

Date: December 12, 2025

To,
Listing Department
National Stock Exchange of India
Limited
Bandra Kurla Complex
Bandra East
Mumbai – 400 051

NSE Symbol: AURUM

Dear Sir/Madam,

Sub.: Updates

Please find enclosed herewith financial results (standalone and consolidated) for the period ending on September 30, 2025, in Machine Readable Form.

You are requested to take the above on record.

Thanking you.

For **Aurum PropTech Limited**

Sonia Jain
Company Secretary &
Compliance Officer

AURUM PROPTech ACHIEVES PROFITABILITY

Turnaround Achieved in Q2 FY26, First Profitable Quarter

Y-o-Y CONSOLIDATED FINANCIAL HIGHLIGHTS (Q2 FY2026 vs Q2 FY2025*)

- Total Income grew to ₹ 87.66 crores, **improvement of 30% Y-o-Y**, from ₹ 67.61 crores
- PBT margin is (8%), **improvement of 993 bps**, from (18%)
- EBITDA margin is 30%, **improvement of 860 bps**, from 22%
- Adjusted EBITDA margin is 3%, **improvement of 733 bps**, from (4%)

SEGMENT HIGHLIGHTS

DISTRIBUTION BUSINESS: **Scaling Data-Driven Growth by 62% Y-o-Y**

Sell.do

- Closed **170+ enterprise deals**, adding **1,400+ new licenses** during the quarter
- Significant AI-led product leap: **improved engineering efficiency by +35%** and launched new features: Call Transcript, Translation & AI Insights
- Onboarded **2 enterprise clients** for the new AI Calling Bot

Aurum Analytica

- **140+ active clients** with **250+ projects** on the platform
- **95,000+ leads sold** in Q2 FY26 (53% Y-o-Y growth)
- Expanded presence to **5 new cities**
- Initiated MVP development for the new “Analytica Platform” with **AISEO Integration** to enhance organic ranking and deepen Tier 2 market reach

RENTAL BUSINESS: **Demonstrates 25% Y-o-Y Growth; ₹54 crore Total Income in Q2 FY26**

HelloWorld

- Onboarded **19 new buildings** and **1,100+ new units** under management
- Operating **19,102+ beds** across **250+ properties**, with a **73%** average occupancy
- Achieved sustained occupancy levels of over 80% across 128 buildings during the quarter

NestAway

- **4x growth** in Monthly Revenue Run-rate achieved in secondary sales
- Achieved a record booking across Standard and Lite segments, driven by referral-led campaigns
- **Launched “Nestr” U.A.E.** operations in Q2 FY26

CAPITAL BUSINESS: Continued profiling SM REIT traction

- Strategic assessment of available SM-REIT supply across key micro-markets

The Aurum PropTech ecosystem continues to build momentum, achieving profitability milestones, expanding internationally and reinforcing its position as India's most Integrated PropTech platform.

Commenting on the results, Onkar Shetye, Executive Director of Aurum PropTech, said:

"Aurum PropTech delivered a profitable Q2 FY26 performance, reflecting resilience and disciplined growth across all verticals. The **Distribution business grew 62% Y-o-Y** through AI-led product innovation in Sell.do and Aurum Analytica's expanding footprint. The **Rental business achieved 25% Y-o-Y growth**, driven by HelloWorld's scale and NestAway's fourfold rise in monthly revenue run rate, alongside the **U.A.E. launch of 'Nestr'**. On the Capital side, we continued to take a cautious and strategic approach before launching our first SM REIT asset, ensuring readiness and regulatory alignment. These results reaffirm our focus on sustainable, technology-driven value creation for stakeholders."

About Aurum PropTech:

Aurum PropTech Limited (www.aurumproptech.in) is a company listed with BSE Limited (Scrip code: 539289) and National Stock Exchange of India Limited (Scrip code: AURUM). It aims to bring transparency, trust and digital transformation in the real estate sector through its Integrated PropTech Ecosystem. It owns and operates, NestAway Technologies – India's premier rental marketplace, using technology to enable property owners find tenants and manage properties efficiently; Aurum Analytica, a data analytics company powering real estate developers identify prospective buyers for their properties; Sell.do India's leading Sales Automation and Digital Transformation company for real estate and PropTiger.com – A leading digital real estate transaction and advisory platform offering a full-stack service for property search, home loans, and post-sales support.

For more information, visit <https://www.aurumproptech.in/>

About Aurum Ventures:

Aurum Ventures (www.aurumventures.in) is a new age Real Estate Group with end-to-end capabilities from Acquisition, Design, Execution, Project Management, Property Management, Sales, Leasing and Hospitality. It is bringing digital transformation to the real estate sector through its PropTech Ecosystem.

For more information, visit <https://aurumventures.in/>

Forward Looking Statements:

Certain statements in this media release concerning our future growth prospects are forward-looking statements, which involve several risks and uncertainties that could cause actual results to differ materially from those in such forward-looking statements. We do not undertake to update any forward-looking statement that may be made from time to time by us or on our behalf.

