Ref. No. NBCC/NSEBSE/2026-27 August 11, 2026

नेशनलस्टॉकएक्सचेंजऑफ़ इंडिया लिमिटेड **एक्सचेंजप्लाजा,** **प्लॉटनंबरसी/1, जीब्लॉक,** **बांद्रा-कुर्लाकॉम्प्लेक्स** **बांद्रा (ई)-मुंबई 400051** **एनएसईप्रतीक: एनबीसीसी/EQ** **National Stock Exchange of India Ltd.** **Exchange Plaza,** **Plot No C/1, G Block,** **Bandra –Kurla Complex,** **Bandra (E), Mumbai-400051**	**बीएसईलिमिटेड** **फिरोजजीजीभोयटॉवर,** **दलालस्ट्रीट,** **मुंबई-400001** **स्क्रिपकोड: 534309** **BSE Ltd.** **Phiroze Jeejeebhoy Tower,** **Dalal Street,** **Mumbai-400001**

Subject: - Outcome of the Board Meeting dated August 11, 2026

Sir,

This is to inform that Board of Directors of the Company at its meeting held today, i.e., August 11, 2026, inter alia, considered the following:

1. Approved the unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended June 30, 2026.

   A copy of the unaudited Financial Results (Standalone and Consolidated) along with the limited review reports is enclosed at **Annexure-1.** Other Information for Quarterly Integrated Filing (Financial) is attached at **Annexure-2.**

2. Declared 1st interim dividend for the financial year 2026-27 of Rs. 0.15 /- (i.e. 15%) per paid-up equity share of Rs. 1/- each.

   The Company has fixed **August 17, 2026 (Monday)** as the record date for ascertaining the eligibility of shareholders for payment of the interim dividend. The interim dividend would be paid within the period as stipulated under the Companies Act, 2013

3. Fixed the date of the 66th Annual General Meeting (AGM) on **September 11, 2026 (Friday) at 12:00 Noon through VC/OAVM.**

4. Fixed **August 28, 2026 (Friday),** as the Record Date for the recommended final dividend i.e. Rs. 0.46/- per paid-up equity share of Rs. 1/- each for

FY 2025-26, subject to the approval of Shareholders in the ensuing 66th AGM of the Company.

5. Accorded in principle approval for the incorporation of a wholly owned subsidiary Company as Special Purpose Vehicle (SPV) for undertaking such activities as may be necessary in connection with the Real Estate Investment Trust ('REIT'), subject to the approval of the Ministry of Housing and Urban Affairs/Department of Investment and Public Asset Management (DIPAM).

The meeting commenced at 12:30 p.m. and concluded at 3:00 p.m.

The aforesaid information is also available on the website of the Company at https://nbccindia.in/webEnglish/BoardMeetingNotices

This is for your information and record.

Thanking you,

For NBCC (India) Limited

Deepti Gambhir

ENCL: As Above

Deepti Gambhir
Company Secretary
F-4984

D K CHHAJER & CO.
CHARTERED ACCOUNTANTS
INDIA

Mob : +91-93542-57245
Web : www.dkcindia.com
Email : nksarraf@dkcindia.com
Email : delhi@dkcindia.com

Independent Auditor's Review Report on Unaudited Standalone Financial Results of NBCC (India) Limited for the Quarter Ended June 30, 2026 pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report
To the Board of Directors
NBCC (India) Limited

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results ("the Statement") of **NBCC (India) Limited** ("the Company") for the Quarter ended June 30, 2026, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

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 the 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 and in compliance with Regulations 33 of the Listing Regulations. 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 ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 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. 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 Act 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.

D. K. CHHAJER & Co. * Chartered Accountants * FRN 304138E

5. **Emphasis of Matters**

We invite attention to the following matters in the notes to the Unaudited Standalone Financial Results:

(i) Note No. 4 regarding the purchase of a Group Housing plot in Naya Raipur from Naya Raipur Development Authority (NRDA) on lease in the year 2014. The carrying value of the land as on June 30, 2026 is Rs. 2,099.37 Lakh. The lease deed/conveyance deed yet to be executed between the owners association/housing society (yet to be formed) and NRDA as per the terms of the development agreement. The construction on the said land is yet to start.

(ii) Note No. 5 regarding the non-execution of the conveyance deed in favour of the Company and other matters incidental thereto, in respect of the land at Faridabad (Haryana), forming part of the land bank (inventory) involving, in aggregate, a sum of Rs. 13,216.54 Lakhs for the reasons stated therein.

(iii) Note No. 6 regarding payment by the Company to Land & Development Office, Ministry of Housing and Urban Affairs as additional premium for availing additional ground coverage at Company's built up and sold project "NBCC Plaza" and incurring of other construction cost and consequential expenses thereon for project which is stuck up on account of similar demand of Rs. 3,224.45 Lakh, raised by Municipal Corporation of Delhi (Erstwhile South Delhi Municipal Corporation) in respect of additional ground coverage, in the year 2015.

(iv) Notes No. 7 & 11 regarding the construction of a Group Housing Real Estate project at Kochi, Kerala, having carrying value of inventory amounting to Rs. 8,700.91 lakh as at June 30, 2026, remaining unsold for want of Environmental Clearance (EC) and requisite statutory approval. The State Expert Appraisal Committee (SEAC) recommended the grant of EC which was put on hold. There after vide order dated May 16, 2025 the Hon'ble Supreme Court held that the 2017 Notification, OM of 2021 and all related circulars, Orders and Notifications issued in furtherance thereof as illegal and struck them down and accordingly the Company had written down the inventory by Rs. 8,015.53 lakh as exceptional loss during the year ended March 31, 2025. On review petition filed by the aggrieved parties, the Hon'ble Supreme Court vide its order dated November 18, 2025, recalled the above judgement and the original writ petitions and civil appeals had been restored to file. Accordingly, exceptional loss of Rs. 8,015.53 lakh has been reversed during the year ended March 31, 2026. The Hon'ble Supreme Court, vide its judgement dated July 29, 2026, issued directions with respect to Environmental clearances (ECs) already granted or pending considerations under the 2017 Notifications/2021 Office Memorandum (OM). The Company is in the process of approaching SEAC for grant of EC in accordance with the directions contained in the Hon'ble Supreme court judgement dated 26 July, 2026.

(v) Notes No. 10 and 11 which describe developments concerning the Company's residential real estate project at NBCC Green View, Sector- 37 D, Gurugram, which had exhibited structural cracks and related to the reconstruction of the flats/units and refund the amount with interest to the homebuyers/allottees. The Company recognized the cumulative total provisions and write-offs till June 30, 2026 amounting to Rs. 46,882.51 Lakh (March 31, 2026: Rs. 46,882.51 Lakh). Further, a recovery suit filed by the Company for Rs. 75,000 Lakh against construction contractor and 18 other litigations are ongoing.

(vi) Note No. 12 in respect of the demand of Value Added tax including interest and penalty (DVAT Demand) for Rs. 40,480.01 Lakh had been set aside by Hon'ble Appellate Tribunal and

D. K. CHHAJER & Co. FRN 304138E Chartered Accountants

remanded back for recalculation of the said tax liability vide its order dated November 10, 2022. Till the reporting date no order received by the Company from DVAT Department. Accordingly, the contingent liability as may arise is not ascertainable as at June 30, 2026.

Our conclusion on the Statement is not modified in respect of the above matters.

6. **Other Matters**

i. We did not review the financial results/financial information of five foreign branches namely Mauritius, Maldives, Seychelles, Jeddah and Dubai included in the Unaudited Standalone Financial Results of the Company whose financial results/financial information reflect total income of Rs. 204.83 Lakh for the quarter ended on June 30, 2026, as considered in the Unaudited Standalone Financial Results. The financial results/financial information of said branches have not been reviewed either by us or by other auditors and our conclusion, so far as it relates to the amounts and disclosures included in respect of said branches duly certified by the Management have been furnished to us, are solely based on the Management certified financial results/financial information.

ii. The comparative standalone financial information of the Company for the corresponding quarter ended June 30, 2025 were reviewed by the predecessor auditors who expressed an unmodified conclusion on the same vide their report dated August 7, 2025.

iii. The Board of Directors does not comprise of the requisite number of Independent Directors including Independent Woman Director as required under Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the composition of Audit Committee, Nomination and Remuneration Committee, were not in compliance as per provisions of Section 177 and 178 of the Act and Regulation 18 and 19 of SEBI Regulation during the quarter ended June 30, 2026.

