Reg. Office Address:
Room No. 0923, 9th Floor,
Sankalp Bhawan, GPOA-II,
Kasturba Gandhi Marg. New Delhi 110001
CIN: L70101DL2005GOI132162
Website: www.hpil.co.in
Email :info@hpil.co.in,Tel: 011-23783012/23783013

HEMISPHERE PROPERTIES INDIA LIMITED
(A Government of India Enterprise)

हेमीस्फेयर प्रॉपर्टीज इंडिया लिमिटेड
(भारत सरकार का उपक्रम)

HPIL/BS/Stx/2026-27 Dated: 05.11.2026

To,
Manager,
Listing Department
BSE Limited,
P.J. Towers, Dalal Street
Mumbai

To,
Manager
Listing Department
National Stock Exchange of India Limited
"Exchange Plaza", Plot No. C/1,G Block,
Bandra Complex, Bandra (E),
Mumbai

Script Code: 543242 Symbol: HEMIPROP

Sub: Outcome of Board Meeting.

Sir/ Madam,

The Board of Directors, in their meeting held on Thursday, November 05, 2026, inter-alia considered and approved as the Unaudited Standalone Financial Results of the Company for period ended on September 30, 2026, were approved and taken on record. It may be noted that Statutory Auditor (M/s Aggarwal & Rampal, Chartered Accountants), have issued a Limited Review Report with an unmodified opinion on the above-mentioned financial results.

The above stated documents are also available on the website of Company, www.hpil.co.in.

The Board meeting commenced at 4.00 PM and concluded at 5.10 pm.

This is for your information and dissemination.

Thanking you,

For ***Hemisphere Properties India Limited***

LUBNA Digitally signed by LUBNA
Date: 2026.11.05 17:11:55 +05'30'

Lubna
Company Secretary & Compliance Officer

HEMISPHERE PROPERTIES INDIA LIMITED
CIN : L70101DL2005GOI132162
STATEMENT OF ASSETS AND LIABILITIES
(FOR HALF YEAR ENDED ON 30 SEPTEMBER 2026)

(₹ in Lakh)

Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
I. ASSETS		
1 Non-current assets		
(a) Property, plant and equipment	0.42	0.58
(b) Investment Property	65551.05	66561.67
(c) Goodwill	28194.15	28194.15
(d) Deferred Tax Assets (Net)	1479.76	1479.76
(e) Other Non Current Investment	0.00	0.00
	95225.38	**96236.16**
2 Current assets		
(a) Inventory	14076.70	13055.84
(b) Financial Assets		
(i) Trade Receviable	19.61	15.52
(ii) Cash and cash equivalents	2504.55	2503.55
(iii) Other bank balance	3012.08	9.07
(iii) Other Financial Assets	2574.60	3008.30
(c) Current Tax Assets (Net)	55.63	50.41
(d) Other Current Assets	1601.85	1405.68
	23845.03	**20048.37**
Total Assets	**119070.41**	**116284.53**
II. EQUITY AND LIABILITIES		
1 Equity		
(a) Equity Share Capital	28500.00	28500.00
(b) Other Equity	14202.69	14871.17
	42702.69	**43371.17**
2 Liabilities		
(i) Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	8543.49	8236.66
	8543.49	**8236.66**
(ii) Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	500.00	500.00
(ii) Trade Payables		120.69
-Total outstanding dues of Small Enterprises and Micro Enterprises		
-Total outstan ding dues of creditors other than small enterprises and micro enterprises	119.56	
(iii) Provisions	12.40	10.08
(iv) Other financial liabilities	67187.98	64041.59
(b) Other current liabilities	4.29	4.34
	67824.22	**64676.70**
Total Equity and Liabilities	**119070.41**	**116284.53**

Place: New Delhi
Date: 05.11.2026

AGGARWAL & RAMPAL ★ Chartered Accountants ★ FRN: 003072N New Delhi

HEMISPHERE PROPERTIES INDIA LIMITED ★ NEW DELHI

D Thara
Chairperson and Managing Director
DIN: 01911714

HEMISPHERE PROPERTIES INDIA LIMITED

CIN : L70101DL2005GOI132162

STATEMENT OF PROFIT AND LOSS FOR THE YEAR QUARTER AND SIX MONTHS ENDED AS ON 30th SEPTEMBER 2026

(₹ in Lakh)

