

Date: August 06, 2025

To,

Corporate Relations Department

BSE Limited

1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001

The Market Operations Department

National Stock Exchange of India Limited

Exchange Plaza, 5th Floor,
Plot No C/1, G Block,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051

Scrip Code/Scrip Symbol: **503031/ PENINLAND**

Subject: Outcome of 02/2025 -26 Board Meeting held on Wednesday, August 06, 2025

Respected Sir/ Madam,

Pursuant to Regulation 30 and 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we write to inform that Board of Directors of the Company at its Board meeting held on August 06, 2025 *inter-alia* considered and approved the following:

1. Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025 along with Limited Review Report issued by M/s. SRBC & Co. LLP, Statutory Auditors of the Company.
2. On the recommendation of the Nomination and Remuneration Committee, approved the re-appointment of Mr. Rajeev A. Piramal (DIN: 00044983) as Executive Vice Chairman and Managing Director of the Company for further period of five years with effect from October 26, 2025, subject to the approval of the shareholders. Details in accordance with the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 is given in **Annexure - I** to this letter.
3. On the recommendation of the Nomination and Remuneration Committee, approved the re-appointment of Mr. Nandan A. Piramal (DIN: 00045003) as Whole Time Director of the Company for further period of five years with effect from October 26, 2025, subject to the approval of the shareholders. Details in accordance with the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 is given in **Annexure - II** to this letter.
4. On the recommendation of the Audit Committee, approved the appointment of Mr. Shivam Sharman, M/s. Shivam Sharma & Associates, Practicing Company Secretary (Membership No. A35727, Certificate of Practice 16558) as Secretarial Auditor of the Company for five consecutive financial years from F.Y. 2025- 2026 to F.Y. 2029-2030 subject to approval of members at the

PENINSULA LAND LIMITED

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ensuing 153rd AGM of the Company. Details in accordance with the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 is given in **Annexure - III** to this letter.

5. On the recommendation of the Audit Committee, approved the appointment of M/s. Aneja Assurance Private Limited, as Internal Auditor of the Company for the financial year 2025-2026. Details in accordance with the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 is given in **Annexure - IV** to this letter.
6. On the recommendation of the Nomination and Remuneration Committee, approved the appointment of Mr. Aryn Asgarali Jassani (DIN: 02945319) as an Additional Non- Executive Independent Director of the Company with effect from August 06, 2025. Details in accordance with the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 is given in Annexure - V to this letter.

The meeting of the Board of Directors commenced at 02:30 P.M. and concluded at 06:00 P.M.

Kindly take above information on record and the same is also disseminated on the website of the Company i.e. www.peninsula.co.in.

Yours Sincerely,
For Peninsula Land Limited

Pooja Sutradhar
Company Secretary and Compliance Officer
Membership Number A40807

Enclosed as above

Annexure I

Details as required in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024.

No.	Particulars	Details	
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Re-appointment of Mr. Rajeev A. Piramal (DIN: 00044983) as Executive Vice Chairman and Managing Director of the Company.	
2.	Date of appointment/ reappointment/ cessation (as applicable) & term of appointment/ re-appointment	Effective date of re-appointment	October 26, 2025
		Tenure	5 years
		Other Terms	The appointment may be terminated by either party by giving the other party three months' notice in writing. He will be subject to retirement by rotation.
3.	Brief profile (in case of appointment)	BBA (Bachelor's in Business Administration) from Baldwin Wallace College, Cleveland, USA. In the last 19 years that he has been associated with the real estate sector, Mr. Piramal has played an instrumental role in developing some of the landmark projects in Mumbai. He was part of the team that developed the first textile mill land in Mumbai, after the government opened development of mill land. Mr. Piramal was in charge of the operations of Crossroads that brought in a new concept of shopping to India. In 2005, Mr. Piramal took over as the Executive Vice-Chairman of the Company. In 2012, he took on the additional responsibility as Managing Director of the Company. Mr. Piramal has created Peninsula Land as a strong brand. He firmly believes that quality and timely execution of projects are the key factors leading to success in the real estate business.	
4.	Disclosure of relationships between directors (in case of appointment of a director)	Son of Ms. Urvi A. Piramal, Chairperson and Non-Executive Director and Brother of Mr. Nandan A. Piramal, Whole Time Director of the Company.	
5.	Other Disclosure	Mr. Rajeev A. Piramal is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.	

