

Date: 13.02.2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Symbol / Scrip Code – MODIS	To, BSE Limited Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code – 543539
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Sub: Outcome of Meeting of Board of Directors held on February 13th, 2026

Dear Sir / Madam,

Pursuant to Regulation 30 and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulations"), we wish to inform you that the Board of Directors of the Company at their Meeting held today February 13th, 2026, has inter alia transacted the following business:

Approved the Un-audited Standalone Financial Results of the Company for the quarter ended December 31, 2025, as recommended by the Audit Committee.

Pursuant to the Listing Regulations, we are enclosing herewith the following:

- Un-audited Standalone Financial Results for the quarter ended December 31, 2025, along with the Limited Review Report issued by the Statutory Auditors of the Company.

The Meeting of the Board of Directors commenced at 5:00 P.M. and concluded at 6:00 P.M.

Further, as informed earlier, the Trading Window for dealing in the securities of the Company shall remain closed till 48 hours after the declaration of financial results ie. February 15th, 2026, in terms of the Code of Conduct for Prevention of Insider Trading of the Company.

Kindly take the same on your record and acknowledge.

Thank you.

Yours Faithfully,

For Modis Navnirman Limited

Mr. Mahek Modi

DIN - 06705998

Whole-Time Director and CFO

MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office: Shop No. 1, Rashmi Heights, M G Road, Kandivali (West), Mumbai, Pin code-400067
Website: www.modisnirman.com

(₹ in lakhs except EPS)

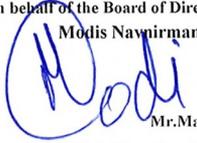
Statement of financial results for the quarter and nine month ended 31st December 2025

Particulars	Quarter Ended			Nine Month Ended		For The Year Ended
	31/12/2025	30/09/2025	31/12/2024	31/12/2025	31/12/2024	31/03/2025
A	01/10/2025	01/07/2025	01/10/2024	01/04/2025	01/04/2024	01/04/2024
B	31/12/2025	30/09/2025	31/12/2024	31/12/2025	31/12/2024	31/03/2025
C	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Restated
Income						
1	5,443.45	3,784.69	3,201.51	13,782.34	6,777.40	10,387.87
2	15.58	28.82	26.66	57.58	113.00	203.21
3	5,459.03	3,813.51	3,228.17	13,839.93	6,890.40	10,591.08
4 Expenses						
(a)	7,644.28	2,176.97	2,442.48	14,339.06	7,553.82	10,397.18
(b)	(3,926.25)	882.30	(114.14)	(4,174.24)	(2,614.56)	(3,119.49)
(c)	124.70	52.89	75.65	268.67	194.16	290.76
(d)	131.73	104.69	21.15	316.59	230.60	211.86
	3,974.47	3,216.85	2,425.13	10,750.08	5,364.01	7,780.31
Earnings before interest, tax, depreciation and amortisation (EBITDA) (3-4)						
	1,484.56	596.66	803.04	3,089.85	1,526.39	2,810.77
(e)	7.84	2.19	4.66	8.39	12.02	35.67
(f)	30.01	10.33	9.95	30.84	29.40	39.84
5	1,446.71	584.14	788.44	3,050.62	1,484.97	2,735.26
6 Tax expense						
(a)	160.41	64.76	87.42	564.80	274.93	427.85
-	2.93	-	-	2.93	-	2.93
(b)	6.58	(1.10)	(0.06)	5.63	3.04	(6.57)
	169.91	63.66	87.36	573.35	277.97	424.21
7	1,276.80	520.48	701.07	2,477.27	1,207.00	2,311.05
8 Other comprehensive income						
(a)	(11.37)	-	-	(11.37)	-	-
(i)	2.86	-	-	2.86	-	-
(b)	-	-	-	-	-	-
(i)	-	-	-	-	-	-
	(8.51)	-	-	(8.51)	-	-
9	1,268.29	520.48	701.07	2,468.76	1,207.00	2,311.05
10	1,959.12	1,959.12	1,959.12	1,959.12	1,959.12	1,959.12
11	-	-	-	-	-	10,818.27
12 Earnings per share (EPS) (not annualised, except for year end)						
Basic (in ₹)	6.47	2.66	3.58	12.60	6.16	11.80
Diluted (in ₹)	6.47	2.66	3.58	12.60	6.16	11.80

