emami REALTY

Ref: ERL/SECRETARIAL/2026-27/0554 **13th August, 2026**

To

The General Manager
Department of Corporate Services
BSE Limited
Phiroze S Jeejeebhoy Towers
Dalal Street, Mumbai-400001
Scrip Code: 533218

The Secretary
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (E), Mumbai-400051
NSE Symbol: EMAMIREAL

Respected Ma'am/Sir,

Sub: Outcome of Board Meeting of Emami Realty Limited ('the Company') held on 13th August, 2026 in terms of Regulation 30 of SEBI Listing Regulations, 2015

The Board of Directors of the Company, at its meeting held today, 13th August, 2026, inter alia, approved the following matters:

1. The Unaudited Standalone & Consolidated Financial Results for the 1st quarter ended 30th June, 2026. M/s Agrawal Tondon and Co, Chartered Accountants, Statutory Auditors of the Company, have issued Limited Review Reports with an unmodified opinion on the said Financial Results. A copy of the said financial results along with the Limited Review Reports are enclosed herewith in compliance with Regulation 33 of the SEBI Listing Regulations, 2015.

   In terms of Regulation 47 of the SEBI Listing Regulations, 2015, the financial results with respect to the above are also being advertised in the newspapers, and the same is also available on the website of the Company at www.emamirealty.com

2. Dissolution of Demerger Committee of the Board, with immediate effect.

The meeting commenced at 12:00 noon and concluded at 2:00 P.M.

This is for your information and record.

Yours faithfully,
For **Emami Realty Limited**

Payel Agarwal
Digitally signed by Payel Agarwal
Date: 2026.08.13 14:13:32 +05'30'

Payel Agarwal
Company Secretary
ACS 22418

Encl: As above

Agrawal Tondon & Co.
CHARTERED ACCOUNTANTS
Firm Registration No. : 329088E

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : agrawaltondon2019@gmail.com

Independent Auditor's Review Report on the Quarterly Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Emami Realty Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of **Emami Realty Limited** ('the Company') for the quarter ended 30th June 2026, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

2. The Statement, which is the responsibility of the Company's Management and 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"* ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), 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 the 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. The Company is 10% profit partner in Lohitka Properties LLP, Mumbai which is developing a real estate project, presently under construction. Its financial results have not yet been finalized and thus not made available to the Company for incorporation in its financial results. Accordingly, no effect of the profitability, if any, relating to the above entity has been considered in the above results.

Agrawal Tondon & Co. Kolkata Chartered Accountants

Agrawal Tondon & Co.
CHARTERED ACCOUNTANTS
Firm Registration No. : 329088E

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : agrawaltondon2019@gmail.com

5. 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, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements 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 **AGRAWAL TONDON & CO.**
Chartered Accountants
Firm Registration No.: 329088E

Agrawal Tondon & Co. ★ Kolkata ★ Chartered Accountants

Mamta Jain

Mamta Jain
Partner
Membership No.: 061299

Place: Kolkata
Date: 13.08.2026
UDIN: 26061299BXZHWN1195

Agrawal Tondon & Co.
CHARTERED ACCOUNTANTS
Firm Registration No. : 329088E

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : agrawaltondon2019@gmail.com

Independent Auditor's Review Report on Quarterly Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Emami Realty Limited

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results ('the Statement') of **Emami Realty Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its associate for the quarter ended 30th June 2026, 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).

2. The 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 ('the Act'), 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 the 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 SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (as amended), to the extent applicable.

Agrawal Tondon & Co. Kolkata Chartered Accountants

Agrawal Tondon & Co.
CHARTERED ACCOUNTANTS
Firm Registration No. : 329088E

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : agrawaltondon2019@gmail.com

4. The Statement includes the results of the following entities:

Entity	Relationship
Emami Realty Limited	Holding Company
Sneha Ashiana Private Limited	Subsidiary
New Age Realty Private Limited	Subsidiary
Delta PV Private Limited	Subsidiary
Roseview Developers Private Limited	Associate
Bengal Emami Housing Limited	Associate
Swanhousing and Infra Private Limited	Associate
Prajay Urban Private Limited	Associate

5. We draw your attention to the fact that the Company is 10% proft partner in Lohitka Properties LLP, Mumbai which is developing a real estate project, presently under construction. Its financial results have not been made available to the Holding Company for incorporation in its financial results.