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Annexure II

Details as required in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024.

Sr. No.	Particulars	Details	
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Re-appointment of Mr. Nandan A. Piramal (DIN: 00045003) as Whole Time Director of the Company	
2.	Date of appointment/ reappointment/ cessation (as applicable) & term of appointment/ re-appointment	Effective date of re-appointment	October 26, 2025
		Tenure	5 years
		Other Terms	The appointment may be terminated by either party by giving the other party three months' notice in writing. He will be subject to retirement by rotation.
3.	Brief profile (in case of appointment)	<p>Mr. Nandan A. Piramal heads sales and marketing, Projects and Operations at Peninsula Land Limited which has projects spread across six locations in India. The entire gamut of marketing initiatives from developing marketing tools to sales is led by him. He also oversees the operations in terms of value enhancement, efficiency in execution and internal controls.</p> <p>Mr. Piramal started his career as Vice Chairman in Pyramid Retail after completing his education in London. He was in charge of handling all aspects of the retail business from business strategy to expansion.</p> <p>He also conceptualized and launched Corporate Social Responsibility (CSR) at Ashok Piramal Group. The CSR projects include mobile health vans providing medical aid at peoples' doorsteps and vocational training institutes: training unemployed people to gain employment.</p>	

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		Mr. Piramal is an alumnus of University College, London.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Son of Ms. Urvi A. Piramal, Chairperson and Non-Executive Director and Brother of Mr. Rajeev A. Piramal, Executive Vice Chairman and Managing Director of the Company.
5.	Other Disclosure	Mr. Nandan A. Piramal is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.

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Annexure III

Details as required in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024.

Sr. No.	Particulars	Details
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment of Mr. Shivam Sharma, M/s. Shivam Sharma & Associates, Practicing Company Secretary as Secretarial Auditor of the Company.
2.	Date of appointment/ re-appointment/cessation (as applicable) & term of appointment/ re-appointment	<p>Date of appointment:</p> <p>August 06, 2025</p> <p>Term of the appointment –</p> <p>Appointment is for five consecutive financial years i.e. from F.Y. 2025- 2026 to F.Y. 2029-2030.</p>
3.	Brief profile (in case of appointment)	<p>M/s. Shivam Sharma & Associates (“Firm”) is a well-known Practicing Company Secretary firm founded by Mr. Shivam Sharma who has been practicing since 2016. During these many years of successful experience in the Secretarial fields, the firm earned enviable reputation of providing knowledge-based services to various clients in the fields of Corporate Laws & Compliances. The core areas of practice & expertise of firm include:</p> <ul style="list-style-type: none"> • Advising and Handling of secretarial matters relating to Corporate Law. • Handling end-to-end merger / demerger / joint venture / capital restructuring and other restructuring assignments. • Carrying out Secretarial Audit, Due Diligence Audit. • Establishment of Limited Companies, Limited Liability Partnership (LLP) and Advising & carrying out related compliances.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

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Annexure IV

Details as required in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024.

Sr. No.	Particulars	Details
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment of M/s. Aneja Assurance Private Limited as Internal Auditor of the Company.
2.	Date of appointment/ re-appointment/cessation (as applicable) & term of appointment/ re-appointment	Date of appointment: August 06, 2025; Term of appointment: Appointment of M/s. Aneja Assurance Private Limited as Internal Auditors of the Company for the financial year 2025-2026.
3.	Brief profile (in case of appointment)	Aneja Group is a boutique GRC (governance, risk, controls & compliance) and management and IT consulting firm with almost four decades of experience. Today, it has trusted partners of over 200 prominent multinational and Indian companies across over 50 sectors. They serve clients across the globe – in North America, Europe, Africa, South and Southeast Asia. Within assurance services, they specialize in governance and risk management, internal control structures and corporate policy architecture. Their business advisory services include cost rationalization studies, operational efficiency reviews, business process redesign, business acquisition due diligences, and forensic studies. Their IT consulting offerings include IT risk assurance, technology consulting, Security as a Service, and designing IT strategy frameworks. They do not conduct statutory audits and tax consulting services. They have currently about 300 qualified professionals, most of whom are Chartered Accountants, CIAs, CISAs, MBAs, and Cost Accountants across Mumbai, Delhi, Chennai, Baroda and Pune.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