Our conclusion on the Statement is not modified in respect of the above matters.

For D K Chhajer & Co.
Chartered Accountants
Firm Registration No.: 304138E

D. K. CHHAJER & Co. ★ FRN 304138E ★ Chartered Accountants

Nand Kishore Sarraf
Partner
Membership No.: 510708

UDIN: **26510708DCVMJZ7937**
Place: New Delhi
Date: August 11, 2026

NBCC (INDIA) LIMITED

(A Government of India Enterprise), A Navratna Company

Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003

CIN : L74899DL1960GOI003335

Statement of Standalone Unaudited Financial Results for the Quarter Ended on June 30, 2026

₹ in Lakh

	Particulars	Standalone			
		Quarter Ended on			Year Ended on
		30.06.2026 (Unaudited)	31.03.2026 (Audited)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1.	Income				
(a)	Revenue from Operations	1,82,303.58	3,91,375.45	1,65,676.85	9,75,531.30
(b)	Other Income	4,495.25	5,129.66	5,657.98	30,013.93
	Total Income	**1,86,798.83**	**3,96,505.11**	**1,71,334.83**	**10,05,545.23**
2.	**Expenses**				
(a)	Land Purchased & Materials Consumed	218.02	109.67	210.16	23,397.49
(b)	Changes in inventories of Real Estate Projects	2,054.04	2,746.83	1,390.98	(18,874.17)
(c)	Work & Consultancy expenses	1,53,639.03	3,41,236.47	1,43,882.59	8,63,876.19
(d)	Employee benefits expenses	7,387.06	8,654.11	6,934.74	29,931.97
(e)	Finance Costs	0.15	0.18	0.14	1.30
(f)	Depreciation and amortisation expense	256.93	271.78	212.46	922.46
(g)	Impairment losses / (Reversal of Impairment losses)	108.76	(6,899.98)	434.15	(6,023.25)
(h)	Write Offs	82.64	16,057.49	83.22	16,988.37
(i)	Other Expenses	2,825.05	4,994.83	2,873.56	12,027.37
	Total Expenses	**1,66,571.68**	**3,67,171.38**	**1,56,022.00**	**9,22,247.73**
3.	**Profit/ (Loss) from operations before Exceptional Items & Tax (1 - 2)**	**20,227.15**	**29,333.73**	**15,312.83**	**83,297.50**
4.	Exceptional Items (Net)	-	-	-	(8,015.53)
5.	**Profit/ (Loss) before Tax (3 - 4)**	**20,227.15**	**29,333.73**	**15,312.83**	**91,313.03**
6.	Tax Expense				
(a)	Current Tax	4,568.00	5,235.44	3,594.00	17,772.42
(b)	Deferred Tax	594.14	2,092.24	311.05	3,453.61
(c)	Taxation in respect of earlier years	-	-	-	(242.07)
7.	**Net Profit/ (Loss) for the period (5 - 6)**	**15,065.01**	**22,006.05**	**11,407.78**	**70,329.07**
8.	Other Comprehensive Income				
(a)(i)	Items that will not be reclassified to Profit or Loss	-	(165.34)	-	(53.65)
(a)(ii)	Income tax relating to items that will not be reclassified to Profit or Loss	-	41.61	-	13.50
(b)(i)	Items that will be reclassified to Profit or Loss	(2.31)	103.87	(36.98)	(168.35)
(b)(ii)	Income tax relating to items that will be reclassified to Profit or Loss	0.58	(26.14)	9.31	42.37
9.	Total Comprehensive Income (7 + 8)	15,063.28	21,960.05	11,380.11	70,162.94
10.	Paid up Equity Share Capital (Face Value of ₹ 1 per share)	27,000.00	27,000.00	27,000.00	27,000.00
11.	Other Equity	-	-	-	2,57,563.42
12.	**Earnings Per Share (Not Annualized for the Quarter)**				
(a)	**Basic (in ₹)**	**0.56**	**0.82**	**0.42**	**2.60**
(b)	**Diluted (in ₹)**	**0.56**	**0.82**	**0.42**	**2.60**

1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on August 11, 2026.

2 The Statutory Auditors of the Company have carried out the limited review of these standalone financial results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; as amended. The Statutory Auditors have expressed unmodified conclusion.

3 The Board of Directors in its meeting held on August 11, 2026 have declared Ist Interim Dividend of ₹ 0.15 per share (face Value of ₹ 1.00 per share) for the financial year 2026-27.

4 The Company Real estate Land bank includes ₹ 2099.37 Lakh up to June 30, 2026 (₹ 2099.37 Lakh up to March 31, 2026) toward lease hold Land for a Group Housing Plot admeasuring 30,436 Sqm. at Naya Raipur, Chhattisgarh, lease deed in respect of which is yet to be executed. As per the terms of allotment, lease deed shall be executed between owners association / Housing society, to-be-formed in future and Naya Raipur Development Authority (NRDA). The extention of time for construction was granted by the NRDA to the company upto June 26, 2027. The Company has, vide its letter dated August 9, 2026, requested the NRDA for further extension of the lease period by four years. The company is in the process of development of land, approval for development from various authorities is being taken.

5 The Company Real estate Land bank includes ₹ 13216.54 Lakh up to June 30, 2026 (₹ 13178.41 Lakh up to March 31, 2026) toward Freehold Land for a Group Housing Plot admeasuring 16,753.99 Sqm. at Faridabad, execution of conveyance deed in respect of which is pending for want of Environment clearance which is dependent on submission of NOC from Forest Department. NOC from Forest department was not received on the ground that "the criteria for clarification of deemed forests is pending before the Hon'ble Supreme Court and Govt. of Haryana has yet not identified deemed forests". Company had taken up the matter with Government of Haryana to either issue necessary instructions to Forest Department for issuing of NOC as required for Environmental Clearance or refund the amount paid with interest to company.

A provision of ₹ 1073.66 Lakh as at June 30, 2026 (₹ 1073.66 Lakh up to March 31, 2026) has been created in the books towards reduction in the Net Realisable Value of the said land.

6 The Company had paid a sum of ₹ 3021.78 Lakh to Land & Development Office (L&DO), Ministry of Housing & Urban Affairs (MoHUA) in the year 2011 as additional premium for availing additional ground coverage (FAR) for construction of "Additional Shopping cum Car Parking Blocks" in "NBCC Plaza" at Pushp Vihar, New Delhi. The company has incurred a sum of ₹ 1718.84 lakh on construction cost including ground rent of the project till June 30, 2026 (₹ 1718.84 lakh upto March 31, 2026). Real Estate Construction Work in Progress includes an amount of ₹ 4740.61 Lakh upto June 30, 2026 (March 31, 2026 ₹ 4740.61 Lakh) toward said project. Project is on hold pending approval of building plan by Municipal Corporation of Delhi (MCD) since MCD is also demanding ₹ 3224.45 Lakh towards additional FAR Charges. Since the Company had already paid the applicable FAR premium to L&DO, it contested the MCD's demand on grounds of dual charging for the same component by two different authorities. Further, the matter has been deliberated in a meeting chaired by Hon'ble Minister of State, MoHUA held on April 13, 2026, wherein MCD has been directed to place NBCC's request before the Competent Authority/ House for issuance of conditional Sanction Building plan to facilitate completion of Phase II works by NBCC. Upon completion of Phase- II works, NBCC shall apply for issuance of Completion certificate and shall pay the requisite charges towards Additional FAR to MCD. Further, L&DO has been directed to consider NBCC's request to examine the feasibility of execution of Lease Deed (conditional, if any) with NBCC, incorporating a provision for completion of the balance works.

A complete provision representing the value of expenditure towards construction amounting to ₹ 954.43 lakh up to June 30, 2026 (₹ 954.43 lakh up to March 31, 2026) has been created in the books.