Particulars	Quarter Ended			Six Months Ended		Year Ended
	30-Sep-2026	30-Jun-2026	30-Sep-2025	30-Sep-2026	30-Sep-2025	31-Mar-2026
	(unaudited)	(unaudited)	(unaudited)	(unaudited)	(unaudited)	(audited)
I Revenue from Operations	12.84	14.61	24.32	27.45	48.18	99.24
II Other Income	56.03	64.29	74.65	120.31	209.95	405.65
III Total Income (I+II)	**68.87**	**78.89**	**98.98**	**147.76**	**258.13**	**504.90**
IV **Expenses**						
Change in Stock	-	-	-	-	-	-
Employee Benefits Expenses	13.01	12.32	12.53	25.33	25.07	43.52
Finance costs	218.21	218.63	181.48	436.84	350.72	800.56
Depreciation and Amortization Expenses	3.53	3.49	3.53	7.02	7.05	14.03
Other Expenses	182.35	164.69	263.19	347.04	501.34	1004.30
Total Expenses (IV).	**417.11**	**399.13**	**460.74**	**816.24**	**884.18**	**1862.41**
V **Profit/(Loss) Before Tax (III - IV)**	**-348.24**	**-320.24**	**-361.76**	**-668.48**	**-626.05**	**-1357.52**
VI **Tax Expense:**						
(1) Current tax	-	-	-	-	-	-
(2) Deferred Tax (Net)	-	-	-	-	-	-235.51
Total Tax Expense (VII)	-	-	-	-	-	**-235.51**
VII **Profit/(Loss) for the period from continuing operations (V - VI)**	**-348.24**	**-320.24**	**-361.76**	**-668.48**	**-626.05**	**-1122.01**
VIII **Other Comprehensive Income**						
A. Items that will not be reclassified to profit and loss						
(i) Re-measurement gains (losses) on defined benefit plans	-	-	-	-	-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
B. (i) Items that will be reclassified to profit and loss	-	-	-	-	-	-
(ii) Income Tax relating to Items that will be reclassified to profit and loss	-	-	-	-	-	-
IX **Total Comprehensive Income for the period (VII +VIII)**	**-348.24**	**-320.24**	**-361.76**	**-668.48**	**-626.05**	**-1122.01**
X **Earnings Per Equity Share**						
(1) Basic	(0.12)	(0.11)	(0.13)	(0.23)	(0.22)	(0.39)
(2) Diluted	(0.12)	(0.11)	(0.13)	(0.23)	(0.22)	(0.39)

Place: New Delhi
Date: 05.11.2026

AGGARWAL & RAMPAL ★ Chartered Accountants ★ FRN: 003072N New Delhi

HEMISPHERE PROPERTIES INDIA LIMITED NEW DELHI

D Thara
Chairperson and Managing Director
DIN: 01911714

HEMISPHERE PROPERTIES INDIA LIMITED
CIN : L70101DL2005GOI132162
UNAUDITED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED ON 30TH SEPTEMBER, 2026

(₹ in Lakh)

