

Date: 30/10/2026

To

The Manager Listing and Compliance Department National Stock Exchange of India Limited Exchange Plaza Plot No. C/1 Block G, Bandra-Kurla Complex, Bandra (East), Mumbai – 400051 Scrip Symbol: Pranav	The Compliance Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai- 400001 Scrip Code: 544909
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Dear Sir/Ma'am

Sub: Outcome of Board Meeting held on Friday, October 30, 2026 and Submission of Unaudited Financial Results (Standalone and Consolidated) for the quarter and half year ended September 30, 2026 as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Pursuant to Regulation 30 and 33 read with Part A of Schedule III and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), if any, we wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e. Friday, October 30, 2026, has inter-alia, considered and approved the Unaudited (Standalone and Consolidated) Financial Results of the Company for the quarter and half year ended September 30, 2026.

In terms of the provisions of Regulation 33 of Listing Regulations, we are enclosing herewith copy of the following:

- Unaudited (Standalone and Consolidated) Financial Results of the Company for the quarter and half year ended September 30, 2026.
- Statement of Assets and Liabilities as at September 30, 2026;
- Cash Flow Statement for the half year ended September 30, 2026; and
- Limited Review Report on the said Unaudited Financial Results (Standalone and Consolidated) received from the Statutory Auditors of the Company.

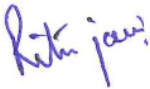
The said Financial Results were duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company, at their respective meetings held today.

The meeting of the Board of Directors commenced at 05:00 p.m. (IST) and concluded at 05:40 p.m.

These results are also being uploaded on the Company's website at www.pranavconstructions.com.

This is for information and records.

For Pranav Constructions Limited


Ritu Jain
Company Secretary & Compliance Officer



CIN : L70101MH2003PLC141547

Unit No. 1001, 10th Floor, DLH Park, Near MTNL, SV. Road, Goregaon West, Mumbai – 400104, Maharashtra, India

Tel : +91 22 6276 9999 Email : compliance.officer@pranavconstructions.com; Website : www.pranavconstructions.com

PRANAV CONSTRUCTIONS LIMITED

Corporate Identity Number (CIN): L70101MH2003PLC141547

Registered and Corporate Office - 1001 10th Floor, DLH Park, Near MTNL, S V Road, Goregaon West, Mumbai, Maharashtra - 400104, India

Email: compliance.officer@pranavconstructions.com Website: www.pranavconstructions.com

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

(All amounts in INR million, except per share data)