7 The Company has constructed a Group Housing Real Estate project at Kochi, Kerala, comprising 3,20,216 sq. ft. of residential and 4,424 sq. ft. of commercial area on a Freehold land parcel of 3.18 acres having a value of ₹ 281.77 Lakh. The total cost including land, incurred on the project amounts to ₹ 8700.91 lakh up to June 30, 2026 (₹ 8700.91 lakh up to March 31, 2026). The sale of units in the project was put on hold due to the non-availability of Environmental Clearance (EC) and other requisite statutory approvals. RERA Registration was received for the project which has been expired in December, 2024 and renewal of the same was under process.

The State Expert Appraisal Committee (SEAC) in 147th meeting held on July 21, 2023 recommended the grant of EC under the Office Memorandum (OM) dated July 07, 2021 and January 28, 2022 issued by Ministry of Environment Forest & Climate Change (MoEFCC). EC was put on hold due to stay on both the aforesaid OMs by the Hon'ble Supreme Court, in W.P.(C) No. 1394/2023 titled Vanashakti vs. Union of India, vide order dated January 02, 2024. Vide order dated May 16, 2025, the Hon'ble Supreme Court held that the 2017 Notification, OM of 2021 and all related circulars, orders, and notifications issued in furtherance thereof are illegal and accordingly struck down.

In view of the said decision, the Company had written down the value of its inventory toward said project by ₹ 8015.53 lakh as Exceptional Item and Value of land of the project was restated at its original cost of ₹ 281.77 lakh and shown under "real estate land bank" and ₹ 435.38 Lakh was shown under "Real Estate Building Structure (Unsold Units) -Scrap", being net realisable scrap value in FY 2024-25.

In the Financial Year 2025-26, the Hon'ble Supreme Court, vide judgment dated November 18, 2025 in the Review Petition, recalled its earlier judgment dated May 16, 2025 and restored the original writ petitions and civil appeals to file. Accordingly, the earlier write-down amounting to ₹ 8015.53 lakh has been reversed as Exceptional Item and the project has been reinstated under "Real Estate Inventory (Work-in-Progress)" at original total cost in FY 2025-26, based on the valuation done by the IBBI-registered valuer.

The Hon'ble Supreme Court, vide its judgment dated July 29, 2026, issued directions with respect to Environmental Clearances (ECs) already granted or pending consideration under the 2017 Notification/2021 Office Memorandum (OM). The Court directed that any application which had been dismissed, returned, or delisted solely on account of the stay order dated January 2, 2024 and/or the judgment in Vanashakti-I may be reconsidered by the concerned authority in light of the observations made in the said judgment, particularly the prospective quashing of the 2021 OM.

In view of the said judgement, the Company is in the process of approaching the State Expert Appraisal Committee (SEAC) for reconsideration and grant of Environmental Clearance which has been kept on hold due to stay order dated January 02, 2024.

D. K. CHHAJER & CO. FRN 304138E Chartered Accountants

NBCC (INDIA) LIMITED एनबीसीसी (इंडिया) लिमिटेड NBCC

8 The Company Real Estate Completed Projects includes ₹ 916.96 lakh up to June 30, 2026 (₹ 916.96 lakh up to March 31, 2026), towards its share in development of a project located at Jackson Gate, Agartala, under Joint Operations with Agartala Municipal Corporation (AMC). Since the project has already been completed, RERA registration is not required, as confirmed by the Tripura Real Estate Regulatory Authority (T-RERA). The Company received communications from Agartala Municipal Corporation that Govt. of Tripura has decided to set up a 50 bedded city hospital in vacant portion of building. AMC has initiated the process for obtaining necessary budgetary allocation to acquire the entire building under Agartala Municipal Corporation by purchasing complete share of NBCC for the said purpose. AMC has paid ₹ 500.00 lakh as 1st installment for purchase of company share of the said property on July 01 ,2026.

9 The Company Real Estate Completed Projects includes ₹ 5806.44 Lakh up to June 30, 2026 (₹ 5806.44 Lakh up to March 31, 2026) towards the cost of a Group Housing project constructed on lease hold land located at Alwar named Aravali Apartments. The substantial portion of the project was completed in the year 2018. The completion certificate of the project has been obtained and RERA registration/exemption has been received from Authority on October 29, 2024. A provision of ₹ 1256.44 lakh had been created in the books towards reduction in the Net Realisable Value of the said Project upto March 31. 2025.

Pursuant to the e-auction conducted during the Financial Year 2025-26, the Company has received a firm sales commitment from the H-1 bidder for sale of the project on an "As Is Where Is" basis for a total consideration of ₹ 5,855 lakh. In view of the said firm sales commitment and the resultant increase in net realisable value, the provision of ₹ 1,256.44 lakh created up to March 31, 2025 has been reversed during the year ended on March 31, 2026, in accordance with Ind AS.

10 The Company had developed the NBCC Green View residential project at Sector-37D, Gurugram. Following structural defects, the project was evacuated and settlement options, including reconstruction and refund, were offered to allottees. Buyback/refund payments, inventory write-downs, capitalization of project-related statutory expenses, and reversal of provisions for rental reimbursements incurred during the quarter ended on June 30, 2026 were accounted for appropriately as disclosed Exceptional Item in Note 11. The project remains under reconstruction, with related inventory classified as work-in-progress. The company has recognized total provisions/write-offs/expenses amounting to ₹ 46,882.51 lakh up to June 30, 2026 (₹ 46,882.51 lakh up to March 31, 2026) as exceptional items.

A recovery suit has been filed in the Delhi High Court against Ramacivil India Construction (P) Ltd. and others for ₹ 75,000 lakh related to the project. Currently, there are 18 pending litigations against the company from allottees, who are neither accepting refund as per NCDRC nor opting settlement through reconstruction, and also from contractors.

The costs and liabilities (if any), that may possibly be incurred towards additional interest or other compensation are not ascertainable as on date. However, quantifiable claims of homebuyers/allottees and contractor is ₹ 6393.92 lakh as at June 30, 2026 (March 31, 2026 ₹ 6355.92 lakh), has been included in Contingent liability of the Company.

11 Exceptional items:

Particulars	Quarter Ended on			Year Ended on
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
Write down/(Reversal of Write down) of Inventory - Group Housing Real Estate project at Kochi, Kerala.*	-	-	-	(8,015.53)
Write down of Inventory - Green View, Sector - 37 D, Gurugram	0.50	263.02	192.60	1,004.95
Rent Expenses Incurred towards Allottees opted Reconstruction Option	91.62	89.17	-	89.17
Reversal of Provisions made for Rental to Allottees opted Reconstruction Option	(91.62)	(89.17)	-	(89.17)
Provision/(Reversal of Provision) for Buyback of Flats/Units, Construction Cost for Reconstruction of Flats/Units & Refund as per NCDRC Order etc.	(0.50)	(263.02)	(192.60)	(1,004.95)
Exceptional item (Net)	-	-	-	**(8,015.53)**

* Refer Note No. 7

12 In the F.Y. 2022-23, DVAT Demand of ₹ 40,480.01 lakh raised in earlier years has been set aside by Hon'ble Appellate Tribunal vide order dt. November 10, 2022, However the case has been remanded back to Ld. OHA for recalculation of Tax liability. Till the reporting date no further demand order has been received by Company from DVAT Department in this case. Hence, contingent liability in the said case not ascertainable as at June 30, 2026.

13 NBCC has a wholly-owned subsidiary named HSCC (India) Limited. A Scheme of Arrangement for merger of HSCC with NBCC has been proposed under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013. DIPAM conveyed its no-objection to the proposed merger vide communication dated July 09, 2026. Thereafter, a joint first motion application was filed before the Ministry of Corporate Affairs/Central Government on July 17, 2026. The proposed Scheme is subject to approval/sanction of the competent authority and receipt of such governmental, statutory and regulatory approvals, directions and filings as may be applicable.

14 Comparative figures have been regrouped/ recasted/ rearranged wherever deemed necessary to conform to current period classification and negative figures have been shown in brackets.