6. 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 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, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements 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.

7. The Consolidated unaudited financial results include the unaudited financial results of three subsidiaries, whose financial results reflect Group's share of total revenue of Rs 19.18 lacs and share of total net Profit after tax of 1.67 lacs for the quarter ended 30th June 2026 which have been reviewed by another auditor. The unaudited consolidated financial results should include the Group's share of net profit after tax of Rs 324.9 lacs for the quarter ended 30th June 2026 and total comprehensive income of Rs 324.9 lacs for the quarter ended 30th June 2026, but the same has not been considered in the Statement as the book value of the investment is NIL, in respect of associates, based on its interim financial information which has not been reviewed by us. These interim financial results have been reviewed by other auditor whose reports have been furnished to us by the Management and our opinion and

Agrawal Tondon & Co. Kolkata Chartered Accountants

Agrawal Tondon & Co.
CHARTERED ACCOUNTANTS
Firm Registration No. : 329088E

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : agrawaltondon2019@gmail.com

auditor whose reports have been furnished to us by the Management and our opinion and conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries and associate, is based solely on the report of the other auditor and the procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of the above matter.

For **AGRAWAL TONDON & CO.**
Chartered Accountants
Firm Registration No.: 329088E

Agrawal Tondon & Co. Kolkata Chartered Accountants

Mamta Jain

Mamta Jain
Partner
Membership No.: 061299

Place: Kolkata
Date: 13.08.2026
UDIN: 26061299PTHRUQ4965

εmami REALTY

EMAMI REALTY LIMITED

CIN : L45400WB2008PLC121426

Regd Office: Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata – 700107

Statement of Standalone and Consolidated Unaudited Financial Results for the Quarter Ended 30th June, 2026

(₹ in Lakhs)

