PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Date: November 13, 2026

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 04/2026-27 Board Meeting held on November 13, 2026**

Reference: Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

This is to inform you that the Board of Directors, at its meeting held today i.e. November 13, 2026 inter alia have considered and approved the Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter and half year ended September 30, 2026 along with the Limited Review Report(s) thereon.

In this regard, please find enclosed the following:

a. Unaudited Financial Results along with Cash Flow Statements and Statement on Assets and Liabilities (Standalone & Consolidated) for the quarter and half year ended September 30, 2026;

b. Limited Review Reports by the Statutory Auditor.

The meeting of the Board of Directors commenced at 2:00 P.M. and concluded at 03:42 P.M.

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

Yours Sincerely,
For Peninsula Land Limited

Pooja Babul Sutradhar
Digitally signed by Pooja Babul Sutradhar
Date: 2026.11.13 17:46:35 +05'30'

Pooja Sutradhar
Company Secretary and Compliance Officer
Membership Number A40807

Enclosed as above

PENINSULA LAND LIMITED
1401, 14th Floor, Tower-B,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013, India.

Phone : +91 22 6622 9300
Email : info@peninsula.co.in
URL : www.peninsulaland.in
CIN : L17120MH1871PLC000005

ASHOK PIRAMAL GROUP

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel : +91226819 8000

Independent Auditor's Review Report on the Quarterly and Year to Date 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 September 30, 2026, and year to date 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 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. 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 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 & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003





per Pramod Kumar Bapna
Partner
Membership No.: 105497
UDIN: 26105497TQQUUE5827
Place: Mumbai
Date: November 13, 2026

PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Statement of unaudited Standalone financial results for the quarter and half year ended 30th September 2026

(Rs. In Lakhs,except per share data)

Sr No.	Particulars	Standalone					
		Quarter ended			Half year ended		Year ended
		Sep-26	Jun-26	Sep-25	Sep-26	Sep-25	Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from Operations	7,214	2,270	3,724	9,484	7,408	14,125
2	Other Income	289	267	535	556	1,126	2,782
3	**Total Income (1+2)**	**7,503**	**2,537**	**4,259**	**10,040**	**8,534**	**16,907**
	Expenses:						
	a) Realty cost incurred	2,506	618	385	3,124	577	2,496
	b) Changes in Realty Inventories	1,536	1	815	1,537	1,782	2,592
	c) Cost of Realty Sales (a+b)	**4,042**	**619**	**1,200**	**4,661**	**2,359**	**5,088**
	d) Employees Benefits Expense	675	979	925	1,654	1,690	3,616
	e) Finance Cost	715	745	1,483	1,460	2,805	4,686
	f) Depreciation and amortisation	124	117	107	241	213	435
	g) Other Expenses	1,228	877	1,224	2,105	2,085	4,312
4	**Total Expenses (c+d+e+f+g)**	**6,784**	**3,337**	**4,939**	**10,121**	**9,152**	**18,137**
5	**Profit / (Loss) before Exceptional Items and Tax (3 -4)**	**719**	**(800)**	**(680)**	**(81)**	**(618)**	**(1,230)**
6	Exceptional Items(net) (Refer note no.3)	(22)	195	(1,137)	173	(1,780)	(14,025)
7	**Profit/ (Loss) before Tax for the year/period (5+6)**	**697**	**(605)**	**(1,817)**	**92**	**(2,398)**	**(15,255)**
	Tax Expense						
	Current Tax	-	-	-	-	-	-
	Adjustment of tax relating to earlier year / period	-	-	-	-	-	113
	Deferred Tax	-	-	-	-	-	-
8	**Total Tax Expense**	-	-	-	-	-	113
9	**Profit/ (Loss) After Tax for the year/period (7 -8)**	**697**	**(605)**	**(1,817)**	**92**	**(2,398)**	**(15,368)**
10	**Other Comprehensive Income**						
	i) Items that will not be reclassified to profit or loss	-	-	-	-	-	(183)
	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**	-	-	-	-	-	**(183)**
	Total Comprehensive Income for the year/period (10+11)	**697**	**(605)**	**(1,817)**	**92**	**(2,398)**	**(15,551)**
12	Earnings per Equity Share (EPS) (Face value of Rs.2 each)						
	Not annualised except year end						
	Basic	0.21	(0.18)	(0.55)	0.03	(0.73)	(4.63)
	Diluted	0.21	(0.18)	(0.55)	0.03	(0.73)	(4.63)
13	Paid up Equity Share Capital (Face value per share of Rs.2 each)	6,641	6,641	6,641	6,641	6,641	6,641
14	Other Equity						(2,207)