For details please contact:

Sonia Jain Company Secretary & Compliance Officer Email: investors@aurumproptech.in	Vanessa Fernandes Investor Relations Email: investors@aurumproptech.in
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Independent Auditor's Review Report on

Unaudited Consolidated Financial Results of Aurum PropTech Limited for Quarter and Half Year ended September 30, 2025

(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended)

Review Report

To The Board of Directors

Aurum PropTech Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Aurum PropTech Limited (the "The Holding Company") and its Subsidiaries and Associate (the Holding Company and its Subsidiaries and Associate together referred to as "the Group") for the quarter and half year ended September 30, 2025 ("the Statement") attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing 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" ("Ind AS 34"), 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. 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 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 Master Circulars 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 Statement includes the results of the following entities:

Sr. No.	Name of Entity	Relationship
1	Aurum PropTech Limited	The Holding Company
2	Liv Real Solutions Private Limited (formerly known as Aurum RealTech Services Private Limited)	(Wholly Owned Subsidiary)
3	Aurum Softwares & Solutions Private Limited	(Wholly Owned Subsidiary)
4	Helloworld Technologies India Private Limited	(Wholly Owned Subsidiary)
5	Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited)	(Wholly Owned Subsidiary)
6	Cuneate Services Private Limited	(Wholly Owned Subsidiary)
7	YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited)	(Wholly Owned Subsidiary)
8	PropTiger Marketing Servies India Private Limited	(Wholly Owned Subsidiary) (effective September 26, 2025)
9	Imogentechno Delta Park Private Limited	(Wholly Owned Subsidiary) (effective January 09, 2024) (up to June 26, 2024)
10	Wisetechno Private Limited	(Wholly Owned Subsidiary) (effective January 10, 2024) (up to September 28, 2024)
11	Bonds Brain Technologies Private Limited	(Wholly Owned Subsidiary) (effective April 24, 2024)
12	NestAway PropTech Mena Real Estate L.L.C	(Subsidiary) (effective July 15, 2025)
13	K2V2 Technologies Private Limited	(Subsidiary)
14	Monk Tech Labs Pte. Ltd	(Subsidiary)
15	Monk Tech Venture Private Limited	(Subsidiary)
16	NestAway Technologies Private Limited	(Subsidiary)
17	Integrow Asset Management Private Limited	(Subsidiary) (up to June 30, 2025) Associate (effective July 01, 2025)



5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the Management certified results referred to in paragraph 6, 7 and 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 the aforesaid Indian Accounting Standard ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India 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.
6. We did not review the interim financial results of three subsidiaries included in the unaudited consolidated financial results; whose financial results reflect the total net assets Rs. 2,546.11 lakhs as at September 30, 2025, total income of Rs. 6,141.24 lakhs and Rs. 11,114.07 total net loss after tax of Rs. 278.79 lakhs and Rs. 476.15 lakhs, total comprehensive income of Rs. (289.24) lakhs and Rs. (473.84) lakhs for the quarter and half year ended September 30, 2025 respectively, as considered in the unaudited consolidated financial results. These interim financial results 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 is based solely on such management certified unaudited interim financial results.
- Our conclusion on the Statement is not modified in respect of this matter.
7. The consolidated unaudited financial results include the Group's share of loss after tax of Rs. 279.01 lakhs for the quarter and half year ended September 30, 2025 respectively, as considered in the Statement, in respect of one associate. These interim financial results 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 this subsidiary is based solely on such management certified unaudited interim financial results.
- Our conclusion on the Statement is not modified in respect of this matter.



8. The Statement includes the interim financial results of two foreign subsidiaries which are not subjected to review, whose interim financial results reflects the total net assets Rs. (878.46) lakhs as at September 30, 2025, total income of Rs. 203.01 lakhs and Rs. 302.36 lakhs total net loss after tax of Rs. 145.48 lakhs and Rs. 238.65 lakhs, total comprehensive income of Rs. (151.73) lakhs and Rs. (245.03) lakhs for the quarter and half year ended September 30, 2025 respectively, as considered in the Statement. These interim financial results 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 is based solely on such management certified 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. 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 Kirtane & Pandit LLP

Chartered Accountants

Firm Registration No.105215W/W100057



Suhrud Lele

Partner

Membership No.: 121162

UDIN: **25121162BMJHYO7784**

Place: Navi Mumbai

Date: October 16, 2025



(Amount in INR lakhs, unless otherwise stated)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIALS RESULTS FOR THE QUARTER / HALF YEAR ENDED SEPTEMBER 30, 2025