Particulars	For Half year ended on September 30,2026	For Half year ended on September 30,2025	For the year ended on 31 March 2026
A. CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit/ (Loss) before tax as per Profit & Loss Account	-668.48	-626.05	-1357.52
Adjusted for:-			
Add: Non Cash Debits			
Interest Expenses on Compound Financial	306.83	-	498.49
Depreciation from PPE & Investment Property	7.02	7.05	14.03
Dividend on Preference Shares	-	-	1.84
Interest Income	-118.28	-207.80	-353.38
Interest and Finance Charges - Other than Dividend	130.00	350.72	300.23
Operating Profit before Working Capital Changes	-342.91	-476.08	-896.31
Movement in working capital			
Inventory	-	-13055.66	-13055.66
Trade Receivables	-4.09	-7.79	-9.15
Other Current Assets	-196.17	-1333.72	-1093.05
Current Tax Assets	-3.15	-	-15.45
Other Financial liabilities	3016.38	-13.08	-93.06
Other Current Liabilities	-0.06	-4.06	-5.98
Borrowings	-	-100.00	-
Trade Payables	-1.13	20.18	16.69
Provisions	2.32	13.42	-0.54
Cash generated from/(used) in operations	2471.20	-14956.79	-15152.50
Taxes Paid/ (Refund)	0	-6.96	-9.33
Net Cash from/(used) in operating activities	**2471.20**	**-14963.75**	**-15143.17**
B. CASH FLOW FROM INVESTING ACTIVITIES			
Proceeds/(Payments) for Property Plant and Equipment	-	-	-
Realisation from deposits with bank	433.69	5050.37	5815.33
Proceeds/(Payments) for Investment Property	-17.10	-43.79	-43.79
Bank Deposit having Original Maturity more than 3 months and upto 12 Months	-3003.01	-107.07	-5.07
Recovery of tax on Investment Income	-	-	68.72
Interest Income on Income-Tax Refund	-	-	3.78
Interest received on Investment (Net of Tax Deducted at Source)	116.21	207.80	314.64
Net Cash Flow from/ (used in) Investing Activities	**-2470.20**	**5107.31**	**6153.61**
C. CASH FLOW FROM FINANCING ACTIVITIES			
Proceed from Share application money pending allotment	-	-	-
Issue of Preference Shares	-	7500.00	7500.00
Repayment of Borrowings	-	-	-600.00
Adjustment of Liablity Component	-	-	-
Interest and Finance Charge	-	-100.83	-410.83
Net Cash from/ (used in) Financing Activities	**-**	**7399.17**	**6489.17**
Net Increase / (Decrease) in Cash and Cash Equivalents	0.99	-2457.27	-2500.39
Opening Balance of Cash & Cash Equivalents	2503.55	5003.95	5003.95
Closing Balance of Cash & Cash Equivalents	**2504.55**	**2546.68**	**2503.55**

Place: New Delhi
Date: 05.11.2026

D Thara
Chairperson and Managing Director
DIN: 0191171[illegible]

AGGARWAL & RAMPAL ★ Chartered Accountants ★ FRN 003072N New Delhi

HEMISPHERE PROPERTIES INDIA LIMITED ★ NEW DELHI

Notes to the financial statement as on September 30, 2026

1. The above unaudited financial results for the quarter and half year ended on 30.09.2026, duly reviewed and recommended by Audit Committee of Company and taken on record by the Board of Directors at their meeting held on 05.11.2026.
2. The unaudited financial results for the quarter and half year ended on 30.09.2026 have been subject to limited review by the Statutory Auditor of the Company.
3. The financial statements are prepared in compliance with Indian Accounting Standards, "Ind-AS" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI circular dated 5th July 2016.
4. The Company issued a Request for Proposal (RFP) dated 18.02.2026 for sale of its land parcel situated at Village Bopkhel, Pune, Maharashtra – 411031. Pursuant to the RFP, an e-auction was successfully conducted on 12.05.2026, wherein Hypervault AI Data Center Limited emerged as the successful bidder with a highest bid of ₹640.50 crore. Subsequent to obtaining the requisite approval of the shareholders, the Company issued a Letter of Acceptance (LoA) to Hypervault AI Data Center Limited.

   The Company has received an amount of ₹160.1250 crore (Rupees One Hundred Sixty Crore Twelve Lakh Fifty Thousand Only) on 28.10.2026, representing 25% of the total sale consideration, from the successful bidder, M/s HyperVault AI Data Center Limited. The aforesaid amount has been received in accordance with the terms and conditions stipulated in the Request for Proposal (RFP) document. The remaining sale consideration shall be received in accordance with the stipulated terms and timelines of the RFP document and the sale deed shall be executed on fulfilment of all applicable terms and conditions of the transaction.
5. During the year, the Company reclassified stamp duty of ₹10.20 crore, which had previously been capitalised as part of the Investment Property. This amount is attributable to the portion of the Bopkhel land parcel that is held as Inventory. Accordingly, it has been derecognised from Investment Property and recognised as part of the cost of Inventory (Stock-in-trade), in accordance with Ind AS 2 – Inventories and Ind AS 40 – Investment Property
6. The Company is engaged in the business of Real Estate. In the context of Ind As 108 on 'Segment Reporting', the results are considered to constitute a single reportable primary/ business segment.
7. The provisions for Income Tax/ Deferred Tax is being assessed/ computed by the Company annually and not on quarterly/ half-yearly basis in the Interim Financials (Unaudited Results).
8. Comparative figures have been regrouped/ re-casted/ rearranged wherever deemed necessary to confirm to current period classification.