SIGNED FOR IDENTIFICATION BY
SRBC&CO LLP
MUMBAI

PENINSULA LAND LIMITED MUMBAI

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CIN NO.: L17120MH1871PLC000005

ASHOK PIRAMAL GROUP

PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Rs. in Lakhs

Sr No.	Standalone Balance sheet as at 30th September 2026	Unaudited 30-Sep-26	Audited 31-Mar-26
	ASSETS		
A	**Non-Current Assets**		
a	Property Plant And Equipment	1,195	1,134
b	Investment Properties	27,731	27,798
c	Intangible Assets*	0	0
d	Right-of-use assets	513	642
e	Financial Assets		
	(i) Investment In Subsidiaries, Joint Ventures & Associates	1,671	1,671
	(ii) Investments in others entities	62	62
	(iii) Loans	4,951	4,312
	(iv) Other Financial Assets	202	382
f	Non Current Tax Assets (net)	1,129	1,104
	Total Non-current Assets	**37,454**	**37,105**
B	**Current Assets**		
a	Inventories	15,630	17,166
b	Financial Assets		
	(i) Investments	33	1,087
	(ii) Trade Receivables	702	925
	(iii) Cash And Cash Equivalents	1,616	1,298
	(iv) Bank Balances Other Than (iii) Above	96	56
	(v) Loans	72	68
	(vi) Other Financial Assets	3,289	2,693
c	Current Tax Assets (net)	-	746
d	Other Current Assets	1,825	1,639
	Total current Assets	**23,263**	**25,678**
C	Investments held for sale *	0	0
	Total Assets	**60,717**	**62,783**
	EQUITY & LIABILITIES		
A	**Equity**		
a	Equity Share Capital	6,641	6,641
b	Other Equity	(2,115)	(2,207)
	Total Equity	**4,526**	**4,434**
B	**Non-Current Liabilities**		
a	Financial liabilities		
	(i) Borrowings	26,622	26,480
	(ii) Lease Liabilities	366	522
b	Provisions	1,040	944
	Total Non-Current Liabilities	**28,028**	**27,946**
C	**Current Liabilities**		
a	Financial Liabilities		
	(i) Borrowings	1,234	2,870
	(ii) Lease Liabilities	302	276
	(iii) Trade Payables		
	(a) Micro Enterprises And Small Enterprises	494	386
	(b) Other Than Micro Enterprises And Small Enterprises	8,320	6,334
	(iv) Other Financial Liabilities	4,463	4,254
b	Other Current Liabilities	12,953	15,936
c	Provisions	397	347
	Total Current Liabilities	**28,163**	**30,403**
	Total Equity & Liabilities	**60,717**	**62,783**

* Denotes less than Rs 50,000

PENINSULA LAND LIMITED MUMBAI

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MUMBAI

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Peninsula Business Park,
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PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

(Rs.in Lakhs)