S. No.	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-26 (Unaudited)	30-Jun-26 (Unaudited)	30-Sep-25 (Unaudited) (Refer Note 3)	30-Sep-26 (Unaudited)	30-Sep-25 (Unaudited) (Refer Note 3)	31-Mar-26 (Audited) (Refer Note 4)
1	Income						
a)	Revenue from operations	1,744.56	1,645.40	1,626.73	3,389.96	3,048.33	7,615.96
b)	Other income	4.79	4.24	2.64	9.03	8.07	23.29
	Total income (A)	1,749.35	1,649.64	1,629.37	3,398.99	3,056.40	7,639.25
2	Expenses						
a)	Cost of projects	1,148.84	1,112.50	1,382.84	2,261.34	2,469.91	6,354.69
b)	Changes in inventories of finished goods and work in progress	173.06	125.52	(95.91)	298.58	(82.14)	(504.98)
c)	Employee benefits expense	76.92	73.51	72.57	150.43	139.13	287.41
d)	Finance costs	86.02	101.87	78.98	187.89	156.45	327.33
e)	Depreciation and amortization expense	10.14	9.84	11.02	19.98	18.79	41.64
f)	Other expenses	40.06	40.91	41.82	80.97	87.59	193.79
	Total expenses (B)	1,535.04	1,464.15	1,491.32	2,999.19	2,789.73	6,699.88
3	Profit before tax C=(A-B)	214.31	185.49	138.05	399.80	266.67	939.37
4	Tax expense:						
	Current tax	48.76	42.48	31.31	91.24	61.03	217.09
	Current tax pertaining to earlier years	-	-	-	-	-	11.32
	Deferred tax	0.01	(0.75)	(0.85)	(0.74)	(0.62)	(2.28)
	Total tax expense (D)	48.77	41.73	30.46	90.50	60.41	226.13
5	Profit for the period/year E=(C-D)	165.54	143.76	107.59	309.30	206.26	713.24
6	Other comprehensive income						
	Items that will not be reclassified to profit or loss						
	Remeasurement of post employment defined benefit plan	0.01	0.49	0.00	0.50	(1.82)	(2.74)
	Income tax relating to above	0.04	(0.12)	(0.09)	(0.08)	0.20	0.61
	Other comprehensive income/(loss) for the period/year (net of tax) (F)	0.05	0.37	(0.09)	0.42	(1.62)	(2.13)
7	Total comprehensive income for the period/year G=(E+F)	165.59	144.13	107.50	309.72	204.64	711.11
8	Profit for the period/year attributable to:						
	Owners of the Parent Company	165.54	143.77	107.59	309.31	206.27	713.26
	Non-controlling interest*	0.00	(0.01)	0.00	(0.01)	(0.01)	(0.02)
	Total	165.54	143.76	107.59	309.30	206.26	713.24
9	Other Comprehensive income/(loss) attributable to:						
	Owners of the Parent Company	0.05	0.37	(0.09)	0.42	(1.62)	(2.13)
	Non-controlling interest	-	-	-	-	-	-
	Total	0.05	0.37	(0.09)	0.42	(1.62)	(2.13)
10	Total comprehensive income for the period/year attributable to:						
	Owners of the Parent Company	165.59	144.14	107.50	309.73	204.65	711.13
	Non-controlling interest*	0.00	(0.01)	0.00	(0.01)	(0.01)	(0.02)
	Total	165.59	144.13	107.50	309.72	204.64	711.11
11	Paid up Equity share capital (Rs. 10/-each)	1,126.23	871.71	871.71	1,126.23	871.71	871.71
12	Other Equity						
	Earnings per equity share (Face value of Rs. 10 each):						
	(a) Basic EPS (not annualised except for year end figures)	1.81	1.65	1.23	3.46	2.37	8.18
	(b) Diluted EPS (not annualised except for year end figures)	1.81	1.65	1.23	3.46	2.37	8.18

* figures less than INR 5,000 rounded off to 0.00



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Email: compliance.officer@pranavconstructions.com Website: www.pranavconstructions.com

CONSOLIDATED UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT 30 SEPTEMBER 2026

(All amounts in INR million)

Particulars	As at	
	30-Sep-26 Unaudited	31-Mar-26 Audited (Refer note 4)
ASSETS		
(I) Non-current assets		
(a) Property, Plant and Equipment	46.75	51.47
(b) Right-of-use assets	75.02	68.35
(c) Other Intangible assets	0.62	0.72
(d) Financial assets		
(i) Investments	2.94	2.73
(ii) Other financial assets	38.93	40.10
(e) Deferred tax assets (net)	29.04	10.37
(f) Non-current Tax assets (net)	2.43	2.43
(g) Other non-current assets	2.22	3.44
Total non-current assets (A)	197.95	179.61
(II) Current assets		
(a) Inventories	1,139.88	1,438.46
(b) Financial assets		
(i) Investments	29.07	29.45
(ii) Trade receivables	598.26	624.81
(iii) Cash and cash equivalents	1,901.14	178.47
(iv) Loans	0.32	0.29
(v) Other financial assets	132.11	126.73
(c) Other current assets	17,356.67	15,414.12
Total current assets (B)	21,157.45	17,812.33
Total assets (A+B)	21,355.40	17,991.94
EQUITY AND LIABILITIES		
(I) Equity		
(a) Equity share capital	1,126.23	871.71
(b) Other equity	4,515.63	1,595.24
Equity attributable to the owners of the parent	5,641.86	2,466.95
Non-controlling interest	0.07	0.08
Total equity (C)	5,641.93	2,467.03
(II) Liabilities		
(i) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	38.83	50.05
(ii) Lease liabilities	57.79	52.88
(b) Provisions	4.43	4.43
Total non-current liabilities (D)	101.05	107.36
(ii) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,330.94	2,534.38
(ii) Lease liabilities	21.93	19.13
(iii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	9.86	7.28
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,434.83	3,363.31
(iv) Other financial liabilities	58.78	60.98
(b) Other current liabilities	10,478.98	9,232.63
(c) Provisions	13.63	12.21
(d) Current tax liabilities (net)	263.47	187.63
Total current liabilities (E)	15,612.42	15,417.55
Total liabilities (D+E)	15,713.47	15,524.91
Total equity and liabilities (C+D+E)	21,355.40	17,991.94