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Annexure V

Details as required in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024.

Sr. No.	Particulars	Details
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment of Mr. Aryn Asgarali Jassani (DIN: 02945319) as an Additional Director in the category of Independent Director of the Company
2.	Date of appointment/ re-appointment/ cessation (as applicable) & term of appointment/ re-appointment	Appointment of Mr. Aryn Asgarali Jassani (DIN: 02945319) as Additional Non- Executive Independent Director of the Company for a term of 5 consecutive years with effect from August 06, 2025, subject to approval of members of the Company.
3.	Brief profile (in case of appointment)	Governance, risk management, and audit professional with over 30 years of experience across Big Four firms and board roles in both listed and private companies. Demonstrated expertise in financial reporting, statutory audit, and strategic board oversight. Broad functional experience across taxation, due diligence, management audits, and social audits. Known for cross-functional insight and objective contributions to board deliberations, enabling risk-informed and balanced decision-making.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable
5.	Other Disclosure	Mr. Aryn Asgarali Jassani is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.

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Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Peninsula Land Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Peninsula Land Limited (the "Company") for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. 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 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 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. We draw attention to Note 4 to the standalone financial results regarding the carrying value of investment and loans of Rs. 9,615 Lakhs in Peninsula Holdings and Investments Private Limited (PHIPL), wholly owned subsidiary, which has invested in a joint venture entity, Hem Infrastructure and Development Private Limited (HIPDPL) against which corporate insolvency resolution process (CIRP) has been initiated by the National Company Law Tribunal (NCLT). For the reasons stated by the management in the aforesaid note, the recoverable value of the investments and loans in PHIPL cannot be determined due to ongoing NCLT proceedings and other measures being taken for settlement of liabilities of HIPDPL. Accordingly, pending outcome of NCLT proceedings, we are unable to assess the possible consequential adjustments, if any, to the carrying value of the said investment and loans and the resultant impact on the standalone financial results.



S R B C & C O L L P

Chartered Accountants

Peninsula Land Limited

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5. Based on our review conducted as above, except for the possible effects of the matter stated in paragraph 4 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 Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & C O L L P

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Pramod Kumar Bapna

Partner

Membership No.: 105497

UDIN: 25105497BMKVFE1362

Place: Mumbai

Date: August 6, 2025



Statement of Unaudited Standalone financial results for the quarter ended 30th June 2025

