense		0.76	1.44
Provision for Gratuity		-	-
Operating Profit / (loss) before Working Capital Changes		(166.31)	(122.29)
(Increase) / Decrease in Other Non Currents Assets		61.69	95.36
(Increase) / Decrease in Other Currents Assets		(2,219.51)	273.65
Decrease/(increase) in Work in Progress		163.47	(495.80)
Increase / (Decrease) in Trade Payables		(3.85)	2.26
Increase / (Decrease) in Other Long term liabilities		(100.00)	
Increase / (Decrease) in Other Current Liabilities		1,230.93	165.62
Cash (used) / generated from Operations		(1,033.57)	(81.22)
Less: Net Income Taxes paid / (Refund)		(1.83)	(6.53)
Net Cash Flow from Operating Activities	(A)	(1,035.40)	(87.74)
(II) CASH FLOW FROM INVESTING ACTIVITIES			
Interest Income		232.77	157.60
Sale of Fixed Assets		71.00	-
Net cash used in investing activities	(B)	303.77	157.60
(III) CASH FLOW FROM FINANCING ACTIVITIES			
Interest Expense		(0.76)	(1.44)
Net cash generated from Financial Activities	(C)	(0.76)	(1.44)
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)		(732.39)	68.42
Cash and cash equivalents at the beginning of the year		764.29	85.09
Cash and cash equivalents at the close of the year		31.90	153.51
NET CHANGES IN CASH AND CASH EQUIVALENTS		(732.39)	68.42



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Particulars		STANDALONE		Amount -Lakhs	
		UnAudited 30.09.2025	Audited 31.3.2025	UnAudited 30.09.2025	Audited 31.03.2025
ASSETS:					
NON CURRENT ASSETS:					
Property, Plant & Equipment	136.67	160.29	136.67	160.29	
Goodwill on Consolidation	-	-	234.53	234.53	
Financial Assets					
(i) Investments	3,010.05	3,010.05	0.05	0.05	
(i) Loans	661.77	1,912.00	661.77	723.11	
Deferred Tax Assets	501.93	501.93	501.93	501.93	
Other Non Current Asset	316.00	316.00	316.28	316.63	
Total Non Current Asset	4,626.42	5,900.27	1,851.23	1,936.55	
CURRENT ASSETS:					
Inventories	-	-	4,469.63	4,633.10	
Financial Assets:					
(i) Cash & Cash Equivalents	23.93	20.43	31.90	764.29	
(ii) Other Financial Assets	4,508.62	2,304.46	4,631.88	2,412.37	
(iii) Other Current Assets	11.67	7.42	11.67	7.42	
Total Current Asset	4,544.22	2,332.31	9,145.09	7,817.18	
Total Assets	9,170.65	8,232.58	10,996.32	9,753.73	
EQUITY AND LIABILITIES:					
EQUITY					
Equity Share Capital	848.55	848.55	848.55	848.55	
Other Equity	7,372.36	7,167.49	7,313.47	7,200.40	
	8,220.92	8,016.04	8,162.03	8,048.95	
NON CURRENT LIABILITIES:					
Financial Liabilities					
(i) Other Financial Liabilities	-	100.00	-	100.00	
Provisions	66.29	66.29	66.29	66.29	
	66.29	166.29	66.29	166.29	
CURRENT LIABILITIES:					
Financial Liabilities					
(i) Borrowing	839.04	-	-	-	
(ii) Trade Payables	7.12	8.53	27.62	31.47	
(iii) Other Financial Liabilities	18.03	26.88	18.03	26.88	
Other Current Liabilities	17.00	12.59	2,621.96	1,382.17	
Current Tax Liabilities	-	-	98.15	95.72	
Provisions	2.25	2.25	2.25	2.25	
	883.44	50.25	2,768.00	1,538.49	
Total Equity and Liabilities	9,170.65	8,232.58	10,996.32	9,753.73	



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Notes :-

- 1 The UnAudited Standalone & Consolidated Financial Results for the Quarter and half year ended 30th September, 2025 in respect of Prime Property Development Corporation Limited ('The Company') have been reviewed by the Audit committee and approved by the Board of Directors at its meeting held on Thursday, the 13th day of November, 2025. The Statutory Auditors of the Company have carried out a Limited Review.
- 2 The Consolidated financial result includes the financial results of the wholly owned subsidiary, Sea King-club Pvt. Ltd.
- 3 a) Provision for Current Taxation for the quarter / half year ended 30th September, 2025 has not been provided and will be accounted on annual audited accounts.
b) Deferred tax liability / asset for the quarter / half year ended 30th September, 2025 has not been provided & will be accounted on Annual Audited Accounts, in accordance with Indian Accounting Standard - 12 on "Income Taxes".
c) Provision for Gratuity will be provided and accounted on Annual Audited Accounts in accordance with Indian Accounting Standard - 19.

The group operates in a single primary business segment i.e Property Development; hence no segment reporting has been furnished.

- 4
- 5 The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Quarterly Financial Results are available on the Stock Exchange website www.bseindia.com and on the Company's website: www.ppdcl.com
- 6 Figures have been re-classified / regrouped / re-arranged wherever necessary.

Place: Mumbai
Date: 13/11/2025



For Prime Property Development Corporation Ltd

P. L. Soni
Chairman
(DIN No: 00006463)

CIN: L67120MH1992PLC07021

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