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CONSOLIDATED UNAUDITED STATEMENT OF CASHFLOWS FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

(Amounts in INR Million)

Particulars	Half year ended	
	30-Sep-26 (Unaudited)	30-Sep-25 (Unaudited) (Refer Note 3)
Cash flows from operating activities		
Profit before tax	399.80	266.67
Adjustment for:		
Interest income	(6.37)	(3.86)
Income from Investments	(0.38)	(1.34)
Amortization of development rights	989.46	827.80
Amortization of security deposits	1.35	(0.45)
Finance costs	187.89	156.45
Depreciation and amortization expense	19.98	18.79
Sundry balance written back / (off)	(0.01)	(0.31)
Operating profit before working capital change	1,591.72	1,263.75
Changes in operating assets and liabilities:		
Decrease/(Increase) in inventories	298.58	(82.14)
Decrease in trade receivables	26.55	144.28
Increase in loans, other financial assets and other assets	(3,116.60)	(1,178.19)
Increase in trade payables	74.11	281.42
Increase / (decrease) in other financial liabilities, other liabilities and provisions	1,269.67	(544.36)
Cash generated from / (used in) operations	144.03	(115.24)
Income taxes paid (Net)	(10.90)	(11.24)
Net cash flows generated from / (used in) operating activities (A)	133.13	(126.48)
Cash flows from investing activities		
Payments for acquisition of Property, Plant and Equipment and Other Intangible Assets	(3.75)	(23.45)
(Purchase)/ Sale of Investments (Net)	0.55	(11.45)
Investment in fixed deposits (Net)	2.00	14.72
Interest received	4.38	3.98
Net cash flows generated from / (used in) investing activities (B)	3.18	(16.21)
Cash flows from financing activities		
Proceeds from borrowings	478.59	810.32
Repayment of borrowings	(1,693.24)	(852.93)
Lease liabilities paid (including interest on lease liabilities)	(13.58)	26.05
Interest paid on borrowings	(164.00)	(127.32)
Other finance cost	(7.74)	(7.29)
Proceeds from issuance of Equity shares (Net of share issue expenses)	2,986.62	-
Net cash flows generated from / (used in) financing activities (C)	1,586.65	(151.17)
Net increase/ (decrease) in cash and cash equivalents (A+B+C)	1,722.96	(293.85)
Cash and cash equivalents at the beginning of the period	178.18	396.54
Cash and cash equivalents at the end of the period	1,901.14	102.69

Note :

Statement of Cash Flows has been prepared under the indirect method as set out in the Indian Accounting Standard (Ind AS) 7 "Statement of Cash Flows" as specified in the Companies (Indian Accounting Standards) Rules, 2015.



PRANAV CONSTRUCTIONS LIMITED

NOTES TO CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

- 1 The Consolidated unaudited financial results of the Company and its subsidiaries (the "Group") for the quarter and half year ended 30 September 2026 were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30 October 2026. The Statutory Auditors of the Company have carried out a limited review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Regulations"), as amended, and have expressed an unmodified conclusion.
- 2 The Consolidated unaudited financial results of the Group have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in terms of the Regulations.
- 3 The figures of the corresponding quarter and half year ended 30 September 2025 are presented based on the information compiled by the management of the Company in accordance with Ind AS and have not been subjected to review or audit by the statutory auditors. However, the management has prepared the results for the said periods by applying consistent accounting policies.
- 4 The figures for the year ended March 31, 2026 have been extracted from the general purpose consolidated financial statements of the Group, which were audited by the statutory auditors of the Company.
- 5 During the period ended 30th September 2026, the Company has completed its Initial Public Offer ("IPO") comprising a fresh issue and an offer for sale of 2,83,08,481 equity shares of face value of Rs. 10 each at an issue price of Rs. 124 per equity share aggregating to Rs. 3,510.25 million, comprising of (i) fresh issue of 2,54,51,612 equity shares aggregating to Rs. 3,156.00 million and (ii) an offer for sale of 28,56,869 equity shares aggregating to Rs. 354.25 million by the selling shareholders. The equity shares of the Company were listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) on 15 September 2026.