Sr No.	Particulars	(Rs. in Lakhs, except per share data)			
		Quarter ended			Year ended
		Jun-25	Mar-25	Jun-24	Mar-25
		Unaudited	Audited (refer note no.6)	Unaudited	Audited
1	Revenue from Operations	3,684	6,265	3,003	24,165
2	Other Income	591	714	326	2,119
3	Total Income (1+2)	4,275	6,979	3,329	26,284
	Expenses:				
	a) Realty cost incurred	192	148	1,126	4,176
	b) Changes in Realty Inventories	967	3,634	(244)	9,321
	c) Cost of Realty Sales (a+b)	1,159	3,782	882	13,497
	d) Employees Benefits Expense	765	778	624	3,030
	e) Finance Cost	1,322	1,383	837	4,736
	f) Depreciation and amortisation	106	106	103	424
	g) Other Expenses	861	1,528	1,071	5,590
4	Total Expenses (c+d+e+f+g)	4,213	7,577	3,517	27,277
5	Profit / (Loss) before Exceptional Items and Tax (3 - 4)	62	(598)	(188)	(993)
6	Exceptional Items(net) (Refer note no.3)	(643)	(1,044)	-	(652)
7	Profit / (Loss) before Tax for the year/period (5+6)	(581)	(1,642)	(188)	(1,645)
	Tax Expense				
	Current Tax	-	-	-	-
	Adjustment of tax relating to earlier periods	-	882	-	882
	Deferred Tax	-	-	-	-
8	Total Tax Expense	-	882	-	882
9	Profit / (Loss) After Tax for the year/period (7 - 8)	(581)	(2,524)	(188)	(2,527)
10	Other Comprehensive Income				
	i) Items that will not be reclassified to profit or loss	-	(242)	(2)	(248)
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-
11	Total Other Comprehensive Income for the year/period	-	(242)	(2)	(248)
	Total Comprehensive Income for the year/period (10+11)	(581)	(2,766)	(190)	(2,775)
12	Earnings per Equity Share (EPS) (Face value of Rs.2 each) Not annualised except year end				
	Basic	(0.18)	(0.76)	(0.06)	(0.78)
	Diluted	(0.18)	(0.76)	(0.06)	(0.78)
13	Paid up Equity Share Capital (Face value per share of Rs.2 each)	6,641	6,486	6,180	6,486
14	Other Equity				10,098

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 CIN NO. : L17120MH1871PLC000005

**SIGNED FOR IDENTIFICATION
 BY**

**S R B C & C O L L P
 M U M B A I**

**ASHOK
 PIRAMAL
 GROUP**

Statement of Unaudited Standalone financial results for the quarter ended 30th June 2025

Notes:

- The financial results for the quarter ended June 30, 2025 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on August 06, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to review by the statutory auditors of the Company.
- These unaudited financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

3 Exceptional items :

Rs in Lakhs

Exceptional items comprise	Quarter Ended			Year ended
	Jun-25	Mar-25	Jun-24	Mar-25
Refund of Property tax paid in earlier years pursuant to Court decision	-	1,082	-	1,082
(Impairment)/Reversals of loans to subsidiaries, joint ventures and associates	(643)	(2,126)	-	(1,734)
Total	(643)	(1,044)	-	(652)

- The National Company Law Tribunal (NCLT) has passed an order on 14th July 2025 for initiation of Corporate Insolvency Resolution Process (CIRP) in respect of M/s. Hem Infrastructure and Property Developers Private Limited (HIPDPL) which is a Joint Venture entity wherein the Company holds investments through its wholly owned subsidiary Peninsula Holdings and Investments Pvt. Ltd. (PHIPL). This order was passed pursuant to a Petition filed by JM Financial Credit Solutions Ltd (JMFCSL) against HIPDPL by invoking corporate guarantee given by HIPDPL in respect of loans of around Rs. 266 crores plus accrued interest advanced to M/s. Hem-Bhattad AOP (HBAOP). JMFCSL has also initiated and secured orders under SARFAESI Act, 2002 and attached property belonging to the HBAOP. HIPDPL is in the process of filing an appeal to quash the said order and simultaneously the Company and HBAOP are also in discussion with JMFCSL for arriving at structured negotiated settlement of the dues.

The carrying value of the Company's aggregate financial exposure is Rs. 9,615 Lakhs comprising investments and loans as of 30th June 2025. The Company has not been able to assess the extent of recoverability of the investment and loans considering the ongoing NCLT proceedings and measures being taken for settlement of liabilities of HIPDPL. The Company, in consultation with legal advisors is actively evaluating and pursuing appropriate legal and commercial remedies, including the negotiations, and challenging the NCLT order, to safeguard its investment and loans. Pending the outcome of these actions, the extent of recoverability of the aforesaid financial exposure cannot be assessed at this stage and therefore, no adjustments have been made to the carrying amount of investment and loans in the Standalone Financial Results for the quarter ended 30th June 2025. The Company will continue to monitor the status of this matter in subsequent periods.