	Standalone Statement of cash flows for the half year ended September 30, 2026				
	Particulars	Unaudited		Unaudited	
		30-Sep-26		30-Sep-25	
A	**Cash flow from Operating activities**				
	Profit/(Loss) before tax		92		(2,398)
	Adjustments to reconcile Profit before tax to net cash flow from/(used) in operating activities				
(a)	Depreciation and Amortisation Expenses	241		213	
(b)	Fair value gain on debenture	-		(888)	
(c)	Fair value loss on Mutual fund	4		-	
(d)	Profit on sale of Property, plant and equipment	(2)		-	
(e)	Profit on sale of mutual fund	(53)		(163)	
(f)	Interest income	(501)		(73)	
(g)	Finance cost	1,460		2,805	
(h)	Provision /(reversal) impairment of loans and advances	(173)		1,780	
(i)	Provision for impairment of loss on trade receivable and deposits	-		14	
(j)	Sundry balances written back	(300)		-	
			676		3,688
	Cashflow from operating activity before working capital changes		768		1,290
	Working capital adjustments				
(a)	(Increase)/ Decrease in Inventories and contract assets	1,686		1,814	
(b)	(Increase)/ Decrease in Trade receivables	223		(443)	
(c)	Increase/ (Decrease) in Trade and Other Payables	2,393		(1,387)	
(d)	Increase/(Decrease) in Other Financial Liabilities	419		(502)	
(e)	Increase/(Decrease) in Other Current Liabilities	(2,983)		(574)	
(f)	(Increase)/ Decrease in Other Current Assets	(194)		173	
(g)	Increase/ (Decrease) in provisions	146		47	
(h)	(Increase)/ Decrease in Financial Assets	(1,306)		(33)	
			384		(905)
	Net Cash generated from /(used in) operations		1,152		385
	Income Tax paid (Net of income tax refund)		(580)		(411)
	Net cash flows (used in) / from operating activities (A)		1,732		796
B	**Cash flow from Investing activities**				
(a)	Purchase of property, plant and equipment & intangible assets	(104)		(22)	
(b)	Sale of property, plant and equipment	2		-	
(c)	Investments -mutual funds (net)	1,102		1,945	
(d)	Loans to joint ventures and subsidiaries	-		(5,576)	
(e)	(Loans given)/repayment of loans	(471)		-	
(f)	Investment in bank fixed deposits (net)	(3)		(3)	
(g)	Interest received	1,354		152	
	Net cash flows (used in) / from investing activities (B)		1,880		(3,504)
C	**Cash flow from Financing activities**				
(a)	Repayment of long term loans to banks	(503)		(457)	
(b)	Proceeds/(repayment) towards short term intercorporate loans (net)	-		1,260	
(c)	Proceeds/(repayment) towards long term intercorporate loans (net)	(1,144)		-	
(h)	Proceeds/(repayment) from current borrowings - bank overdraft (net)	52		200	
(e)	Lease payment (including interest)	(175)		(151)	
(f)	Finance charges paid	(1,524)		(1,516)	
	Net cash flows (used in)/ from in financing activities (C)		(3,294)		(664)
	Net (decrease)/ increase in cash and cash equivalents (A+B+C)		318		(3,372)
	Add: Cash and cash equivalents at the beginning of the year		1,298		4,389
	Cash and cash equivalents at the end of the period		1,616		1,017

Note:

1 Break up of cash and cash equivalents

Sr No.	Particulars	30-Sep-26		30-Sep-25	
1	Balance with Banks in Current Accounts	586		1,015	
2	Fixed deposits with banks, having original maturity of three months or less	1,030		-	
3	Cash on hand*	0		2	
	Cash and cash equivalents at the end of the period		1,616		1,017

* Denotes less than Rs 50,000

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SRBC&CO LLP
MUMBAI

PENINSULA LAND LIMITED MUMBAI

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ASHOK PIRAMAL GROUP

PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Statement of unaudited Standalone financial results for the quarter and half year ended 30th September 2026

Notes:

1 The financial results for the quarter and half year ended 30th September, 2026 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on November 13, 2026 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.