Sl no.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	Revenue from operations	8,250	6,840	6,396	15,090	12,885	26,384
	Other income	516	856	365	1,372	786	2,114
	Total income	8,766	7,696	6,761	16,462	13,671	28,498
2	Expenses						
	Employee benefit expense	2,018	2,032	2,001	4,050	3,994	7,860
	Finance costs	782	811	693	1,593	1,379	2,923
	Depreciation and amortization expense	2,555	2,454	1,970	5,009	3,863	8,236
	Other expenses	4,107	3,477	3,304	7,584	7,016	13,926
	Total expenses	9,462	8,774	7,968	18,236	16,252	32,945
3	Loss before tax and exceptional item	(696)	(1,078)	(1,207)	(1,774)	(2,581)	(4,447)
4	Exceptional items, net (gain/loss)	-	-	-	-	4	-
5	Loss before share of profit / (loss) of an associate and tax	(696)	(1,078)	(1,207)	(1,774)	(2,585)	(4,447)
6	Share of loss of an associate	(255)	-	-	(255)	-	-
7	Loss before tax	(951)	(1,078)	(1,207)	(2,029)	(2,585)	(4,447)
8	Tax expenses						
	Income tax - current	86	44	37	130	51	212
	Taxation in respect of earlier years	-	-	0	-	12	(17)
	Deferred tax charge / (benefit)	(196)	(120)	(29)	(316)	(363)	(519)
	Total tax	(110)	(76)	8	(186)	(300)	(324)
9	Loss after tax	(841)	(1,002)	(1,215)	(1,843)	(2,285)	(4,123)
8	Other comprehensive income / (loss)						
	(i) Items that will not be reclassified subsequently to profit or loss	(13)	27	(24)	14	5	(32)
	(ii) Income tax relating to items that will not be reclassified subsequently to profit or loss	5	(5)	(12)	0	(16)	4
	(iii) Items that will be reclassified subsequently to profit or loss	(6)	-	(0)	(6)	0	(1)
	Total other comprehensive income / (loss) , net of tax	(14)	22	(36)	8	(11)	(29)
9	Total comprehensive loss	(855)	(980)	(1,251)	(1,835)	(2,296)	(4,152)
10	Profit / (loss) attributable to:						
	Equity shareholders of the company	(856)	(943)	(955)	(1,798)	(1,958)	(3,337)
	Non-controlling interest	15	(59)	(260)	(45)	(327)	(786)
	Other comprehensive income / (loss) attributable to:						
	Equity shareholders of the company	(10)	22	(31)	12	(12)	(25)
	Non-controlling interest	(4)	(0)	(5)	(4)	1	(4)
	Total comprehensive income/ (loss) attributable to:						
	Equity shareholders of the company	(866)	(920)	(986)	(1,786)	(1,970)	(3,362)
	Non-controlling interest	11	(60)	(265)	(49)	(326)	(790)
11	Paid up equity share capital (Face value of INR 5/- each)	3,816	3,584	2,752	3,816	2,752	2,756
12	Reserves excluding revaluation reserves as per balance sheet	NA	NA	NA	44,861	NA	24,679
13	Earning per share of INR 5/- each (not annualized)						
	Basic (INR)	(1.26)	(1.48)	(1.16)	(2.65)	(3.68)	(6.16)
	Diluted (INR)	(1.26)	(1.48)	(1.16)	(2.65)	(3.68)	(6.16)




(Amount in INR lakhs, unless otherwise stated)

UNAUDITED CONSOLIDATED BALANCE SHEET AS AT SEPTEMBER 30, 2025

	As at	
	September 30, 2025	March 31, 2025
	(Unaudited)	(Audited)
ASSETS		
1 Non-current assets		
(a) Property, plant and equipment	3,421	3,412
(b) Right of use assets	20,165	17,723
(c) Goodwill on consolidation	20,174	17,425
(d) Intangible assets	9,263	6,052
(e) Capital work in progress	20	-
(f) Intangible assets under development	845	1,178
(g) Financial assets		
(i) Investments	2,050	702
(ii) Other financial assets	4,157	3,708
(h) Deferred tax assets (net)	2,357	2,873
(i) Income tax assets (net)	1,638	551
(j) Other non-current assets	315	449
Total non-current assets	64,405	54,073
2 Current assets		
(a) Financial assets		
(i) Investments	10,607	4,267
(ii) Trade receivables	4,457	2,899
(iii) Cash and cash equivalents	3,982	965
(iv) Bank balances other than cash and cash equivalents	1,494	1,554
(v) Loans	952	234
(vi) Other financial assets	476	759
(b) Income tax assets (net)	61	114
(c) Other current assets	4,160	2,586
Total current assets	26,179	13,378
Total assets	90,584	67,451
EQUITY AND LIABILITIES		
1 Equity		
(a) Equity share capital	3,818	2,756
(b) Other equity	44,861	24,679
Total equity attributable to equity holders of the company	48,677	27,435
(c) Non-controlling interest	516	1,012
Total equity	49,193	28,447
2 Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	6,116	7,605
(ii) Lease liabilities	16,085	12,742
(iii) Other financial liabilities	209	234
(b) Provisions	707	505
(c) Other non-current liabilities	47	63
Total non-current liabilities	23,164	21,149
3 Current liabilities		
(a) Financial liabilities		
(i) Borrowings	65	496
(ii) Lease liabilities	5,855	6,491
(iii) Trade payables		
a) Dues of micro and small enterprises	31	104
b) Dues of creditors other than micro and small enterprises	3,170	3,146
(iv) Other financial liabilities	7,748	6,516
(b) Provisions	420	98
(c) Current tax liabilities	3	80
(d) Other current liabilities	935	924
Total current liabilities	18,227	17,855
Total liabilities	41,391	39,004
Total equity and liabilities	90,584	67,451