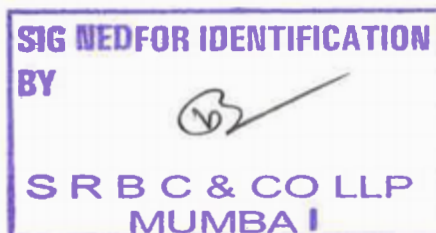
- During the quarter ended June 30, 2025, the Company has converted fully paid up 77,27,000 0% unsecured Compulsorily Convertible Debentures of face value of Rs. 2 each into equivalent number of equity shares on April 16, 2025 at a conversion price of Rs. 44 per share.
- Figures for the quarter ended March 31, 2025 are the balancing figures between the audited figures in respect of the full year ended March 31, 2025 and the unaudited figures for nine months ended December 31, 2024 being the third quarter of the financial year which were subjected to limited review by auditors.
- The Company is primarily engaged only in the business of real estate development. As the Company operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.



For and on behalf of the Board of Directors

Rajeev A. Piramal
Executive Vice Chairman & Managing Director

Mumbai : August 6, 2025



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**Review Report to
The Board of Directors
Peninsula Land Limited**

1. We have reviewed the accompanying Statement of unaudited Consolidated Financial Results of Peninsula Land Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associate and joint ventures for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. 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. 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 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 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 Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of entities mentioned in Annexure 1 of this report
5. We draw attention to Note 4 to the consolidated financial results regarding the carrying value of investment of Rs. 9,184 Lakhs in a Joint venture entity, Hem Infrastructure and Development Private Limited (HIPDPL) against which corporate insolvency resolution process (CIRP) has been initiated by the National Company Law Tribunal (NCLT). For the reasons stated by the management in the aforesaid note, the recoverable value of the investments in HIPDPL cannot be determined due to ongoing NCLT proceedings and other measures being taken for settlement of liabilities of HIPDPL. Accordingly, pending outcome of NCLT proceedings, we are unable to assess the possible consequential adjustments, if any, to the carrying value of the said investment and the resultant impact on the consolidated financial results.



Peninsula Land Limited

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6. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7, except for the possible effects of the matter stated in para 5 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
 - 8 subsidiaries, whose unaudited interim financial results include total revenues of Rs 63 lakhs, total net loss after tax of Rs. 588 lakhs and total comprehensive loss of Rs. 588 lakhs, for the quarter ended June 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.
 - 3 joint ventures, whose unaudited interim financial results include Group's share of net loss of Rs. 1 lakh and Group's share of total comprehensive loss of Rs. 1 lakh for the quarter ended June 30, 2025, as considered in the Statement whose interim financial results, other financial information have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial results 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 in respect of these subsidiaries and joint ventures is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

8. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of:
 - 15 subsidiaries, whose interim financial results and other financial information reflect total revenues of Rs Nil, total loss after tax of Rs. 1 lakh, total comprehensive loss of Rs. 1 lakh, for the quarter ended June 30, 2025.
 - 4 joint ventures, whose interim financial results includes the Group's share of net loss of Rs. Nil and Group's share of total comprehensive loss of Rs. Nil for the quarter ended June 30, 2025.

The unaudited interim financial results and other unaudited financial information of these subsidiaries and joint ventures have not been reviewed by their auditors 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 affairs of these subsidiaries and joint ventures, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.



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Chartered Accountants

Peninsula Land Limited

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9. The Group has 1 associate, whose financial results, other financial information have not been reviewed and whose financial results, other financial information have not been furnished to us by the management. The Group's investment and other receivable from the aforesaid associate have been fully provided for in the consolidated financial statements in earlier years. Our conclusion on the consolidated financial results is not modified in respect of this matter.