The utilisation of the proceeds of Initial Public offer (IPO) as on 30 September 2026 is summarised below:

(Amount in INR Million)

Particulars	Objects of the issue (as per offer document)*	Utilized Upto 30 September 2026	Unutilized amount as at 30 September 2026
Funding costs towards obtaining government and statutory approvals and purchase of additional FSI as per applicable laws and cost towards compensation to members towards alternate accommodation, and hardship compensation, in relation to the development of certain of our Under-construction Redevelopment Projects, and certain of our Upcoming Redevelopment Projects	1,457.18	32.87	1,424.31
Repayment or pre-payment, in full or in part, of certain of our outstanding borrowings availed by our Company	915.00	915.00	-
Funding acquisition of future redevelopment projects and general corporate purposes	425.74	172.65	253.09
Net Proceeds	2,797.92	1,120.52	1,677.40
Issue Expenses	358.08	227.39	130.69
Gross Proceeds	3,156.00	1,347.91	1,808.09

* The figures shown above represent net amounts after deducting share issue expenses of ₹358.08 million from the total gross proceeds of ₹3,156.00 million.

Note a: Retained in Escrow ₹81.94 million.

Note b: Held in monitoring account ₹1,724.40 million.

Note c: Held in current account of the company ₹3.85 million.

Note d: The excess balance in the account balances stated above pertains to interest earned.

- 6 The company operates in a single reportable segment, i.e., real estate development, and accordingly, the financial results are reported under a single reportable segment. The company's operations are confined to India.
- 7 The figures for the earlier periods have been regrouped/ reclassified wherever necessary to make them comparable with those of the current period.
- 8 The above Consolidated unaudited financial results of the company for the quarter and half year ended 30 September 2026 are available on the company's website (www.pranavconstructions.com) and also on the website of NSE (www.nseindia.com) and BSE (www.bseindia.com), where the shares of the company are listed.

Place : Mumbai

Date : 30 October 2026

www.pranavconstructions.com

Pranav Kiran Ashar

Managing Director

UDIN: 06800729



MSK A & Associates LLP

(Formerly known as M S K A & Associates)

Chartered Accountants

HO

602, Floor 6, Raheja Titanium
Western Express Highway, Geetanjali
Railway Colony, Ram Nagar, Goregaon (E)
Mumbai 400063, INDIA
Tel: +91 22 6974 0200

Independent Auditor's Review Report on consolidated unaudited financial results of Pranav Constructions Limited for the quarter and year to date pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Pranav Constructions Limited

1. We have reviewed the accompanying Statement of consolidated unaudited financial results of **Pranav Constructions Limited** (hereinafter referred to as 'the Holding Company') and its subsidiaries, (the Holding Company and its subsidiaries together referred to as the 'Group') for the quarter ended September 30, 2026 and the year to-date results for the period from April 01, 2026 to September 30, 2026 ('the Statement') attached herewith, being submitted by the Holding 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 Regulations').
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with 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 under Regulation 33 (8) of the Regulations, to the extent applicable.

4. This Statement includes the results of the Holding Company and the following entities:

Sr. No	Name of the Entity	Relationship with the Holding Company
1.	PCPL Foundation	Wholly owned subsidiary
2.	PCPL Infra Private Limited	Subsidiary (70.00% Holding)



Registered Office: 602, Raheja Titanium, Western Express Highway, Goregaon (East), Mumbai-400063, Maharashtra, India

Tel: +91 22 6974 0200 | LLPIN: ACT-3789

Ahmedabad | Bengaluru | Chandigarh | Chennai | Coimbatore | Goa | Gurugram | Hyderabad | Kochi | Kolkata | Pune www.mska.in