For and on behalf of
NBCC (INDIA) LIMITED

एनबीसीसी (इंडिया) लिमिटेड * NBCC (INDIA) LIMITED *

(K. P. Mahadevaswamy)
Chairman & Managing Director
(DIN : 10041435)

Place : New Delhi
Date : August 11, 2026

D. K. CHHAJER & Co. * Chartered Accountants *
FRN
304138E

NBCC (INDIA) LIMITED				
(A Government of India Enterprise), A Navratna Company				
Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003				
CIN : L74899DL1960GOI003335				
Statement of Standalone Unaudited Segment Results for the Quarter Ended on June 30, 2026				
				₹ in Lakh
Particulars	Standalone			
	Quarter Ended on			Year Ended on
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1. Segment Revenue from Operations				
(a) PMC	1,75,149.67	3,77,107.53	1,56,174.48	9,39,289.14
(b) Real Estate	5,389.75	4,272.76	2,238.39	10,010.01
(c) EPC	396.19	8,019.10	7,150.56	23,384.79
(d) Unallocated	1,367.97	1,976.06	113.42	2,847.36
Total	1,82,303.58	3,91,375.45	1,65,676.85	9,75,531.30
Less: Inter Segment Revenue	-	-	-	-
Total Revenue from Operations	**1,82,303.58**	**3,91,375.45**	**1,65,676.85**	**9,75,531.30**
2. Segment Results				
Profit before tax and Interest				
(a) PMC	18,885.71	26,636.54	14,781.24	67,367.65
(b) Real Estate	2,568.26	(582.17)	479.63	10,694.31
(c) EPC	(608.12)	(1,262.67)	473.70	1,333.22
(d) Unallocated	(618.55)	4,542.21	(421.60)	11,919.15
Total	**20,227.30**	**29,333.91**	**15,312.97**	**91,314.33**
Less: Finance Costs	0.15	0.18	0.14	1.30
Total Profit before tax	**20,227.15**	**29,333.73**	**15,312.83**	**91,313.03**
3. Segment Assets				
(a) PMC	6,26,739.58	7,24,633.03	4,87,907.16	7,24,633.03
(b) Real Estate	1,78,289.18	1,70,482.69	1,21,445.70	1,70,482.69
(c) EPC	29,014.80	34,138.29	49,307.15	34,138.29
(d) Unallocated	1,99,141.90	2,25,489.85	2,56,596.44	2,25,489.85
Total Segment Assets	**10,33,185.46**	**11,54,743.86**	**9,15,256.45**	**11,54,743.86**
4. Segment Liabilities				
(a) PMC	6,65,252.53	7,92,480.61	5,86,865.20	7,92,480.61
(b) Real Estate	21,736.62	24,007.69	27,786.38	24,007.69
(c) EPC	20,860.44	28,056.81	37,952.83	28,056.81
(d) Unallocated	25,709.17	25,635.33	18,511.45	25,635.33
Total Segment Liabilities	**7,33,558.76**	**8,70,180.44**	**6,71,115.86**	**8,70,180.44**

The Company has reported segment information as per Ind AS 108 "Operating Segments". The Company has identified three service line as its operating segments i.e. Project Management Consultancy (PMC), Real Estate and Engineering, Procurement & Construction (EPC). These operating segments are monitored by the Company's Chief Operating Decision Maker and strategic decisions are made on the basis of segment operating results.

For and on behalf of
NBCC (INDIA) LIMITED

एनबीसीसी (इंडिया) लिमिटेड • NBCC (INDIA) LIMITED • एनबीसीसी NBCC

D. K. CHHAJER & Co. Chartered Accountants FRN 304138E

(K. P. Mahadevaswamy)
Chairman & Managing Director
(DIN : 10041435)

Place : New Delhi
Date : August 11, 2026

D K CHHAJER & CO.
CHARTERED ACCOUNTANTS
INDIA

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Independent Auditor's Review Report on Unaudited Consolidated Financial Results of NBCC (India) Limited for the Quarter ended June 30, 2026 pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report
To the Board of Directors
NBCC (India) Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results ("the Statement") of **NBCC (India) Limited** ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its joint ventures for the Quarter ended June 30, 2026, being submitted by the Holding Company pursuant to the requirements of Regulations 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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 the 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 and in compliance with Regulations 33 of the Listing Regulations. 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 ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Holding Company's personnel 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 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 Securities and Exchange Board of India ("SEBI") under Regulation 33(8) of the Listing Regulations, to the extent applicable.

D. K. CHHAJER & Co. * FRN 304138E * Chartered Accountants

4. The Statement includes the financial results/financial information of the following entities:

A. Subsidiaries:

i. HSCC (India) Limited
ii. Hindustan Steelworks Construction Limited
iii. NBCC Services Limited
iv. NBCC DWC LLC (Located outside of India)
v. NBCC Overseas Real Estate LLC (Located outside of India) w.e.f. April 23, 2025

B. Joint Ventures:

i. Real Estate Development & Construction Corporation of Rajasthan Limited
ii. NBCC- Mahavir Hanuman Group
iii. NBCC- Ahinsa Builders

Conclusion

5. 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 to in paragraph 7 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 specified under section 133 of the Act 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 Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. **Emphasis of Matters:**

We invite attention to the following matters in the notes to the Unaudited Consolidated Financial Results:

i. Note No. 4 regarding the purchase of a Group Housing plot in Naya Raipur from Naya Raipur Development Authority (NRDA) on lease in the year 2014. The carrying value of the land as on June 30, 2026 in the books of the Holding Company is Rs. 2,099.37 Lakh. The lease deed/conveyance deed yet to be executed between the owners association/housing society (yet to be formed) and NRDA as per the terms of the development agreement. The construction on the said land is yet to start.

ii. Note No. 5 regarding the non-execution of the conveyance deed in favour of the Holding Company and other matters incidental thereto, in respect of the land at Faridabad (Haryana), forming part of the land bank (inventory) involving, in aggregate, a sum of Rs. 13,216.54 Lakh for reasons stated therein.

iii. Note No. 6 regarding payment by the Holding Company to Land & Development Office, Ministry of Housing and Urban Affairs as additional premium for availing additional ground coverage at Holding Company's built up and sold project "NBCC Plaza" and incurring of other construction cost and consequential expenses thereon for project which is stuck up on account

D. K. CHHAJER & Co. * FRN 304138E * Chartered Accountants of similar demand of Rs. 3,224.45 Lakh, raised by Municipal Corporation of Delhi (Erstwhile South Delhi Municipal Corporation) in respect of additional ground coverage, in the year 2015.

iv. Notes No. 7 & 11 regarding the construction of a Group Housing Real Estate project at Kochi, Kerala, having carrying value of inventory amounting to Rs. 8,700.91 lakh as at June 30, 2026, remaining unsold for want of Environmental Clearance (EC) and requisite statutory approval. The State Expert Appraisal Committee (SEAC) recommended the grant of EC which was put on hold. There after vide order dated May 16, 2025 the Hon'ble Supreme Court held that the 2017 Notification, OM of 2021 and all related circulars, Orders and Notifications issued in furtherance thereof as illegal and struck them down and accordingly the Company had written down the inventory by Rs. 8,015.53 lakh as exceptional loss during the year ended March 31, 2025. On review petition filed by the aggrieved parties, the Hon'ble Supreme Court vide its order dated November 18, 2025, recalled the above judgement and the original writ petitions and civil appeals had been restored to file. Accordingly, exceptional loss of Rs. 8,015.53 lakh has been reversed during the year ended March 31, 2026. The Hon'ble Supreme Court, vide its judgement dated July 29, 2026, issued directions with respect to Environmental clearances (ECs) already granted or pending considerations under the 2017 Notifications/2021 Office Memorandum (OM). The Company is in the process of approaching SEAC for grant of EC in accordance with the directions contained in the Hon'ble Supreme court judgement dated 26 July, 2026

v. Notes No. 10 and 11 which describe developments concerning the Holding Company's residential real estate project at NBCC Green View, Sector- 37 D, Gurugram, which had exhibited structural cracks and related to the reconstruction of the flats/units and refund the amount with interest to the homebuyers/allottees. The Holding Company recognized the cumulative total provisions and write-offs till June 30, 2026 amounting to Rs. 46,882.51 Lakh (March 31, 2026: Rs. 46,882.51 Lakh). Further, a recovery suit filed by the company for Rs. 75,000 Lakh against construction contractor and 18 other litigations are ongoing.

vi. Note No. 12 in respect of the demand of Value Added tax including interest and penalty (DVAT Demand) for Rs. 40,480.01 Lakh had been set aside by Hon'ble Appellate Tribunal and remanded back for recalculation of the said tax liability vide its order dated November 10, 2022. Till the reporting date no order received by the Holding Company from DVAT Department. Accordingly, the contingent liability as may arise is not ascertainable as at June 30, 2026.