For Hemisphere Properties India Limited

HEMISPHERE PROPERTIES INDIA LIMITED ★ NEW DELHI

D Thara

(Chairperson & Managing Director)

DIN: 01911714

AGGARWAL & RAMPAL ★ Chartered Accountants ★ FRN: 003072N New Delhi

Place : New Delhi

Date :05.11.2026

Global Associate
CBA
Cross Border Associates
The Global Alliance of Trusted M&A Advisors

AGGARWAL & RAMPAL
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www.aggarwalrampal.com

Limited Review Report on the Unaudited Financial Results for the Quarter and Six month ended September 30, 2026 of the Hemisphere Properties India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors
Hemisphere Properties India Limited

1) We have reviewed the accompanying statement of unaudited financial results of **Hemisphere Properties India Limited** (the 'Company') for the quarter and six months ended on September 30, 2026 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Listing Regulation').

2) This Statement, which is the responsibility of the Company's management and 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, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statements are free of material misstatement. A review is

AGGARWAL & RAMPAL
FRN: 003072N
New Delhi

limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, *we observe the following-*

1. *During the Quarter ended September 30, 2026, the Company has not complied, with the provisions contained in Section 149 of the Companies Act read with Rule – 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014 and Regulation 17, 18, 19, and other applicable provision of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 in respect of the Appointment of the Independent Directors on the Board and its committee.*
   However, consequent upon the appointment of an Independent Director on the Board, the Company has complied with the requirements of Regulations 20 and 21 of the SEBI Listing Regulations with effect from September 1, 2026. The consequential effect (if any) on the financial statement remains unascertained.
2. *Provision for Stamp Duty Payable towards registration/mutation of the complete land parcels in all states, amounting to Rs. 65,100 lacs, which has been computed based on the circle rates prevailing in Financial Year 2016-17. The actual liability in this regard may vary, being dependent upon the Circles rates/stamp duty rates prevailing at the time of transfer of titles of land in future. The Company has paid an amount of Rs. 774.30 lacs (out of the above provision of Rs. 65,100 lacs) during the financial year 2022-23 for the Chennai Land and the Conveyance Deed has been executed for the said land. Further, during the financial year 2023-24, an amount of Rs. 316.20 lacs, being the Development Fees/Mutation Charges on Mutation of Kolkata land parcel has been appropriated out of Rs. 65100 lacs, and paid in May 2024 and updation of records for Kalas land parcel of Rs. 29.46 lacs in August 2025.*
   However, the management has not re-assessed/reviewed the remaining outstanding liability of Rs. 63980.21 lacs as of September 30, 2026, in view of the Mutations/Execution of Conveyance Deed of certain land parcels post FY 2020-21 till September 30, 2026.



3. *Non-Recognition/Accounting of Property Tax/Urban Land Tax Liability by the Company in relation to the Land Parcel of 53.04 acres in Chennai. The management is of the view that the Liability for the said cost is not presently determinable, and shall be accounted for only when the demand is ascertained from the said local revenue authority.*

4. *The Revenue Department, Stamp Registration Branch, Government of NCT of Delhi issued notice dated 10.03.2026 in respect of alleged non-payment/short payment of stamp duty on share allotment on 18.05.2021 and 17.11.2021.The Company has already paid the stamp duty to National Securities Depository Limited (NSDL) on allotment of shares in accordance with amended Indian Stamp Act, 1899 (revised Act) through Finance Act, 2019, and the relevant Stamp Rules, 2019 and vide notification dated December 10, 2019. However, the Company has filed a representation against the notice which is presently pending before the authority and consequential effect (if any) on the financial statement remains unascertained.*

Our observations are not modified in respect of the above matters.

Apart from that 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 Regulations 33 of the Listing Regulations, including the manner in which it is to be disclosed., or that it contains any material misstatement.

As per our report attached
Aggarwal and Rampal
Chartered Accountants
FRN: 003072N

FRN: 003072N
New Delhi

Aditya Aggarwal
Partner
M. No: 515644
UDIN: 26515644JGFOPY3149
Place: New Delhi
Date: November 05, 2026