(Amount in INR lakhs, unless otherwise stated)

UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE QUARTER / HALF YEAR ENDED SEPTEMBER 30, 2025

	Half Year Ended		Year Ended
	September 30, 2025	September 30, 2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Audited)
Cash flow from operating activities			
Loss before tax	(1,774)	(2,585)	(4,447)
Adjustments for:			
Depreciation and amortization expense	5,009	3,863	8,236
Share based payments	163	351	613
Finance costs	1,593	1,371	2,923
Provision for doubtful debts	-	81	-
Interest income on deposits and debentures	(418)	(75)	(328)
Interest income on loans	(56)	-	-
Interest income on security deposits	(103)	(68)	(163)
Interest on income tax refund	(41)	(36)	(78)
Gain on lease terminated and lease liability no longer required written back	(554)	(125)	(1,028)
Profit on sale and revaluation of current investments (mutual funds)	(168)	(35)	(38)
(Gain) / loss on sale of property, plant and equipment	(1)	(0)	(1)
Reversal of provisions	(3)	1	(441)
Gain on foreign currency transactions and translations	(3)	(2)	(11)
Operating profit before working capital changes	3,644	2,741	5,237
Changes in working capital:			
Increase in trade receivables	(296)	(263)	(138)
Increase in non-current and current financial assets	648	(704)	(1,357)
Increase in non-current and current other assets	(780)	(1,580)	(84)
(Decrease) / increase in non-current and current other financial liabilities	10	(37)	(845)
(Decrease) / increase in trade payables	(172)	(60)	(56)
Decrease in non-current and current other current liabilities	(476)	(428)	(249)
Cash generated from operations	2,578	(311)	2,508
Income tax refund/ (paid) (net)	134	112	182
Interest on income tax refund	41	186	78
Net cash flow generated from / (used) in operating activities (A)	2,753	(13)	2,768
Cash flow from investing activities			
Payment for property, plant and equipment, intangible assets and intangible assets under development	(1,123)	(907)	(1,938)
Proceeds from sale of property, plant and equipment	-	-	344
Payment for acquisition of subsidiary companies	-	(524)	(644)
Investment in financial assets - investments	(6,269)	(2,895)	(2,418)
Net proceeds from deposits	49	879	102
Interest received	207	135	328
Net cash flow used in investing activities (B)	(7,136)	(3,312)	(4,226)
Cash flow from financing activities			
Proceeds from issue of equity shares (net)	13,521	12,460	12,218
Proceeds from issue of equity shares by subsidiary	1	-	1,507
Proceeds from loan - related parties	-	2,731	1,597
Repayment of loan - related parties	(1,597)	(4,660)	(4,660)
Proceeds from borrowings - banks	0	2,168	4,075
Repayment of borrowings - banks	(259)	(4,459)	(4,879)
Repayment of lease liability, net of interest	(3,005)	(2,783)	(5,038)
Interest and other finance charges paid	(1,711)	(1,306)	(2,974)
Net cash flow generated from financing activities (C)	6,950	4,151	1,846
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	2,567	826	388
Cash and cash equivalents at the beginning of the period / year	965	726	726
Cash and cash equivalents on acquisition of subsidiary	492	-	-
Cash and cash equivalents on derecognition of subsidiary	(43)	(149)	(149)
Cash and cash equivalents at the end of the period / year	3,982	1,403	965
Cash and cash equivalents comprise :			
Balances with banks			
Current accounts	2,267	750	551
Fixed deposit with original maturity for less than 3 months	1,715	653	404
Total cash and cash equivalents at end of the period / year	3,982	1,403	965



(Amount in INR lakhs, unless otherwise stated)

UNAUDITED CONSOLIDATED SEGMENT INFORMATION FOR THE QUARTER / HALF YEAR ENDED SEPTEMBER 30, 2025

The Company's operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Company is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost centre segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. These SBU's provide end-to-end information technology solutions on time and material contracts or fixed contracts, entered into with customers. The Chief Operating Decision Maker (CODM) reviews the operations of the group as one operating segment on the basis of SBU's.