Our conclusion on the Statement in respect of matters stated in para 7 and 8 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Pramod Kumar Bapna

Partner

Membership No.: 105497

UDIN: 25105497BMKVFF8004

Place: Mumbai

Date: August 6, 2025



S R B C & CO LLP

Chartered Accountants

Peninsula Land Limited

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Annexure 1 to the Report

Holding Company:

1. Peninsula Land Limited

Subsidiaries:

1. Peninsula Holdings and Investments Private Limited
2. Peninsula Mega Properties Private Limited
3. Peninsula Crossroads Private Limited
4. Pavurotti Real Estate Development Private Limited
5. Peninsula Mega Township Developers Private Limited
6. Midland Township Private Limited
7. Rockfirst Real Estate Limited

Step Down Subsidiaries:

1. Truewin Realty Limited
2. Goodhome Realty Limited
3. R R Mega City Builders Limited
4. Inox Mercantile Company Private Limited
5. Peninsula Facility Management Services Limited
6. Peninsula Investment Management Company Limited
7. Peninsula Pharma Research Centre Private Limited
8. Peninsula Trustee Limited
9. Planetview Mercantile Company Private Limited
10. Takenow Property Developers Private Limited
11. Peninsula Integrated Land Developers Private Limited
12. Peninsula Mega City Development Private Limited
13. Sketch Real Estate Private Limited
14. Eastgate Real Estate Developers LLP
15. Westgate Real Estate Developers LLP
16. Topvalue Real Estate Development Private Limited

Joint Venture:

1. Bridgeview Real Estate Development LLP
2. Hem Infrastructure and Development Private Limited
3. Penbrook Capital Advisors Private Limited
4. Peninsula Brookfield Trustee Private Limited
5. Hem-Bhattad (AOP)
6. Harborpeak Real Estate Private Limited
7. Terranest Agri-Infratech LLP



Statement of Unaudited Consolidated financial results for the quarter ended 30th June 2025					
(Rs. In Lakhs, except per share data)					
Sr No.	Particulars	Quarter ended			Year ended
		Jun-25	Mar-25	Jun-24	Mar-25
		Unaudited	Audited (refer note no.6)	Unaudited	Audited
1	Revenue from Operations	3,747	6,309	3,348	25,774
2	Other Income	602	793	341	2,242
3	Total Income (1+2)	4,349	7,102	3,689	28,016
	Expenses:				
	a) Realty cost incurred	275	626	1,152	4,906
	b) Changes in Realty Inventories	884	3,155	(20)	9,990
	c) Cost of Realty Sales (a+b)	1,159	3,781	1,132	14,896
	d) Employees Benefits Expense	765	778	624	3,030
	e) Finance Cost	1,322	1,383	837	4,737
	f) Depreciation and amortisation	110	112	107	439
	g) Other Expenses	910	1,848	1,180	6,573
4	Total Expenses (c+d+e+f+g)	4,266	7,902	3,880	29,675
5	Profit / (Loss) before Exceptional Items and Tax and share of net profit of Associates and Joint Ventures accounted for using the Equity Method (3 - 4)	83	(800)	(191)	(1,659)
6	Share of net profit of Associates and Joint Ventures accounted for using the Equity Method				
	Share of Profit / (Loss) of Associates and Joint Ventures	(1)	(45)	(17)	(63)
7	Profit / (Loss) before Exceptional Items and Tax	82	(845)	(208)	(1,722)
8	Exceptional Items (net) (Refer note no.3)	(585)	(1,140)	-	(1,140)
9	Profit / (Loss) before Tax for the year / period (7+8)	(503)	(1,985)	(208)	(2,862)
	Tax Expense :				
	Current Tax	-	-	-	-
	Adjustment of tax relating to earlier period / year	-	868	-	868
	Deferred Tax	-	(4)	(15)	(91)
10	Total Tax Expense	-	864	(15)	777
11	Profit / (Loss) After Tax for the year /period (9-10)	(503)	(2,849)	(193)	(3,639)
12	Other Comprehensive Income				
	i) Items that will not be reclassified to profit or loss	-	(242)	(2)	(248)
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-
13	Total Other Comprehensive Income for the year/period	-	(242)	(2)	(248)
	Total Comprehensive Income for the year / period (11+12)	(503)	(3,091)	(195)	(3,887)
	Profits / (Losses) attributable to :				
	a) Owners of the Company	(497)	(2,828)	(187)	(3,600)
	b) Non-Controlling Interest	(6)	(21)	(6)	(39)
14	Other Comprehensive Income attributable to :				
	a) Owners of the Company	-	(242)	(2)	(248)
	b) Non-Controlling interest	-	-	-	-
15	Total Comprehensive Income attributable to :				
	a) Owners of the Company	(497)	(3,070)	(189)	(3,848)
	b) Non-Controlling interest	(6)	(21)	(6)	(39)
16	Earnings per Equity Share (EPS) (Face value of Rs.2 each)				
	Not annualised except year end				
	Basic	(0.15)	(0.85)	(0.06)	(1.11)
	Diluted	(0.15)	(0.85)	(0.06)	(1.11)
17	Paid up Equity Share Capital (Face value per share of Rs.2 each)	6,641	6,486	6,180	6,486
18	Other Equity				13,067