2 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

Particulars	Quarter ended			Half year ended		Year ended
	Sep-26	Jun-26	Sep-25	Sep-26	Sep-25	Mar-26
Reversal/(Impairment) of loans to subsidiaries, joint ventures and associates	(22)	195	(1,137)	173	(1,780)	(14,025)
Total	(22)	195	(1,137)	173	(1,780)	(14,025)

4 The Company is primarily engaged in the business of real estate development which is the only reportable segment as per "IND AS 108 - Operating Segments".

For and on behalf of the Board of Directors

Rajeev A. Piramal
Executive Vice Chairman & Managing Director

Mumbai : November 13, 2026

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SRBC&CO LLP
MUMBAI

PENINSULA LAND LIMITED MUMBAI

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Chartered Accountants

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Mumbai - 400 028, India
Tel : +9122 6819 8000

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated 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 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 September 30, 2026 and year to date from April 1, 2026 to September 30, 2026 (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 the following entities in Annexure 1 of this report.

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 other auditors referred to in paragraph 6 and 7 below, 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 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.

6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

   - 7 subsidiaries, whose unaudited interim financial results include total assets of Rs. 16,598 lakhs as at September 30, 2026, total revenues of Rs 68 lakhs and Rs 138 lakhs, total net loss after tax of Rs. 12 lakhs and Rs. 4 lakhs and total comprehensive loss of Rs. 12 lakhs and Rs. 4 lakhs, for the quarter ended September 30, 2026, and the period ended on that date respectively, and net cash outflows of Rs. 22 lakhs for the period from April 1, 2026, to September 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

SRBC & CO LLP MUMBAI CHARTERED ACCOUNTANTS

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

7. The accompanying Statement includes the interim unaudited financial results and other unaudited financial information in respect of:

   - 16 subsidiaries, whose interim financial results and other financial information reflect total assets of Rs. 318 lakhs as at September 30, 2026, total revenues of Rs Nil and Rs Nil, total net loss after tax of Rs. 1 lakh and Rs. 3 lakhs and total comprehensive loss of Rs. 1 lakh and Rs. 3 lakhs, for the quarter ended September 30, 2026 and the period ended on that date respectively, and net cash outflows of Rs. 2 lakhs for the period from April 1, 2026 to September 30, 2026.

   - 5 joint ventures, whose interim financial results includes the Group's share of net profit of Rs. 1 lakh and Rs. 1 lakh and Group's share of total comprehensive income of Rs. 1 lakh and Rs. 1 lakh for the quarter ended September 30, 2026 and for the period ended on that date respectively.

   The unaudited interim financial results and other unaudited financial information of the 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.

   Our conclusion on the Statement in respect of matters stated in para 6 and 7 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.

8. 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.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

per Pramod Kumar Bapna
Partner
Membership No.: 105497
UDIN: 26105497ACAFIR9076
Place: Mumbai
Date: November 13, 2026

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
8. Prairie Real Estate LLP
9. Zenith Vista Real Estate LLP

^ Not consolidated w.e.f. July 14, 2025 upon commencement of Corporate Insolvency Resolution Process



PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Statement of unaudited Consolidated financial results for the quarter and half year ended 30th September 2026

(Rs. in Lakhs, except per share data)