The Company's primary reportable segments consist of the following SBU's, which are based on the risks and returns in different areas of the operations: Rental, Distribution, Capital and Others. 'Rental' operations comprise of activities where the Company derives revenue from customers for services offered through comprehensive technology based suite of solutions tailored for renters, property owners, and property managers. 'Distribution' operations comprise of activities where the Company derives revenue from customers for the data analytics offerings and the licencing of the CRM products. 'Capital' operations comprise of activities where the Company derives revenue from customers for the management of Investments through technology based platforms (Refer note 3 below).

The following table sets forth Revenues and Results by areas of operations based on the business units under which billing to customer has been made during the reported period:

Sl no.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Segment Revenue						
	Rental	5,411	4,784	4,321	10,195	7,959	16,862
	Distribution	2,719	1,888	1,680	4,607	4,024	7,928
	Capital	120	168	395	288	902	1,594
	Total	8,250	6,840	6,396	15,090	12,885	26,384
2	Segment Results						
	Rental	(363)	(407)	(124)	(770)	(536)	(1,454)
	Distribution	551	179	134	730	268	1,101
	Capital	(35)	(366)	(252)	(401)	(339)	(739)
	Total	153	(594)	(242)	(441)	(607)	(1,092)
	Less: Finance cost	782	811	693	1,593	1,379	2,923
	Less: Other un-allocable expenditure - net	67	(327)	272	(260)	599	432
	Loss before tax	(696)	(1,078)	(1,207)	(1,774)	(2,585)	(4,447)
The following table sets forth the Group's total assets and total liabilities:							
3	Segment Assets						
	Rental	50,697	47,207	38,783	50,697	38,783	44,044
	Distribution	20,999	9,926	9,525	20,999	9,525	10,143
	Capital	3,677	7,092	6,314	3,677	6,314	5,520
	Unallocable Corporate assets	15,211	16,229	7,833	15,211	7,833	7,744
	Total Assets	90,584	80,454	62,455	90,584	62,455	67,451
4	Segment Liabilities						
	Rental	28,577	28,171	20,298	28,577	20,298	26,107
	Distribution	4,954	2,609	3,291	4,954	3,291	2,672
	Capital	265	1,086	1,260	265	1,260	1,047
	Unallocable Corporate liabilities	7,595	7,743	7,708	7,595	7,708	9,178
	Total Liabilities	41,391	39,609	32,557	41,391	32,557	39,004



NOTES :

(Amount in INR lakhs, unless otherwise stated)

- 1 The Consolidated financials results were reviewed by the Audit Committee on October 16, 2025 and were thereafter approved by the Board at its meeting held on October 16, 2025.
- 2 The consolidated financial results relate to Aurum PropTech Group. The Group consists of Aurum PropTech Limited ('the Company') and its Subsidiaries and Associates mentioned below :
 - K2V2 Technologies Private Limited, subsidiary
 - Aurum Softwares and Solutions Private Limited, wholly owned subsidiary
 - Liv Real Solutions Private Limited, wholly owned subsidiary (formerly known as Aurum RealTech Services Private Limited)
 - Monk Tech Labs Pte. Limited, foreign subsidiary
 - Hello World Technologies Private Limited, wholly owned subsidiary
 - Integrow Asset Management Private Limited, subsidiary till June 30, 2025, associate from July 1, 2025
 - Aurum Analytica Private Limited, wholly owned subsidiary (formerly known as Blink Advisory Services Private Limited)
 - Monk Tech Venture Private Limited, subsidiary
 - YieldWiseX Technologies Private Limited, wholly owned subsidiary (formerly known as Vartaman Consultants Private Limited)
 - Cuneate Services Private Limited, wholly owned subsidiary
 - NestAway Technologies Private Limited, subsidiary
 - Bonds Brain Technologies Private Limited, wholly owned subsidiary
 - Nestaway PropTech MENA Real Estate LLC, wholly owned foreign subsidiary (formerly known as Aurum PropTech MENA LLC)
 - PropTiger Marketing Services Private Limited, wholly owned subsidiary, w.e.f. September 26, 2025
- 3 During the previous financial year 2024-25, from the quarter ended September 30, 2024, the Company has reported its segment information under the new segments. During the quarter ended June 30, 2024, the Company classified its operations under the segments 'SAAS' (Software as a Service) and 'RAAS' (Real Estate as a Service). Based on the evolving nature of the business and the way the Chief Operating Decision Maker (CODM) reviews the Company's operations, the strategic business units (SBUs) have been redefined and its segment information provided in the financial statements have been realigned accordingly. The new segments identified for financial reporting are Rental, Distribution and Capital. Accordingly figures for the quarter ended June 30, 2024 have been reclassified as per the new segments.
- 4 During the financial year 2022-23, the Company had issued 4,29,44,533 equity shares of face value of INR 5/- each on right basis ('Rights Equity Shares') in accordance with the terms of issue, INR 20/- per Rights Equity Share (including a premium of INR 18.75 per share) was received from the concerned allottees on application and shares were allotted.