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SIGNED FOR IDENTIFICATION
BY



S R B C & CO LLP
MUMBAI



Statement of Unaudited Consolidated financial results for the quarter ended 30th June 2025

Notes:

- The financial results for the quarter ended June 30, 2025 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on August 06, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to review by the statutory auditors of the Company.
- These unaudited financial results of the Group have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

3 Exceptional items :

Rs in Lakhs

Exceptional items comprise	Quarter Ended			Year ended
	Jun-25	Mar-25	Jun-24	Mar-25
Refund of Property tax paid in earlier years pursuant to Court decision	-	1,082	-	1,082
(Impairment)/Reversals of loans and investments in equity of Associates & Joint ventures	(585)	(2,222)	-	(2,222)
Total	(585)	(1,140)	-	(1,140)

- The National Company Law Tribunal (NCLT) has passed an order on 14th July 2025 for initiation of Corporate Insolvency Resolution Process (CIRP) in respect of M/s. Hem Infrastructure and Property Developers Private Limited (HIPDPL) which is a Joint Venture entity of the Group. This order was passed pursuant to a Petition filed by JM Financial Credit Solutions Ltd (JMFCSL) against HIPDPL by invoking corporate guarantee given by HIPDPL in respect of loans of around Rs. 266 crores plus accrued interest advanced to M/s. Hem-Bhattad AOP (HBAOP). JMFCSL has also initiated and secured orders under SARFAESI Act, 2002 and attached property belonging to the HBAOP. HIPDPL is in the process of filing an appeal to quash the said order and simultaneously the Company and HBAOP are also in discussion with JMFCSL for arriving at structured negotiated settlement of the dues.

The carrying value of the Group's aggregate financial exposure is Rs. 9,184 Lakhs comprising investments as of 30th June 2025. The Group has not been able to assess the extent of recoverability of the investment considering the ongoing NCLT proceedings and measures being taken for settlement of liabilities of HIPDPL. The Group, in consultation with legal advisors is actively evaluating and pursuing appropriate legal and commercial remedies, including the negotiations, and challenging the NCLT order, to safeguard its investment. Pending the outcome of these actions, the extent of recoverability of the aforesaid financial exposure cannot be assessed at this stage and therefore, no adjustments have been made to the carrying amount of investment in the Consolidated Financial Results for the quarter ended 30th June 2025. The Group will continue to monitor the status of this matter in subsequent periods.

- During the quarter ended June 30, 2025, the Holding Company has converted fully paid up 77,27,000 0% Unsecured Compulsorily Convertible Debentures of face value of Rs. 2 each into equivalent number of equity shares on April 16, 2025 at a conversion price of Rs. 44 per share.
- Figures for the quarter ended March 31, 2025 are the balancing figures between the audited figures in respect of the full year ended March 31, 2025 and the unaudited figures for nine months ended December 31, 2024 being the third quarter of the financial year which were subjected to limited review by auditors.
- The Group is primarily engaged only in the business of real estate development. As the Group operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.



For and on behalf of the Board of Directors

Rajeev A. Piramal
Executive Vice Chairman & Managing Director

Mumbai : August 6, 2025



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