Our conclusion on the Statement is not modified in respect of the above matters.

In addition to above, the statutory auditors of below subsidiary company have given below mentioned Emphasis of Matters:

HSCC (India) Limited (HSCC) – wholly owned subsidiary of the Holding Company

i. Regarding balances in respect of trade receivable, claims recoverable/payable, trade payable, retention money, client deposits, earnest money deposit, security deposit (receivable and payable) which are to confirmation and reconciliation. The Company has made adequate provisions in its books of account against its receivables as per its credit policy. The Management does not expect any significant loss upon completion of confirmations/reconciliations on its financial statements. (Refer Note 14 (a) of the Statement).

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ii. Regarding the projects which have been completed and handed over to Ministries/ Clients but these projects are not financially closed in the books of account having assets & liabilities of Rs. 6,582.93 lakh (March 31, 2026: Rs. 6569.52 lakh) and Rs. 15,956.45 lakh (March 31, 2026: Rs. 15,618.57 lakh) lying in fixed deposits with banks for refund due to projects financially closed as at June 30, 2026. The Company is in the process of financial closure of remaining projects and refund of money lying in its books of account. The Management does not expect any significant loss on its financial statements upon financial closure of the remaining projects. (Refer Note 14 (b) of the Statement).

iii. Regarding construction of building which has not been commenced on leasehold land, having Gross Value of Rs. 389.16 lakh, whereas as per the lease deed the construction was to be completed by April 21, 2017. The Company has not paid the extension fee of Rs. 56.51 lakh along with related Goods & Service Tax as demanded by the Noida Authority vide their letter dated January 12, 2022 for the period covering April 22, 2017 to April 08, 2022 as of the date of this report. However, the Company has provided for the extension fee as at June 30, 2026 of Rs.103.89 lakh (March 31, 2026: - Rs. 101.06 lakh) as per the lease deed extension charges payable to New Okhla Industrial Development Authority. (Refer Note 14 (c) of the Statement).

iv. Regarding "Test to Treat Arogya Yojna" project, in which due to certain procedural and governance-related irregularities in the execution of work by the subcontractor noticed during the previous year where uncertainty exists regarding the evaluation of the completion of work pending further examination under the said contract being conducted by the Company, the revenue and corresponding costs for the quarter from April 1, 2026 to June 30, 2026 have not been recognized in the financial results of the current quarter. (Refer Note 14 (d) of the Statement)

Our conclusion on the Statement is not modified in respect of the above matters.

7. **Other Matters:**

i. We did not review the financial results/financial information of five subsidiaries, whose unaudited financial results/financial information reflect total revenues from operations of Rs. 44,885.71 Lakh, total net profit after tax of Rs.872.29 Lakh, total comprehensive income of Rs. 922.74 Lakh for the quarter ended June 30, 2026, respectively, as considered in the Statement which have been reviewed by other auditors.

ii. We did not review the financial results/financial information of two joint ventures, whose unaudited financial results/ financial information reflect Group's share of profit after tax of Rs. 1.57 Lakh and total comprehensive income of Rs. 1.57 Lakh respectively for the quarter ended June 30, 2026, as considered in the Statement which have been reviewed by other auditors.

The reports on the unaudited financial results/financial information of these entities 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 and joint ventures, is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph 3 above.

D.K. CHHAJER & Co.
FRN 304138E
Chartered Accountants

iii. The accompanying Statement includes the unaudited financial results/ financial information, in respect of one joint venture, whose unaudited financial results/ financial information reflect Group's share of profit after tax of Rs. 1.82 lakh, Total comprehensive income of Rs.1.82 Lakh for the quarter ended June 30, 2026, as considered in the Statement.

The unaudited financial results/financial information have not been reviewed by the auditors of the joint venture as mentioned in point iii above and have been approved and 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 joint venture, is based solely on such unaudited financial results/financial information. According to the information and explanations given to us by the Management, this unaudited financial results/financial information are not material to the Group.

iv. Two of the subsidiaries are located outside India whose financial results/financial information have been prepared in accordance with accounting principles generally accepted in that country ("local GAAP"). The Holding Company's Management has converted this financial results / financial information of said Subsidiary companies from local GAAP to accounting principles generally accepted in India. We have reviewed these conversion adjustments conducted by the Holding Company's Management.

v. The comparative consolidated financial information of the Group for the corresponding quarter ended June 30, 2025 were reviewed by the predecessor auditors who expressed an unmodified conclusion on the same vide their report dated August 7, 2025.

vi. The Board of Directors of the Holding company does not comprise of the requisite number of Independent Directors including Independent Woman Director as required under Regulation 17 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the composition of Audit Committee, Nomination and Remuneration Committee, were not in compliance as per provisions of Section 177 and 178 of the Act and Regulation 18 and 19 of SEBI Regulation during the quarter ended June 30, 2026.

vii. In respect of Hindustan Steel Works Construction Limited (subsidiary of the Company) the company had not complied with the provision of section 149 of the Companies Act, 2013 in respect of constitution of its Board of Directors, which did not have requisite number of independent directors. There was also non- compliance of the provisions of Section 177, 178 and other relevant sections of the Companies Act, 2013 in respect of constitution of Audit Committee, Nomination and Remuneration Committee and the business required to be transacted at these committee meetings etc.

viii. In respect of HSCC (India) Limited, wholly owned subsidiary of the Company is in the process of constituting its Audit Committee as per the requirements under clause 4 of Department of Public Enterprises Guidelines. Further, the company is in the process of appointment of requisite numbers of Independent Directors in its Board of Directors, Audit Committee and Remuneration Committee as per requirements under clauses 3.1.4, 4.1.1 and 5.1 respectively of Department of Public Enterprises Guidelines.

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ix. NBCC-R.K. Millen, the Holding Company's Jointly Controlled entity has not been considered for consolidation since it is not operational and, there is an ongoing legal case between co-venturers.

Our conclusion on the Statement is not modified in respect of the above matters.