The Company made First call of INR 30/- per Rights Equity Share (including a premium of INR 28.13 per share) in March 2024. As on March 31, 2025, an aggregate amount of INR 764 lakhs (including premium amount of INR 716 lakhs) was unpaid against the First call. The trading of 4,03,99,270 partly paid shares were effective from May 7, 2024.

The Company made Second and Final call of INR 30/- per Rights Equity Share (including a premium of INR 28.12 per share) in March 2025 along with a reminder for the unpaid First call money.

During the period ended September 30, 2025, the Company received INR 13,416 lakhs (including a premium of INR 12,576 lakhs) on account of 4,24,93,786 shares. These Rights Equity Shares are now fully paid. The Company in the quarter ended June 30, 2025, and September 30, 2025, also received INR 51 lakhs and 4 lakhs respectively, as interest for late payment of call money which has been considered as Other income in the financial results during the quarters. An aggregate amount of INR 231 lakhs (including premium of INR 216 lakhs) remained unpaid. Further, the Company has received INR 30 lakhs, reconciliation by Registrar and transfer agent and corporate action for allotment of shares is under process.
- 5 The Board of Directors of the Company in its meeting held on July 23, 2025, approved the acquisition of 100% share capital of PropTiger Marketing Services Private Limited (PropTiger) from REA India Pte Ltd, Singapore (REA India) through an all stock equity swap by issuance of 42,42,537 fully paid-up equity shares (face value INR 5/-) of the Company on a preferential basis for a consideration of INR 8,645 lakhs to REA India.

The Company acquired control over PropTiger w.e.f. September 25, 2025 and as required under IND AS 110 PropTiger has been accounted as a subsidiary of the Company and the assets and liabilities have been recorded at provisional fair values based on the purchase price allocation accounted by an independent valuer. The Company in its consolidated Financial Statements has recorded these provisional fair values of assets, liabilities and resultant goodwill and intangible assets as per IND AS 103 and will make any necessary adjustments during the measurement period. The Company has recorded INR 212 lakhs and INR 8,433 lakhs in share capital and securities premium respectively on issue of equity shares to REA India.
- 6 The Company holds 49.13% of the equity share capital of Integrow Asset Management Private Limited (Integrow), and by virtue of its right to exercise majority control in the Board of Integrow, consolidates its financial results as a subsidiary in accordance with IND AS 110. However considering a prospective restructuring of the equity of Integrow, the Company w.e.f. July 1, 2025, has kept the right to exercise majority control in the Board of Integrow in abeyance until March 31, 2026. Accordingly in the consolidated financial statements of the Company, Integrow has been treated as a 'subsidiary' for the quarter ended June 30, 2025 and as an 'investment in associate' for the quarter and as at September 30, 2025.
- 7 During the year ended March 31, 2024, the Company has incorporated two entities viz. 1) Imogentechno Delta Park Private Limited (IML) and 2) Wisetechno Private Limited (WSL) with an objective of operating as a Special Purpose Vehicle (SPV) for its fractional ownership business. With new investors, coming in, IML and WSL has ceased to be subsidiaries of the Company w.e.f June 26, 2024 and Sep 28, 2024 respectively.

The Securities and Exchange Board of India ("SEBI"), vide notification dated on March 08, 2024, introduced a regulatory framework for the facilitation of Small and Medium Real Estate Investment Trusts ("SM REITs") by amending the SEBI (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations"), through SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2024 ("Amended REIT Regulations"), thereby, paving the way to make real estate investment more accessible to wider set of investors and to regulate and foster growth in the segment. The Company through one of its subsidiaries, applied for registration to SEBI under the regulation, and has received the certificate of registration as Small and Medium REIT, in the nature of 'Amsa Small and Medium Real Estate Investment Trust' on July 17, 2025.




(Amount in INR lakhs, unless otherwise stated)

- 8 The Company in FY 2023-24 has incorporated a subsidiary in Dubai, UAE namely Nestaway PropTech MENA Real Estate LLC (formerly known as Aurum PropTech MENA LLC). For the operations, during this period the Company has invested INR 313.92 lakhs as equity capital.
- 9 The Board of Directors of the Company in its meeting held on September 10, 2024, approved the strategic realignment of its material subsidiary K2V2 Technologies Private Limited ("K2V2") to enhance focus on its core technology offerings and leverage its established scale. Based on the approval of the Boards of the Company and K2V2, during the previous financial year, (i) the Company increased its stake in K2V2 to 81.94% from 44.44% (ii) K2V2 has sold its operations of the business units Beyond Walls and Kylas w.e.f. July 1, 2024. Accordingly, on and from the quarter starting July 1, 2024 the financial results of K2V2 comprise operations of remaining SBU, Sell Do.
- 10 The Company is developing new products whose feasibility has been established, enhancing and increasing functionality of existing technology / softwares with a clear objective of deriving future economic benefit from the same. In the process the Company during the quarter and six months ended September 30, 2025, has capitalised INR 773 lakhs and INR 356 lakhs respectively, mainly on account of cost incurred on its own product team and management team directly involved in development of its intangibles.
- 11 During the quarter and six months ended September 30, 2025, Company has recognised deferred tax asset of INR 196 lakhs and INR 316 lakhs respectively mainly relating to unutilised tax losses that are considered to be able to offset against the Company's taxable profits expected to arise in the subsequent years. Management, based on the assessment of the business plan, believes that improved business performance and increase in size and scale of its operations will yield better profits .
- 12 Items that will not be reclassified to profit or (loss) represents remeasurement of defined benefit obligation. Items that will be reclassified to profit or (loss) represents exchange differences on translation of foreign operations.
- 13 0 denotes amount less than INR 0.5 lakhs, earning per share is rounded up to two decimal places.
- 14 Previous period's / year's figures have been regrouped and reclassified wherever necessary.