Notes:-

1 The above Standalone Unaudited Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India, to the extent applicable.



2	The above statement of unaudited standalone financials results for the quarter and nine months ended December 31, 2025 are drawn up for the first time in accordance with the requirement of Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 ('Listing Regulation'), as amended. These results have been reviewed and recommended by the Audit Committee at its meeting held on February 13, 2026. The Board of Directors at its meeting held on February 13, 2026 have approved the above results and taken on record. The statutory auditors have expressed unmodified review opinion on results for the quarter and nine months ended December 31, 2025. The standalone financial results for the quarter ended September 30, 2025 and quarter and nine months ended December 31, 2024 have not been subject to limited review or audit. However, the management has exercised necessary diligence to ensure that the financial results for these periods provide a true and fair view of the Company's affairs.
3	The Company has adopted Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) with effect from 1st April, 2025. Accordingly, the financial results for the quarter/year ended March 31, 2025 have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. The corresponding figures for the previous period(s), including the comparative financial information for the quarter ended December 31, 2024, have been restated / regrouped / reclassified, wherever necessary, to conform to the recognition, measurement and presentation requirements of Ind AS to ensure comparability of financial results. The transition to Ind AS has been carried out in accordance with Ind AS 101 – First-time Adoption of Indian Accounting Standards. The impact of transition from previous GAAP to Ind AS, if material, has been appropriately recognized and disclosed in the financial results. The Figure for the Year Ended March 31, 2025 has been accordingly restated and taken into the effect of transition from Previous GAAP to Ind AS.
4	The Company was earlier listed on the SME Platform of the Stock Exchange. Pursuant to approval of the shareholders and the Stock Exchange, the Company has migrated from the SME Platform to the Main Board of the Stock Exchange with effect from 14th November, 2025. Consequently, the equity shares of the Company are now listed and traded on the Main Board of the Stock Exchange from the aforesaid date and the Company is compliant with the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable to companies listed on the Main Board
5	These results have been prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") 34 - Interim Financial Reporting.
6	The Company operates in a single reportable business segment - " Real Estate Business - Construction & Redevelopment". Accordingly, disclosure of segment-wise information is not required in accordance with Indian Accounting Standard ("Ind AS") 108 – Operating Segments.
7	The comparative Quarter & Nine Months Ended and full-year figures of the previous year represent the consolidated financial statements of Modis Navnirman Limited (Holding Company) and Shree Modis Navnirman Private Limited (Wholly Owned Subsidiary). As the aforesaid companies have merged effective from 1st April 2025, the current Quarter & Nine Months Ended financial figures represent the merged (post-amalgamation) financial position of the Company
8	The Company has received the Order from the Ministry of Corporate Affairs approving the Scheme of Merger/Amalgamation on 16th October 2025. The Scheme is effective from 1st April 2025, in accordance with the terms and conditions specified in the said Order.
9	Figures for the Quarter ended on 31st December 2025 are the balancing figures between the unaudited figures for the Nine Months financial and the reviewed year to date figures for the half year 30th September 2025
10	The figures for the corresponding previous period have been regrouped/ reclassified wherever necessary, to make them comparable.
	<p>Place :- Mumbai Date :- 13-02-2026</p> <p style="text-align: right;">For and on behalf of the Board of Directors Modis Navnirman Limited</p> <p style="text-align: center;"></p> <p style="text-align: right;"> Mr. Mahek Modi Whole Time Director & CFO (DIN: 06705998)</p>



Independent Auditor's Limited Review Report on Unaudited Financial Results for the Quarter & Nine Months ended December 31, 2025 of the Company pursuant to Regulation 33, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors
Modis Navnirman Limited
Shop No. 1, Rashmi Heights, M G Road, Kandivali West,
Mumbai, Maharashtra - 400067

We have reviewed the accompanying statement of unaudited financial results ("the statement") of **Modis Navnirman Limited** ("the Company") for the Quarter & Nine Months ended 31st December 2025 being submitted by the company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

This Statement 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 Accounting Standards 25 "Interim Financial Reporting" prescribe under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulation. Our responsibility is to issue a report on these financial statements 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 Information performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard require 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 other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain an 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statements of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 of 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.

As stated in Note 2 of the statement, the figure for the corresponding quarter 31 December 2025 are the balancing figure between the year to date nine month figure December 2025 and reviewed half year figure of September 2025.





As stated in Note 2 of the statement, we have not performed a review or audit of the figure for the corresponding quarter ended 31st December 2024 and 30th September 2025.

Other Matters

We draw attention to **Note No. 7** of the unaudited financial results, which describes that the comparative half-yearly and full-year figures of the previous year represent the consolidated financial statements of *Modis Navnirman Limited* (the Holding Company) and *Shree Modis Navnirman Private Limited* (its wholly owned subsidiary). As the aforesaid companies have merged effective from **1st April 2025**, the current half-yearly financial figures represent the merged (post-amalgamation) financial position of the Company. **Our conclusion is not modified in respect of this matter.**

Date : 13th February 2026

Place : Mumbai

FOR D G M S & Co.
(Chartered Accountants)
F. R. No. :112187W

Hiren J Maru
Partner
M. No. : 115279

UDIN: 26115279KNEJDA8381