For D K Chhajer & Co.
Chartered Accountants
Firm Registration No.: 304138E

D.K. CHHAJER & Co. FRN 304138E Chartered Accountants

Nand Kishore Sarraf
Partner
Membership No.: 510708

UDIN: **26510708PQJMGJ7030**

Place: New Delhi
Date: August 11, 2026

NBCC (INDIA) LIMITED				
(A Government of India Enterprise), A Navratna Company				
Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003				
CIN : L74899DL1960GOI003335				
Statement of Consolidated Unaudited Financial Results for the Quarter Ended on June 30, 2026				
				₹ in Lakh
Particulars	**Consolidated**			
	Quarter Ended on			**Year Ended on**
	30.06.2026	**31.03.2026**	**30.06.2025**	**31.03.2026**
	(Unaudited)	**(Audited)**	**(Unaudited)**	**(Audited)**
1. Income				
(a) Revenue from Operations	2,25,952.87	4,55,979.82	2,39,248.75	12,88,861.42
(b) Other Income	6,137.44	5,879.82	7,300.19	30,727.27
Total Income	**2,32,090.31**	**4,61,859.64**	**2,46,548.94**	**13,19,588.69**
2. Expenses				
(a) Purchases of Stock-in-Trade/ Land & Material Consumed	4,155.68	3,298.03	4,022.38	47,006.94
(b) Changes in inventories of Real Estate Projects	2,023.38	2,657.30	1,390.98	(22,877.62)
(c) Work & Consultancy expenses	1,91,077.85	3,95,029.02	2,10,681.25	11,38,145.97
(d) Employee benefits expenses	9,368.76	10,614.20	8,951.15	37,922.09
(e) Finance Costs	0.41	0.96	0.71	3.41
(f) Depreciation and amortisation expense	352.96	389.00	300.68	1,306.68
(g) Impairment losses / (Reversal of Impairment losses)	224.38	(6,681.17)	(562.01)	(5,751.49)
(h) Write Offs	105.92	16,384.59	102.48	17,398.12
(i) Other Expenses	3,505.30	5,952.86	3,516.64	15,345.50
Total Expenses	**2,10,814.64**	**4,27,644.79**	**2,28,404.26**	**12,28,499.60**
3. Profit/ (Loss) from operations before Share of Profit/ (Loss) of Joint Venture, Exceptional Items & Tax (1- 2)	**21,275.67**	**34,214.85**	**18,144.68**	**91,089.09**
4. Share of Profit/ (Loss) of Joint Venture	3.39	14.53	0.43	27.45
5. Profit/ (Loss) from operations before Exceptional Items & Tax (3 + 4)	**21,279.06**	**34,229.38**	**18,145.11**	**91,116.54**
6. Exceptional Items (Net)	-	-	-	(8,015.53)
7. Profit/ (Loss) before Tax (5 - 6)	**21,279.06**	**34,229.38**	**18,145.11**	**99,132.07**
8. Tax Expense				
(a) Current Tax	4,939.50	6,789.34	4,081.96	21,653.33
(b) Deferred Tax	538.75	2,123.51	559.88	3,497.62
(c) Taxation in respect of earlier years	-	(34.95)	-	(263.87)
9. Net Profit/ (Loss) for the period (7 - 8)	**15,800.81**	**25,351.48**	**13,503.27**	**74,244.99**
10. Net Profit/ (Loss) attributable to				
(a) Owners of the parent	15,483.07	24,138.97	13,212.99	72,003.13
(b) Non Controlling Interest	317.74	1,212.51	290.28	2,241.86
11. Other Comprehensive Income				
(a)(i) Items that will not be reclassified to Profit or Loss	59.08	15.12	(8.55)	182.65
(a)(ii) Income tax relating to items that will not be reclassified to Profit or Loss	(14.87)	(3.81)	2.15	(45.97)
(b)(i) Items that will be reclassified to Profit or Loss	51.33	389.58	(37.90)	123.88
(b)(ii) Income tax relating to items that will be reclassified to Profit or Loss	(12.93)	(98.05)	9.54	(31.18)
12. Total Comprehensive Income (9 + 11)	15,883.42	25,654.32	13,468.51	74,474.37
13. Total Comprehensive Income attributable to				
(a) Owners of the parent	15,552.69	24,380.08	13,178.23	72,180.57
(b) Non Controlling Interest	330.73	1,274.24	290.28	2,293.80
14. Paid up Equity Share Capital (Face Value of ₹ 1 per share)	27,000.00	27,000.00	27,000.00	27,000.00
15. Other Equity	-	-	-	2,74,726.26
16. Earnings Per Share (Not Annualized for the Quarter)				
(a) Basic (in ₹)	**0.57**	**0.89**	**0.49**	**2.67**
(b) Diluted (in ₹)	**0.57**	**0.89**	**0.49**	**2.67**

1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on August 11, 2026.

D. K. CHHAJER & CO. FRN 304138E Chartered Accountants

एनबीसीसी (इंडिया) लिमिटेड NBCC (INDIA) LIMITED

2 The Statutory Auditors of the Company have carried out the limited review of these consolidated financial results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; as amended. The Statutory Auditors have expressed unmodified conclusion.

3 The Board of Directors in its meeting held on August 11, 2026 have declared Ist Interim Dividend of ₹ 0.15 per share (face Value of ₹ 1.00 per share) for the financial year 2026-27.

4 The Group Real estate Land bank includes ₹ 2099.37 Lakh up to June 30, 2026 (₹ 2099.37 Lakh up to March 31, 2026) toward lease hold Land for a Group Housing Plot admeasuring 30,436 Sqm. at Naya Raipur, Chhattisgarh, lease deed in respect of which is yet to be executed. As per the terms of allotment, lease deed shall be executed between owners association / Housing society, to-be-formed in future and Naya Raipur Development Authority (NRDA). The extention of time for construction was granted by the NRDA to the Group upto June 26, 2027. The Group has, vide its letter dated August 9, 2026, requested the NRDA for further extension of the lease period by four years. The Group is in the process of development of land, approval for development from various authorities is being taken.

5 The Group Real estate Land bank includes ₹ 13216.54 Lakh up to June 30, 2026 (₹ 13178.41 Lakh up to March 31, 2026) toward Freehold Land for a Group Housing Plot admeasuring 16,753.99 Sqm. at Faridabad, execution of conveyance deed in respect of which is pending for want of Environment clearance which is dependent on submission of NOC from Forest Department. NOC from Forest department was not received on the ground that "the criteria for clarification of deemed forests is pending before the Hon'ble Supreme Court and Govt. of Haryana has yet not identified deemed forests". The Group had taken up the matter with Government of Haryana to either issue necessary instructions to Forest Department for issuing of NOC as required for Environmental Clearance or refund the amount paid with interest to the Group.
A provision of ₹ 1073.66 Lakh as at June 30, 2026 (₹ 1073.66 Lakh up to March 31, 2026) has been created in the books towards reduction in the Net Realisable Value of the said land.

6 The Group had paid a sum of ₹ 3021.78 Lakh to Land & Development Office (L&DO), Ministry of Housing & Urban Affairs (MoHUA) in the year 2011 as additional premium for availing additional ground coverage (FAR) for construction of "Additional Shopping cum Car Parking Blocks" in "NBCC Plaza" at Pushp Vihar, New Delhi. The Group has incurred a sum of ₹ 1718.84 lakh on construction cost including ground rent of the project till June 30, 2026 (₹ 1718.84 lakh upto March 31, 2026). Real Estate Construction Work in Progress includes an amount ₹ 4740.61 Lakh upto June 30, 2026 (March 31, 2026 ₹ 4740.61 Lakh) toward said project. Project is on hold pending approval of building plan by Municipal Corporation of Delhi (MCD) since MCD is also demanding ₹ 3224.45 Lakh towards additional FAR Charges. Since the parent Company had already paid the applicable FAR premium to L&DO, it contested the MCD's demand on grounds of dual charging for the same component by two different authorities. Further, the matter has been deliberated in a meeting chaired by Hon'ble Minister of State, MoHUA held on April 13, 2026, wherein MCD has been directed to place NBCC's request before the Competent Authority/ House for issuance of conditional Sanction Building plan to facilitate completion of Phase II works by NBCC. Upon completion of Phase- II works, NBCC shall apply for issuance of Completion certificate and shall pay the requisite charges towards Additional FAR to MCD. Further, L&DO has been directed to consider NBCC's request to examine the feasibility of execution of Lease Deed (conditional, if any) with NBCC, incorporating a provision for completion of the balance works.
A complete provision representing the value of expenditure towards construction amounting to ₹ 954.43 lakh up to June 30, 2026 (₹ 954.43 lakh up to March 31, 2026) has been created in the books.