For and on behalf of the Board of Directors


Onkar Shetye
Executive Wholetime Director
Place : Navi Mumbai
Date : October 16, 2025
DIN : 06372831

**Independent Auditor's Review Report on
Unaudited Standalone Financial Results of Aurum PropTech Limited for Quarter and Half Year
ended September 30, 2025
(Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,
2015, as amended)**

**Review Report
To The Board of Directors
Aurum PropTech Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Aurum PropTech Limited (the "Company") for the quarter and half year ended September 30, 2025 ("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 Regulations").
2. 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 under Section 133 of the Companies Act, 2013 ("the Act") as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express 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 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 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 accounting principles generally accepted in India, 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 Kirtane & Pandit LLP
Chartered Accountants
Firm Registration No.105215W/W100057


Suhrud Lele
Partner
Membership No.: 121162
UDIN: 25121162BMJHYN4988
Place: Navi Mumbai
Date: October 16, 2025



(Amount in INR lakhs, unless otherwise stated)

STATEMENT OF UNAUDITED STANDALONE FINANCIALS RESULTS FOR THE QUARTER / HALF YEAR ENDED SEPTEMBER 30, 2025

Sl no	Particulars	Quarter Ended			Half Year Ended		Year Ended
		September 30, 2025	June 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	Revenue from operations	311	301	345	612	645	1,221
	Other income	572	556	339	1,128	717	2,176
	Total income	883	857	684	1,740	1,362	3,397
2	Expenses						
	Employee benefit expense	145	174	226	319	468	912
	Finance costs	144	171	161	315	389	724
	Depreciation and amortization expense	178	177	165	355	334	660
	Other expenses	300	217	268	517	555	1,356
	Total expenses	767	739	820	1,506	1,746	3,652
3	Profit / (loss) before tax and exceptional items	116	118	(136)	234	(383)	(255)
4	Exceptional items	-	-	-	-	1	-
5	Profit / (loss) before tax	116	118	(136)	234	(384)	(255)
6	Tax expenses						
	Income tax - current	-	-	-	-	-	-
	Taxation in respect of earlier years	-	-	-	-	12	12
	Deferred tax charge / (benefit)	25	37	10	62	(114)	8
	Total tax	25	37	10	62	(102)	20
7	Profit / (loss) after tax	91	81	(146)	172	(282)	(275)
8	Other comprehensive income / (loss)						
	(i) Items that will not be reclassified subsequently to profit or (loss)	2	(2)	1	(0)	6	9
	(ii) Income tax relating to items that will not be reclassified subsequently to profit or loss	(1)	1	(1)	-	(2)	(2)
	Total other comprehensive income	1	(1)	-	(0)	4	7
9	Total comprehensive income	92	80	(146)	172	(279)	(268)
10	Paid up equity share capital (Face value of INR 5/- each)	3,816	3,584	2,752	3,816	2,752	2,756
11	Reserves excluding revaluation reserves as per Balance Sheet	NA	NA	NA	54,777	NA	33,492
12	Earning per share of INR 5/- each (not annualized)						
	Basic (INR)	0.13	0.13	(0.33)	0.26	(0.52)	(0.51)
	Diluted (INR)	0.13	0.13	(0.33)	0.25	(0.52)	(0.51)



(Amount in INR lakhs, unless otherwise stated)

STANDALONE UNAUDITED BALANCE SHEET AS AT SEPTEMBER 30, 2025

Particulars	As at	
	September 30, 2025 (Unaudited)	March 31, 2025 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	2,803	2,801
Right of use assets	37	111
Intangible assets	1,099	904
Intangible assets under development	170	313
Financial assets		
Investments	36,590	26,120
Loans	552	581
Other financial assets	187	229
Deferred tax assets (net)	810	871
Other non-current assets	315	409
Total non-current assets	42,563	32,339
Current assets		
Financial assets		
Investments	10,066	3,217
Trade receivables	185	359
Cash and cash equivalents	997	102
Bank balances other than cash and cash equivalents	1,429	1,425
Loans	9,633	7,642
Other financial assets	662	263
Income tax assets (net)	129	113
Other current assets	560	176
Total current assets	23,661	13,297
Total Assets	66,224	45,636
EQUITY AND LIABILITIES		
Equity		
Equity share capital	3,816	2,756
Other equity	54,777	33,492
Total equity	58,593	36,248
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	6,303	7,550
Other financial liabilities	209	233
Provisions	5	14
Other non-current liabilities	50	63
Total non-current liabilities	6,567	7,860
Current liabilities		
Financial liabilities		
Borrowings	87	457
Lease liabilities	44	131
Trade payables		
a) Dues of micro and small enterprises	-	20
b) Dues of creditors other than micro and small enterprises	128	33
Other financial liabilities	789	847
Other current liabilities	16	40
Total current liabilities	1,064	1,528
Total liabilities	7,631	9,388
Total Equity and Liabilities	66,224	45,636



