

**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](http://www.hpil.co.in)  
Email :info@hpil.co.in,Tel: 011-23783012/23783013

**HEMISPHERE PROPERTIES INDIA LIMITED**  
(A Government of India Enterprise)

**हेमीस्फेर प्रॉपर्टीज इंडिया लिमिटेड**  
(भारत सरकार का उपक्रम)

HPIL/BS/Stx/2025-26

Dated: 28.01.2026

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 Wednesday, January 28, 2026, inter-alia considered and approved as the Unaudited Standalone Financial Results of the Company for the quarter ended December 31, 2025, were approved and taken on record. It may be noted that 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](http://www.hpil.co.in).

The Board meeting commenced at 3.15 pm and concluded at 4.40 pm.

This is for your information and dissemination.

Thanking you,

For **Hemisphere Properties India Limited**

Lubna  
Company Secretary & Compliance Officer

**Independent Auditor's Review Report on the Unaudited Financial Results for the Quarter and nine Months ended December 31, 2025 of the Hemisphere Properties India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

**LIMITED REVIEW REPORT**

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 nine months ended on December 31, 2025 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 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 December 31, 2025 the Company still 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(1)(b) & 2(A), Regulation 18(1)(b)(d) & 2(b), Regulation 19(1)(c),(2) & 2(A), Regulation 20(2A), Regulation 25(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 in respect of the Appointment of the Independent Directors and no provision has been made for any penalty that may be imposed by the regulators.
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 financial year 2023-24, an amount of Rs. 316.02 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 December 31, 2025.

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.



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 sec 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Aggarwal & Rampal  
Chartered Accountants

F.R No: 003072N



Aditya Aggarwal

Partner

Membership No: 515644

UDIN: 26515644JTCCRL7967

Place: New Delhi

Date: January 28, 2026

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CIN : L70101DL2005G01132162

STATEMENT OF PROFIT AND LOSS FOR THE YEAR QUARTER AND NINE MONTHS ENDED AS ON 31st DECEMBER 2025

Particulars	31-Dec-2025 (unaudited)	Quarter Ended		Nine Months Ended		(₹ in Lakhs) Year Ended
		30-Sep-2025 (unaudited)	31-Dec-2024 (unaudited)	31-Dec-2025 (unaudited)	31-Dec-2024 (unaudited)	
<b>Revenue :</b>						
I. Revenue from operations	25.55	24.32	23.86	73.73	66.78	90.64
II. Other income	132.17	74.65	159.20	342.12	514.09	692.12
<b>III. Total Income (I + II)</b>	<b>157.72</b>	<b>98.98</b>	<b>183.06</b>	<b>415.85</b>	<b>580.87</b>	<b>782.76</b>
<b>IV. Expenses:</b>						
Change in Stock						
Employee benefits expenses	8.97	12.53	11.88	34.04	34.45	46.33
Finance costs	216.06	181.48	158.00	566.78	469.40	609.41
Depreciation, amortization and impairment	3.53	3.53	2.11	10.58	5.75	12.16
Other Expenses	252.74	263.19	243.47	754.08	717.55	1043.08
<b>Total Expenses (IV).</b>	<b>481.29</b>	<b>460.74</b>	<b>415.45</b>	<b>1365.47</b>	<b>1227.15</b>	<b>1710.98</b>
<b>V. Profit/loss Before exceptional items and Tax (III - IV)</b>	<b>-323.58</b>	<b>-361.76</b>	<b>-232.39</b>	<b>-949.62</b>	<b>-646.28</b>	<b>-928.23</b>
<b>VI. Exceptional items</b>						
<b>VII. Profit/(Loss) before tax (V - VI)</b>	<b>-323.58</b>	<b>-361.76</b>	<b>-232.39</b>	<b>-949.62</b>	<b>-646.28</b>	<b>-928.23</b>
<b>VIII. Tax expense:</b>						
(1) Current tax						
- For the year	-	-	-	-	-	-
- For earlier years (net)	-	-	-	-	-	-
(2) Deferred tax (net)	-	-	-	-	-	-
<b>Total Tax Expense (VIII)</b>						<b>-176.38</b>
<b>IX. Profit/(loss) for the period from continuing operation (VII - VIII)</b>	<b>-323.58</b>	<b>-361.76</b>	<b>-232.39</b>	<b>-949.62</b>	<b>-646.28</b>	<b>-176.38</b>
<b>X. Profit/(loss) from discontinued operations</b>						<b>-751.85</b>
<b>XI. Tax Expense of discontinued operations</b>						
<b>XII. Profit/(loss) from discontinued operations (after tax) (X-XI)</b>						
<b>XIII. Profit/(loss) for the period (IX+XII)</b>	<b>-323.58</b>	<b>-361.76</b>	<b>-232.39</b>	<b>-949.62</b>	<b>-646.28</b>	<b>-751.85</b>
<b>XIV. Other Comprehensive Income</b>						
<b>XV. Total Comprehensive Income for the period</b>	<b>-323.58</b>	<b>-361.76</b>	<b>-232.39</b>	<b>-949.62</b>	<b>-646.28</b>	<b>-751.85</b>
<b>XVI. Earnings Per Equity Share:</b>						
(1) Basic	-0.11	-0.13	-0.08	-0.33	-0.23	-0.26
(2) Diluted	-0.11	-0.13	-0.08	-0.33	-0.23	-0.26

Place: New Delhi  
Date : 28.01.2026



*D Thara*  
Chairperson and Managing Director  
DIN: 01911714

HEMISPHERE PROPERTIES INDIA LIMITED NEW DELHI

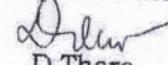
**Notes to the financial statement as on December 31, 2025**

1. The above unaudited financial results for the quarter and nine months ended on 31.12.2025, duly reviewed and recommended by Audit Committee of Company and taken on record by the Board of Directors at their meeting held on 28.01.2026
2. The unaudited financial results for the quarter ended on 31.12.2025 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 5<sup>th</sup> July 2016.
4. 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.
5. 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).
6. The Company has floated its Request for Proposal (RFP) document for the sale of land parcels at village Bopkhel, Pune Maharashtra dated 13.12.2024. The e-auction was conducted from 1st to 3rd October 2025; however, no bids were placed. The Company is in consultation for conducting the next round of bidding for monetization.
7. During the quarter ended 31 December 2025, the Company has received an amount of ₹49.64 lakhs from Tata Communications Limited, in respect of a trade receivable for which loss allowance (Expected Credit Loss)/provisions had been recognised in the financial statements for the year ended 31 March 2024.

The said recovery has been adjusted against that impairment loss on trade receivables and accordingly recognised as a reversal of impairment loss in the Statement of Profit and Loss for the period, in accordance with Ind AS 109 – Financial Instruments.

8. Comparative figures have been regrouped / re-casted/ rearranged wherever deemed necessary to confirm to current period classification.

Hemisphere Properties India Limited

  
D Thara

(Chairperson & Managing Director)

DIN: 01911714



Place: New Delhi

Date: 28.01.2026