7 The Group has constructed a Group Housing Real Estate project at Kochi, Kerala, comprising 3,20,216 sq. ft. of residential and 4,424 sq. ft. of commercial area on a Freehold land parcel of 3.18 acres having a value of ₹ 281.77 Lakh. The total cost including land, incurred on the project amounts to ₹ 8700.91 lakh up to June 30, 2026 (₹ 8700.91 lakh up to March 31, 2026). The sale of units in the project was put on hold due to the non-availability of Environmental Clearance (EC) and other requisite statutory approvals. RERA Registration was received for the project which has been expired in December, 2024 and renewal of the same was under process.
The State Expert Appraisal Committee (SEAC) in 147th meeting held on July 21, 2023 recommended the grant of EC under the Office Memorandum (OM) dated July 07, 2021 and January 28, 2022 issued by Ministry of Environment Forest & Climate Change (MoEFCC). EC was put on hold due to stay on both the aforesaid OMs by the Hon'ble Supreme Court, in W.P.(C) No. 1394/2023 titled Vanashakti vs. Union of India, vide order dated January 02, 2024. Vide order dated May 16, 2025, the Hon'ble Supreme Court held that the 2017 Notification, OM of 2021 and all related circulars, orders, and notifications issued in furtherance thereof are illegal and accordingly struck down.
In view of said decision, the Group had written down the value of its inventory toward said project by ₹ 8015.53 lakh as Exceptional Item and Value of land of the project was restated at its original cost of ₹ 281.77 lakh and was shown under "real estate land bank" and ₹ 435.38 Lakh was being shown under "Real Estate Building Structure (Unsold Units) -Scrap", being net realisable scrap value in FY 2024-25.
In the Financial Year 2025-26, the Hon'ble Supreme Court, vide judgment dated November 18, 2025 in the Review Petition, recalled its earlier judgment dated May 16, 2025 and restored the original writ petitions and civil appeals to file.
Accordingly, the earlier write-down amounting to ₹ 8015.53 lakh has been reversed as Exceptional Item and the project has been reinstated under "Real Estate Inventory (Work-in-Progress)" at original total cost in FY 2025-26, based on the valuation done by the IBBI-registered valuer.

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NBCC (INDIA) LIMITED

The Hon'ble Supreme Court, vide its judgment dated July 29, 2026, issued directions with respect to Environmental Clearances (ECs) already granted or pending consideration under the 2017 Notification/2021 Office Memorandum (OM). The Court directed that any application which had been dismissed, returned, or delisted solely on account of the stay order dated January 2, 2024 and/or the judgment in Vanashakti-I may be reconsidered by the concerned authority in light of the observations made in the said judgment, particularly the prospective quashing of the 2021 OM.

In view of the said judgement, the Company is in the process of approaching the State Expert Appraisal Committee (SEAC) for reconsideration and grant of Environmental Clearance which has been kept on hold due to stay order dated January 02, 2024.

8 The Group Real Estate Completed Projects includes ₹ 916.96 lakh up to June 30, 2026 (₹ 916.96 lakh up to March 31, 2026), towards its share in development of a project located at Jackson Gate, Agartala, under Joint Operations with Agartala Municipal Corporation (AMC). Since the project has already been completed, RERA registration is not required, as confirmed by the Tripura Real Estate Regulatory Authority (T-RERA). The Company received communications from Agartala Municipal Corporation that Govt. of Tripura has decided to set up a 50 bedded city hospital in vacant portion of building. AMC has initiated the process for obtaining necessary budgetary allocation to acquire the entire building under Agartala Municipal Corporation by purchasing complete share of Group for the said purpose. AMC has paid ₹ 500.00 lakh as 1st installment for purchase of company share of the said property on July 01 ,2026.

9 The Group Real Estate Completed Projects includes ₹ 5806.44 Lakh up to June 30, 2026 (₹ 5806.44 Lakh up to March 31, 2026) towards the cost of a Group Housing project constructed on lease hold land located at Alwar named Aravali Apartments. The substantial portion of the project was completed in the year 2018. The completion certificate of the project has been obtained and RERA registration/exemption has been received from Authority on October 29, 2024. A provision of ₹ 1256.44 lakh had been created in the books towards reduction in the Net Realisable Value of the said Project upto March 31. 2025.

Pursuant to the e-auction conducted during the financial year 2025-26, the group has received a firm sales commitment from the H-1 bidder for sale of the project on an "As Is Where Is" basis for a total consideration of ₹ 5,855 lakh. In view of the said firm sales commitment and the resultant increase in net realisable value, the provision of ₹ 1,256.44 lakh created up to March 31, 2025 has been reversed during the year ended on March 31, 2026, in accordance with Ind AS.

10 The Group had developed the NBCC Green View residential project at Sector-37D, Gurugram. Following structural defects, the project was evacuated and settlement options, including reconstruction and refund, were offered to allottees. Buyback/refund payments, inventory write-downs, capitalization of project-related statutory expenses, and reversal of provisions for rental reimbursements incurred during the quarter ended on June 30, 2026 were accounted for appropriately as disclosed Exceptional Item in Note 11. The project remains under reconstruction, with related inventory classified as work-in-progress. The company has recognized total provisions/write-offs/expenses amounting to ₹ 46,882.51 lakh up to June 30, 2026 (₹ 46,882.51 lakh up to March 31, 2026) as exceptional items.

A recovery suit has been filed in the Delhi High Court against Ramacivil India Construction (P) Ltd. and others for ₹ 75,000 lakh related to the project. Currently, there are 18 pending litigations against the company from allottees, who are neither accepting refund as per NCDRC nor opting settlement through reconstruction, and also from contractors.

The costs and liabilities (if any), that may possibly be incurred towards additional interest or other compensation are not ascertainable as on date. However, quantifiable claims of homebuyers/allottees and contractor is ₹ 6393.92 lakh as at June 30, 2026 (March 31, 2026 ₹ 6355.92 lakh), has been included in Contingent liability of the Group.

11 Exceptional items:

Particulars	Quarter Ended on			Year Ended on
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
Write down/(Reversal of Write down) of Inventory - Group Housing Real Estate project at Kochi, Kerala.*	-	-	-	(8,015.53)
Write down of Inventory - Green View, Sector - 37 D, Gurugram	0.50	263.02	192.60	1,004.95
Rent Expenses Incurred towards Allottees opted Reconstruction Option	91.62	89.17	-	89.17
Reversal of Provisions made for Rental to Allottees opted Reconstruction Option	(91.62)	(89.17)	-	(89.17)
Provision/(Reversal of Provision) for Buyback of Flats/Units, Construction Cost for Reconstruction of Flats/Units & Refund as per NCDRC Order etc.	(0.50)	(263.02)	(192.60)	(1,004.95)
Exceptional item (Net)	-	-	-	**(8,015.53)**

* Refer Note No. 7

D. K. CHHAJER & Co. FRN 304138E Chartered Accountants

NBCC (INDIA) LIMITED

12 In the F.Y. 2022-23, DVAT Demand of ₹ 40,480.01 lakh raised in earlier years has been set aside by Hon'ble Appellate Tribunal vide order dt. November 10, 2022, However the case has been remanded back to Ld. OHA for recalculation of Tax liability. Till the reporting date no further demand order has been received by group from DVAT Department in this case. Hence, contingent liability in the said case not ascertainable as at June 30, 2026.

13 NBCC has a wholly-owned subsidiary named HSCC (India) Limited. A Scheme of Arrangement for merger of HSCC with NBCC has been proposed under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013. DIPAM conveyed its no-objection to the proposed merger vide communication dated July 09, 2026. Thereafter, a joint first motion application was filed before the Ministry of Corporate Affairs/Central Government on July 17, 2026. The proposed Scheme is subject to approval/sanction of the competent authority and receipt of such governmental, statutory and regulatory approvals, directions and filings as may be applicable.

14 **Notes in respect of one of the subsidiary, HSCC (India) Limited:-**

(a) The clients of the company are Government ministries, Government Departments, Government Authorities and Public Sector Undertakings. The balances of the clients are in the nature of Trade Receivables, Earnest Money Deposit, Security Deposit (classified under current assets) and Deposits from clients (classified as other liabilities). Generally, these balances are not confirmed by the concerned authorities. However, in line with its credit risk policy, the company has made adequate provisions in the books of account.

For the purpose of its various projects, the company has incurred liabilities in the nature of trade payables, retention money and earnest money deposits (classified as current liability). Balances of these liabilities are in process of confirmation/reconciliations. Management has put in place a system of confirmations/reconciliations periodically on regular intervals where management is certain significant amounts of confirmations/reconciliations will be completed by year end. The Company does not expect any significant impact upon completion of confirmations/reconciliation on its Financial Results.

(b) There are some projects which have been completed and handed over to Ministries/ Clients but these projects are not financially closed in the books of account having assets and liabilities of ₹ 6582.93 lakh as at June 30, 2026 (March 31, 2026: ₹ 6569.52 lakh). The company is in the process of financial closure of remaining projects and refund of money lying in its books of accounts. Some of the projects which are physically and Financially closed and having fixed deposit and corrosponding liabilities of ₹ 15,956.45 lakh (March 31, 2026 : ₹ 15,618.57 lakh) are pending for refund as at June 30, 2026. The Management does not expect any significant loss on its financial results upon financial closure of the remaining projects.