(Amount in INR lakhs, unless otherwise stated)

STANDALONE UNAUDITED CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPTEMBER 30, 2025

Particulars	Half Year Ended		Year Ended
	September 30, 2025	September 30, 2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Audited)
Cash flow from operating activities			
Profit / (loss) before tax	234	(384)	(255)
Adjustments for:			
Depreciation and amortization expense	355	334	660
Share based payments	53	158	276
Finance costs	315	389	724
Interest income on deposits	(80)	(55)	(75)
Interest income on loans	(572)	(399)	(804)
Interest income on debentures	(75)	(99)	(193)
Interest income on security deposits	(15)	(13)	(32)
Interest on income tax refund	-	(36)	(61)
Income on investments measured at fair value	(310)	(23)	(541)
Profit on sale of current investments (mutual funds)	(36)	-	(24)
Reversal of provisions	(3)	-	(259)
Gain on foreign currency transactions and translations	(3)	(4)	(2)
Operating loss before working capital changes	(137)	(132)	(586)
Changes in working capital:			
Increase in trade receivables	174	(64)	(50)
Decrease in non current and current financial assets	60	(693)	221
(Increase) / decrease in non-current and current other assets	(290)	393	57
Decrease in non-current and current other financial liabilities	(58)	19	25
(Decrease) / increase in trade payables	75	(121)	(112)
Increase in non-current and current other current liabilities	(48)	(17)	7
Cash used in operations	(224)	(616)	(438)
Income tax refund / (paid) (net)	(15)	94	1,133
Interest income on income tax refund	-	186	61
Net cash flow generated from / (used in) operating activities (A)	(239)	(336)	756
Cash flow from investing activities			
Payment for property, plant and equipment, intangible assets and intangible assets under development	(334)	(177)	(469)
Payment for investment in subsidiary companies	(2,514)	(999)	(2,058)
(Investment in) financial assets - investments	-	(1,395)	(1,900)
Proceeds from financial assets - investments	700	-	-
(investment in) financial assets - Mutual Funds	(10,318)	-	-
Proceeds from financial assets - Mutual Funds	3,780	-	-
Loan given to subsidiary companies	(2,767)	(1,541)	(4,986)
Loan repaid by subsidiary companies	804	-	2,316
Net proceeds from deposits	(61)	383	212
Interest received	363	97	866
Net cash flow used in investing activities (B)	(10,347)	(3,632)	(6,018)
Cash flow from financing activities			
Proceeds from issue of equity shares (net)	13,521	12,151	12,218
Proceeds from loan - related parties	317	-	1,597
Repayment of loan - related parties	(1,681)	(5,230)	(5,230)
Proceeds from borrowings - bank	-	2,168	2,168
Repayment of borrowings - bank	(253)	(4,353)	(4,400)
Repayment of lease liability, net of interest	(86)	(135)	(219)
Interest and other finance charges paid	(337)	(505)	(817)
Net cash flow generated from financing activities (C)	11,481	4,086	5,317
Net increase / (decrease) in cash and cash equivalents (A+B+C)	895	128	55
Cash and cash equivalents at the beginning of the year	102	47	47
Cash and cash equivalents at the end of the year	997	175	102
Cash and cash equivalents comprise (Refer note 4.e)			
Balances with banks			
Current accounts	997	175	102
Fixed deposit with maturity for less than 3 months	-	-	-
Total cash and cash equivalents at end of the year	997	175	102



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NOTES :

- 1 The Standalone financials results were reviewed by the Audit Committee on October 16, 2025 and were thereafter approved by the Board at its meeting held on October 16, 2025.
- 2 As per Ind AS 108- "Operating Segment", segment information has been provided in the Consolidated Financial Statements.
- 3 During the financial year 2022-23, the Company had issued 4,29,44,533 equity shares of face value of INR 5/- each on right basis ('Rights Equity Shares') in accordance with the terms of issue, INR 20/- per Rights Equity Share (including a premium of INR 18.75 per share) was received from the concerned allottees on application and shares were allotted.

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For and on behalf of the Board of Directors of




Onkar Shetye
Executive Wholetime Director
Place : Navi Mumbai
Date : October 16, 2025
DIN : 06372831