MSK A & Associates LLP

(Formerly known as M S K A & Associates)

Chartered Accountants

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The Statement includes the interim financial information of two subsidiaries which have not been reviewed by their auditors, whose interim financial information reflects total assets of Rs. 0.32 million as at September 30, 2026 and total revenue of Rs. Nil and Rs. Nil, total net loss after tax of Rs. 0.04 million and Rs. 0.09 million and total comprehensive loss of Rs. 0.04 million and Rs. 0.09 million for the quarter ended September 30, 2026 and for the period from April 01, 2026 to September 30, 2026, respectively, and cash flows (net) of Rs. 0.08 million for the period from April 01, 2026 to September 30, 2026, as considered in the Statement. These interim financial information 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 is based solely on such management prepared unaudited interim financial information. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.
- Our conclusion is not modified in respect of the above matter with respect to our reliance on the financial result certified by the management.
7. The Statement includes the results for the quarter ended September 30, 2025 and the year to date results for the period from April 01, 2025 to September 30, 2025, that have been approved by the Board of Directors, and have not been subjected to review by us or by another auditor. Our conclusion is not modified in respect of the above matter.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)

Chartered Accountants

ICAI Firm Registration No.105047W/W101187



Nitin Tiwari

Partner

Membership No.118894

UDIN: 26118894IUKUCA2208



Place: Mumbai

Date: October 30, 2026

PRANAV CONSTRUCTIONS LIMITED

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STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

(All amounts in INR million, except per share data)

S. No.	Particulars	Quarter ended			Half year ended		Year ended
		30-09-2026 (Unaudited)	30-06-2026 (Unaudited)	30-09-2025 (Unaudited) (Refer Note 3)	30-09-2026 (Unaudited)	30-09-2025 (Unaudited) (Refer Note 3)	31-03-2026 (Audited) (Refer Note 4)
1	Income						
a)	Revenue from operations	1,744.56	1,645.40	1,626.68	3,389.96	3,048.28	7,615.96
b)	Other income	4.78	4.24	2.64	9.02	8.07	23.29
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2	Expenses						
a)	Cost of projects	1,148.85	1,112.49	1,382.84	2,261.34	2,469.91	6,354.69
b)	Changes in inventories of finished goods and work in progress	173.06	125.52	(95.91)	298.58	(82.14)	(504.98)
c)	Employee benefits expense	76.92	73.51	72.57	150.43	139.13	287.41
d)	Finance costs	86.02	101.87	78.98	187.89	156.45	327.33
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	Items that will not be reclassified to profit or loss						
	Remeasurement of post employment defined benefit plan	0.01	0.49	0.00	0.50	(1.82)	(2.74)
	Income tax relating to above	0.04	(0.12)	(0.09)	(0.08)	0.20	0.61
	Other comprehensive income/(loss) for the period/year (net of tax) (F)	0.05	0.37	(0.09)	0.42	(1.62)	(2.13)
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8	Paid up Equity share capital (Rs. 10/-each)	1,126.23	871.71	871.71	1,126.23	871.71	871.71
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STANDALONE UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT 30 SEPTEMBER 2026

(All amounts in INR million)