(c) The Company Property Plant & Equipments (Right-of-Use Assets- leasehold land) includes plots no. E-13 and E-14 at Sector – 1 Noida, as per clause no. 4 of the deed, the lessee i.e. HSCC (India) Limited shall have to erect and complete the construction of building on the demised land within the specified period of four years unless the lessor allows extension of time. Company has received a letter from Noida authority vide their letter dated January 12, 2022 for the period covering period from April 22, 2017 to April 08, 2022 for payment of extension fee of ₹ 56.51 lakh plus GST but the same is not yet paid. However, the company has provided for the extension fee as at June 30, 2026 of ₹ 103.89 lakh (March 31, 2026:- ₹ 101.06 lakh) as per the lease deed extension charges clause payable to New Okhla Industrial Development Authority.

(d) During the financial year 2024–25, the company HSCC (India) Limited had entered into a contract with Maharashtra Building & Other Construction Workers Welfare Board ("MBOCWW" of Board") for the implementation of "Test to Treat Arogya Yojna". For the execution, the work was subcontracted to S2 Infotech International Limited (hereinafter referred to as "the sub-contractor") vide agreement dated August 16, 2024.

During the financial year 2025–26, based on an internal examination, the Management observed certain procedural and governance-related irregularities in the execution of work by the subcontractor. Consequently, uncertainty exists regarding the evaluation of the completion of work pending further examination under the said contract. Accordingly, the Company has not recognised any cost and corresponding revenue under the contract for the period and Quarter from December 01, 2025 to March 31, 2026 and April 01, 2026 to June 30, 2026 respectively. Further, revenue amounting to ₹24,732.84 lakh and corresponding cost amounting to ₹24,220.87 lakh, which had been provisionally recognised for the period from December 01, 2025 to January 31, 2026, have also been reversed.

However, till the final decision in this matter, the management has recognized revenue (₹ 99,261.77 lakh) and corresponding cost (₹ 97,207.05 lakh) for the eight-months period from April 01, 2025 to November 30,2025 in the previous year . Also for the period from August 16, 2024 to March 31, 2025, revenue (of ₹ 69,812.77 lakh) & cost (of ₹ 68,367.64 lakh) that was recognized in the FY 2024-25, the accounting adjustments, if any will be made in the due course.

During the period, the BOCWW Board, vide its letter dated June 25, 2026, has closed the Test to Treat Arogya Yojna Scheme and directed the Company to submit a report detailing the actions taken following the closure of the scheme.

D. K. CHHAJER & Co. FRN 304138E Chartered Accountants

एनबीसीसी (इंडिया) लिमिटेड NBCC NBCC (INDIA) LIMITED

15 **Notes In respect of one of the Joint Venture, NBCC- R.K Millen:-**

The Group has won arbitration award in respect of disputes with JV partner M/s R.K. Millen & Co. (INDIA) Private Limited. The award is partially realised and the amount of investment in JV has been adjusted against it in the year 2019-20. The dissolution of the defunct partnership shall be pursued after receiving award amount in full.

16 Comparative figures have been regrouped/ recasted/ rearranged wherever deemed necessary to conform to current period classification and negative figures have been shown in brackets.

For and on behalf of
NBCC (INDIA) LIMITED

एनबीसीसी (इंडिया) लिमिटेड * NBCC (INDIA) LIMITED *

(K. P. Mahadevaswamy)
Chairman & Managing Director
(DIN : 10041435)

Place : New Delhi
Date : August 11, 2026

D. K. CHHAJER & Co. * Chartered Accountants * FRN 304138E

NBCC (INDIA) LIMITED				
(A Government of India Enterprise), A Navratna Company				
Regd. Address: NBCC Bhawan, Lodhi Road, New Delhi-110003				
CIN : L74899DL1960GOI003335				
Statement of Consolidated Unaudited Segment Results for the Quarter Ended on June 30, 2026				
				₹ in Lakh
Particulars	Consolidated			
	Quarter Ended on			Year Ended on
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1. Segment Revenue from Operations				
(a) **PMC**	2,15,570.96	4,35,678.66	2,26,953.13	12,37,509.70
(b) **Real Estate**	5,389.61	4,272.62	2,238.25	10,009.45
(c) **EPC**	3,594.51	14,043.88	9,830.29	38,200.89
(d) **Unallocated**	1,397.79	1,984.66	227.08	3,141.38
Total	2,25,952.87	4,55,979.82	2,39,248.75	12,88,861.42
Less: Inter Segment Revenue	-	-	-	-
Total Revenue from Operations	**2,25,952.87**	**4,55,979.82**	**2,39,248.75**	**12,88,861.42**
2. Segment Results				
Profit before tax and Interest				
(a) PMC	19,376.57	30,998.00	17,069.66	79,053.44
(b) Real Estate	2,533.50	(479.74)	437.55	10,647.84
(c) EPC	(413.18)	(338.54)	521.15	2,785.81
(d) Unallocated	(217.42)	4,050.62	117.46	6,648.39
Total	**21,279.47**	**34,230.34**	**18,145.82**	**99,135.48**
Less: Finance Costs	0.41	0.96	0.71	3.41
Total Profit before tax	**21,279.06**	**34,229.38**	**18,145.11**	**99,132.07**
3. Segment Assets				
(a) PMC	9,83,095.46	10,98,437.05	8,13,639.66	10,98,437.05
(b) Real Estate	1,84,977.08	1,77,132.44	1,22,675.91	1,77,132.44
(c) EPC	48,314.82	54,151.66	67,296.60	54,151.66
(d) Unallocated	2,67,787.35	2,97,657.00	3,25,571.83	2,97,657.00
Total Segment Assets	**14,84,174.71**	**16,27,378.15**	**13,29,184.00**	**16,27,378.15**
4. Segment Liabilities				
(a) PMC	10,33,798.90	11,82,951.59	9,22,679.51	11,82,951.59
(b) Real Estate	21,725.08	23,985.29	27,781.90	23,985.29
(c) EPC	49,427.48	57,554.47	65,059.74	57,554.47
(d) Unallocated	41,790.76	41,337.73	33,072.08	41,337.73
Total Segment Liabilities	**11,46,742.22**	**13,05,829.08**	**10,48,593.23**	**13,05,829.08**

The Group has reported segment information as per Ind AS 108 "Operating Segments". The Group has identified three service line as its operating segments i.e. Project Management Consultancy (PMC), Real Estate and Engineering, Procurement & Construction (EPC). These operating segments are monitored by the Group's Chief Operating Decision Maker and strategic decisions are made on the basis of segment operating results.

For and on behalf of
NBCC (INDIA) LIMITED

D. K. CHHAJER & Co. Chartered Accountants FRN 304138E

एनबीसीसी (इंडिया) लिमिटेड NBCC (INDIA) LIMITED

(K. P. Mahadevaswamy)
Chairman & Managing Director
(DIN : 10041435)

Place : New Delhi
Date : August 11, 2026

Annexure - 2

Date: 11.08.2025

OTHER INFORMATION- INTEGRATED FILING (FINANCIAL) –

FOR THE QUARTER ENDED 30 JUNE 2025

(In accordance with the SEBI circular no. SEBI/HO/CFD/CFD-PoD-2/CIR/P/185 dated December 31,2024)

SL. NO.	PARTICULARS	REMARKS
1	B. STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC.	NOT APPLICABLE
2	C. FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES	NOT APPLICABLE
3	D. FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS *(APPLICABLE ONLY FOR HALF-YEARLY FILINGS I.E., 2ND AND 4TH QUARTER)*	NOT APPLICABLE
4	E. STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG-WITH ANNUAL AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED SEPARATELY) (APPLICABLE ONLY FOR ANNUAL FILING I.E., 4TH QUARTER)	NOT APPLICABLE

For and on behalf of
NBCC (India) Limited

एनबीसीसी (इंडिया) लिमिटेड • NBCC (INDIA) LIMITED •

(K. P. Mahadevaswamy)
Chairman & Managing Director