Particulars	Standalone				Consolidated			
	Quarter Ended			Year Ended	Quarter Ended			Year Ended
	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
	30-06-2026	31-03-2026	30-06-2025	31-03-2026	30-06-2026	31-03-2026	30-06-2025	31-03-2026
1. Revenue								
(a) Revenue from Operations	547.35	7,308.92	584.85	9,299.82	566.53	7,308.91	600.66	9,315.63
(b) Other Income	398.84	392.44	830.84	2,766.90	399.96	393.09	831.09	2,768.31
Total Revenue	**946.19**	**7,701.36**	**1,415.69**	**12,066.72**	**966.49**	**7,702.00**	**1,431.75**	**12,083.94**
2. Expenses								
(a) Purchases	6.48	5.18	8.46	2,255.57	6.48	5.18	8.46	2,255.57
(b) Project Expenses	4,802.92	17,203.52	3,781.66	34,541.61	4,802.92	17,144.80	3,781.66	34,556.38
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(4,668.33)	(8,508.15)	(3,265.53)	(26,660.98)	(4,670.68)	(8,527.11)	(3,267.69)	(26,736.02)
(d) Employee benefits expense	691.11	699.80	458.01	2,409.02	691.11	699.80	458.01	2,409.02
(e) Finance Cost	2,149.48	2,385.90	2,311.10	9,622.69	2,169.24	2,463.57	2,330.66	9,700.36
(f) Depreciation and amortisation expense	47.93	57.38	34.07	158.87	47.93	57.38	34.07	158.87
(g) Other expenses	164.32	3,535.50	3,691.42	11,511.69	165.43	3,537.74	3,691.91	11,513.96
Total Expenses	**3,193.91**	**15,379.13**	**7,019.19**	**33,838.47**	**3,212.43**	**15,381.36**	**7,037.08**	**33,858.14**
3. Profit/(Loss) before tax (1-2)	**(2,247.72)**	**(7,677.77)**	**(5,603.50)**	**(21,771.75)**	**(2,245.94)**	**(7,679.36)**	**(5,605.33)**	**(21,774.20)**
4. Tax expense								
Current Tax	-	-	-	-	0.11	0.10	-	0.14
Deferred Tax	(568.28)	(1,090.30)	(524.85)	(2,818.23)	(568.28)	(1,090.30)	(524.85)	(2,818.23)
Income Tax for Earlier Years	-	-	-	-	-	-	-	-
5. Profit/(Loss) for the period (3-4)	**(1,679.44)**	**(6,587.47)**	**(5,078.65)**	**(18,953.52)**	**(1,677.77)**	**(6,589.16)**	**(5,080.48)**	**(18,956.11)**
6. Share of Profit of Associates	-	-	-	-	(3.98)	4.30	-	9.04
7. Profit after tax and share of Profit/(loss) (5+6)	**(1,679.44)**	**(6,587.47)**	**(5,078.65)**	**(18,953.52)**	**(1,681.75)**	**(6,584.86)**	**(5,080.48)**	**(18,947.07)**
8. Other Comprehensive Income (After Tax)	-	(17.79)	-	(17.79)	-	(17.79)	-	(17.79)
9. Total Comprehensive Income for the period/year (7+8)	**(1,679.44)**	**(6,605.26)**	**(5,078.65)**	**(18,971.31)**	**(1,681.75)**	**(6,602.65)**	**(5,080.48)**	**(18,964.86)**
10. Profit attributable to:								
a. Owners of the Company	**(1,679.44)**	**(6,587.47)**	**(5,078.65)**	**(18,953.52)**	**(1,681.75)**	**(6,584.86)**	**(5,080.48)**	**(18,947.07)**
b. Non Controlling Interest	-	-	-	-	-	-	-	-
11. Total Comprehensive Income attributable to:								
a. Owners of the Company	**(1,679.44)**	**(6,605.26)**	**(5,078.65)**	**(18,971.31)**	**(1,681.75)**	**(6,602.65)**	**(5,080.48)**	**(18,964.86)**
b. Non Controlling Interest	-	-	-	-	-	-	-	-
12. Paid-up Equity Share Capital (Face Value of ₹2/- each)	1,040.68	876.68	876.68	876.68	1,040.68	876.68	876.68	756.88
13. Reserves excluding Revaluation Reserves as per Balance Sheet of the previous accounting year				(26,759.30)				(25,681.03)
14. Earnings per share (Face Value of ₹2/- each)								
Basic	(3.27)	(15.03)	(11.85)	(43.48)	(3.27)	(15.02)	(11.86)	(43.47)
Diluted	(3.27)	(15.03)	(11.85)	(43.48)	(3.27)	(15.02)	(11.86)	(43.47)
(EPS for the quarter not annualised)								

Notes:

(a) The above Standalone and Consolidated Financial Results of the Company for the quarter ended 30th June,2026 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 13th August,2026. The Statutory Auditors of the Company have reviewed these results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

(b) Other expenses for the quarter ended 30th June,2026, is not comparable with the previous quarters as the previous quarters included provisions for doubtful debts of Rs. 3254.34 Lakhs & Rs. 3506.18 Lakhs for the quarter ended 31st March,2026 and 30th June,2025 respectively.

(c) On 8th April, 2026, the Company has allotted 82,00,000 equity shares of face value ₹2/- each at a premium of ₹126.50/- by conversion of 82,00,000 Convertible Warrants, which were allotted on 16th April, 2025 by way of conversion of Unsecured Loans. Consequent upon such allotment, the issued, subscribed and paid-up equity share capital of the Company stands at ₹1,040.68 Lakhs divided into 5,20,33,889 equity shares of ₹2/- each.

(d) The Company operates in a single business segment i.e. Real Estate Development.

(e) These Financial Results are available on the Company's website at http://www.emamirealty.com.

(f) Figures of the previous periods have been regrouped/ recasted, wherever necessary.

For and on behalf of the Board of Directors

Dr. Nitesh Kumar Gupta
Managing Director & CEO
DIN: 08756907

Kolkata
13th August, 2026