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(I) Non-current assets		
(a) Property, Plant and Equipment	46.75	51.47
(b) Right-of-use assets	75.02	68.35
(c) Other Intangible assets	0.62	0.72
(d) Financial assets		
(i) Investments	3.39	3.18
(ii) Other financial assets	38.91	40.08
(e) Deferred tax assets (net)	29.04	10.37
(f) Non-current Tax assets (net)	2.43	2.43
(g) Other non-current assets	2.50	3.44
Total non-current assets (A)	198.66	180.04
(II) Current assets		
(a) Inventories	1,139.88	1,438.46
(b) Financial assets		
(i) Investments	29.07	29.45
(ii) Trade receivables	598.44	624.81
(iii) Cash and cash equivalents	1,900.86	178.11
(iv) Loans	0.32	0.29
(v) Other financial assets	132.11	126.73
(c) Other current assets	17,356.37	15,414.12
Total current assets (B)	21,157.05	17,811.97
Total assets (A+B)	21,355.71	17,992.01
EQUITY AND LIABILITIES		
(I) Equity		
(a) Equity share capital	1,126.23	871.71
(b) Other equity	4,515.96	1,595.48
Total equity (C)	5,642.19	2,467.19
(II) Liabilities		
(i) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	38.83	50.05
(ii) Lease liabilities	57.79	52.88
(b) Provisions	4.43	4.43
Total non-current liabilities (D)	101.05	107.36
(ii) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,330.94	2,534.38
(ii) Lease liabilities	21.93	19.13
(iii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	9.82	7.20
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,434.76	3,363.28
(iv) Other financial liabilities	58.78	60.98
(b) Other current liabilities	10,479.14	9,232.65
(c) Provisions	13.63	12.21
(d) Current tax liabilities (net)	263.47	187.63
Total current liabilities (E)	15,612.47	15,417.46
Total liabilities (D+E)	15,713.52	15,524.82
Total equity and liabilities (C+D+E)	21,355.71	17,992.01



PRANAV CONSTRUCTIONS LIMITED

Corporate Identity Number (CIN): L70101MH2003PLC141547

Registered and Corporate Office - 1001 10th Floor, DLH Park, Near MTNL, S V Road, Goregaon West, Mumbai, Maharashtra - 400104, India

Email: compliance.officer@pranavconstructions.com Website: www.pranavconstructions.com

STANDALONE UNAUDITED STATEMENT OF CASHFLOWS FOR THE HALF YEAR ENDED 30 SEPTEMBER 2026

(Amount in INR Millions)

Particulars	Half year ended	
	30-Sep-26 (Unaudited)	30-Sep-25 (Unaudited) (Refer Note 3)
Cash flows from operating activities		
Profit before tax	399.90	266.71
Adjustment for:		
Interest income	(6.37)	(3.86)
Income from Investments	(1.05)	(1.34)
Amortization of development rights	989.46	827.80
Amortization of security deposits	1.35	(0.45)
Finance costs	187.89	156.45
Depreciation and amortization expense	19.98	18.79
Sundry balance written back	(0.01)	(0.31)
Operating profit before working capital change	1,591.15	1,263.79
Changes in operating assets and liabilities:		
Decrease/(Increase) in inventories	298.58	(82.14)
Decrease in trade receivables	26.37	144.28
Increase in loans, other financial assets and other assets	(3,116.58)	(1,178.52)
Increase in trade payables	74.11	281.30
Increase / (decrease) in other financial liabilities, other liabilities and provisions	1,269.81	(544.36)
Cash generated from / (used in) operations	143.44	(115.65)
Income taxes paid (Net)	(10.90)	(11.24)
Net cash flows generated from / (used in) operating activities (A)	132.54	(126.89)
Cash flows from investing activities		
Payments for acquisition of Property, Plant and Equipment and Other Intangible Assets	(3.75)	(23.45)
(Purchase)/ Sale of Investments (Net)	1.22	(11.47)
Investment in fixed deposits (Net)	2.00	14.72
Interest received	4.38	4.03
Net cash flows generated from / (used in) investing activities (B)	3.85	(16.17)
Cash flows from financing activities		
Proceeds from borrowings	478.59	810.32
Repayment of borrowings	(1,693.24)	(852.93)
Lease liabilities paid (including interest on lease liabilities)	(13.58)	26.05
Interest paid on borrowings	(164.00)	(127.32)
Other finance cost	(7.74)	(7.29)
Proceeds from issuance of Equity shares (Net of share issue expenses)	2,986.62	-
Net cash flows generated from / (used in) financing activities (C)	1,586.65	(151.17)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	1,723.04	(294.23)
Cash and cash equivalents at the beginning of the period	177.82	396.54
Cash and cash equivalents at the end of the period	1,900.86	102.31

Note :

Statement of Cash Flows has been prepared under the indirect method as set out in the Indian Accounting Standard (Ind AS) 7 "Statement of Cash Flows" as specified in the Companies (Indian Accounting Standards) Rules, 2015.



PRANAV CONSTRUCTIONS LIMITED

NOTES TO STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

- 1 The Standalone unaudited financial results of the company for the quarter and half year ended 30 September 2026 were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 30 October 2026. The Statutory Auditors of the Company have carried out a limited review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Regulations"), as amended, and have expressed an unmodified conclusion.
- 2 The Standalone unaudited financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in terms of the Regulations.
- 3 The figures of the corresponding quarter and half year ended 30 September 2025 are presented based on the information compiled by the management in accordance with Ind AS and have not been subjected to review or audit by the statutory auditors. However, the management has prepared the results for the said periods by applying consistent accounting policies.
- 4 The figures for the year ended March 31, 2026 have been extracted from the general purpose standalone financial statements of the Company, which were audited by the statutory auditors of the Company.
- 5 During the period ended 30th September 2026, the Company has completed its Initial Public Offer ("IPO") comprising a fresh issue and an offer for sale of 2,83,08,481 equity shares of face value of Rs. 10 each at an issue price of Rs. 124 per equity share aggregating to Rs. 3,510.25 million, comprising of (i) fresh issue of 2,54,51,612 equity shares aggregating to Rs. 3,156.00 million and (ii) an offer for sale of 28,56,869 equity shares aggregating to Rs. 354.25 million by the selling shareholders. The equity shares of the Company were listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) on 15 September 2026.

The utilisation of the proceeds of Initial Public offer (IPO) as on 30 September 2026 is Summarised below:

(Amount in INR Million)

Particulars	Objects of the issue (as per offer document)*	Utilized Upto 30 September 2026	Unutilized amount as at 30 September 2026
Funding costs towards obtaining government and statutory approvals and purchase of additional FSI as per applicable laws and cost towards compensation to members towards alternate accommodation, and hardship compensation, in relation to the development of certain of our Under-construction Redevelopment Projects, and certain of our Upcoming Redevelopment Projects	1,457.18	32.87	1,424.31
Repayment or pre-payment, in full or in part, of certain of our outstanding borrowings availed by our Company	915.00	915.00	-
Funding acquisition of future redevelopment projects and general corporate purposes	425.74	172.65	253.09
Net Proceeds	2,797.92	1,120.52	1,677.40
Issue Expenses	358.08	227.39	130.69
Gross Proceeds	3,156.00	1,347.91	1,808.09

* The figures shown above represent net amounts after deducting estimated share issue expenses of ₹358.08 million from the total gross proceeds of ₹3,156.00 million.

Note a: Retained in Escrow ₹81.94 million.

Note b: Held in monitoring account ₹1,724.40 million.

Note c: Held in current account of the company ₹3.85 million.

Note d: The excess balance in the account balances stated above pertains to interest earned.

- 6 The company operates in a single reportable segment, i.e., real estate development, and accordingly, the financial results are reported under a single reportable segment. The company's operations are confined to India.
- 7 The figures for the earlier periods have been regrouped/ reclassified wherever necessary to make them comparable with those of the current period.
- 8 The above Standalone unaudited financial results of the company for the quarter and half year ended 30 September 2026 are available on the company's website (www.pranavconstructions.com) and also on the website of NSE (www.nseindia.com) and BSE (www.bseindia.com), where the shares of the company are listed.

Place : Mumbai

Date : 30 October 2026

www.pranavconstructions.com

Pranav Kiran Ashar

Managing Director

DN: 06800729



Independent Auditor's Review Report on Standalone unaudited financial results of Pranav Constructions Limited for the quarter and year to date pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To The Board of Directors of Pranav Constructions Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results of Pranav Constructions Limited (hereinafter referred to as 'the Company') for the quarter ended September 30, 2026 and the year to-date results for the period from April 01, 2026 to September 30, 2026 ('the Statement') attached herewith, 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 Regulations').
2. This Statement, which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with 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 stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The Statement includes the results for the quarter ended September 30, 2025 and the year to date results for the period from April 01, 2025 to September 30, 2025, that have been approved by the Board of Directors, and have not been subjected to review by us or by another auditor. Our conclusion is not modified in respect of the above matter.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187



Nitin Tiwari

Partner

Membership No. 118894

UDIN: 26118894J WYTDB6380

Place: Mumbai

Date: October 30, 2026