Sr No.	Particulars	Consolidated					
		Quarter ended			Half year ended		Year ended
		Sep-26	Jun-26	Sep-25	Sep-26	Sep-25	Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Revenue from Operations	7,282	2,340	3,757	9,622	7,504	14,321
2	Other Income	292	299	537	591	1,139	2,846
3	**Total Income (1+2)**	7,574	**2,639**	**4,294**	**10,213**	**8,643**	**17,167**
	Expenses:						
	a) Realty cost incurred	2,509	915	411	3,424	686	3,050
	b) Changes in Realty Inventories	1,533	(296)	789	1,237	1,673	2,059
	c) Cost of Realty Sales (a+b)	**4,042**	**619**	**1,200**	**4,661**	**2,359**	**5,109**
	d) Employees Benefits Expense	675	980	925	1,655	1,690	3,616
	e) Finance Cost	716	746	1,483	1,462	2,805	4,688
	f) Depreciation and amortisation	127	121	110	248	220	450
	g)Other Expenses	1,285	941	1,298	2,226	2,208	4,620
4	**Total Expenses (c+d+e+f+g)**	**6,845**	**3,407**	**5,016**	**10,252**	**9,282**	**18,483**
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)**	**729**	**(768)**	(722)	(39)	(639)	**(1,316)**
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	(348)	(254)	2	(602)	1	(630)
7	**Profit / (Loss) before Exceptional Items and Tax**	**381**	**(1,022)**	(720)	**(641)**	**(638)**	**(1,946)**
8	Exceptional Items (net) (Refer note no.3)	-	250	(1,135)	250	(1,720)	(13,208)
9	**Profit / (Loss) before Tax for the year / period (7+8)**	**381**	**(772)**	**(1,855)**	**(391)**	**(2,358)**	**(15,154)**
	Tax Expense :						
	Current Tax	-	-	-	-	-	1
	Adjustment of tax relating to earlier year / period	-	-	-	-	-	221
	Deferred Tax	-	-	1	-	1	13
10	**Total Tax Expense**	-	-	**1**	-	**1**	**235**
11	**Profit/ (Loss) After Tax for the year /period (9-10)**	**381**	**(772)**	**(1,856)**	**(391)**	**(2,359)**	**(15,389)**
12	**Other Comprehensive Income**						
	i) Items that will not be reclassified to profit or loss	-	-	-	-	-	(183)
	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**	-	-	-	-	-	**(183)**
	Total Comprehensive Income for the year/ period (11+12)	**381**	(772)	**(1,856)**	**(391)**	**(2,359)**	**(15,572)**
	Profits/ (Losses) attributable to :						
	a) Owners of the Company	388	(764)	(1,850)	(376)	(2,347)	(15,364)
	b) Non-Controlling Interest	(7)	(8)	(6)	(15)	(12)	(25)
14	**Other Comprehensive Income attributable to :**						
	a) Owners of the Company	-	-	-	-	-	(183)
	b) Non-Controlling interest	-	-	-	-	-	-
15	**Total Comprehensive Income attributable to :**						
	a) Owners of the Company	388	(764)	(1,850)	(376)	(2,347)	(15,547)
	b) Non-Controlling interest	(7)	(8)	(6)	(15)	(12)	(25)
16	Earnings per Equity Share (EPS) (Face value of Rs.2 each)						
	Not annualised except year end						
	Basic	0.12	(0.23)	(0.56)	(0.12)	(0.71)	(4.63)
	Diluted	0.12	(0.23)	(0.56)	(0.12)	(0.71)	(4.63)
17	**Paid up Equity Share Capital** (Face value per share of Rs.2 each)	6,641	6,641	6,641	6,641	6,641	6,641
18	Other Equity						486

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MUMBAI

PENINSULA LAND LIMITED MUMBAI

PENINSULA LAND LIMITED
1401, TowerB, 14th Floor,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai – 400013.

Phone : +91 22 6622 9300
Email : info@peninsula.co.in
URL : www.peninsula.co.in
CIN NO.: L17120MH1871PLC000005

ASHOK PIRAMAL GROUP

PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Rs. In Lakhs

Consolidated Balance sheet as at 30th September 2026			
Sr No.		Unaudited 30-Sep-26	Audited 31-Mar-26
	ASSETS		
A	**Non-Current Assets**		
a	Property Plant And Equipment	1,720	1,665
b	Investment Properties	27,776	27,844
c	Intangible Assets*	0	0
d	Right-of-use assets	514	641
e	Investment In Joint Ventures & Associates	5,322	5,588
f	Financial Assets		
	(i) Investments	62	62
	(ii) Loans	60	46
	(iii) Other Financial Assets	248	427
g	Deferred tax Assets	99	99
h	Non Current Tax Assets (net)	1,336	1,385
	Total Non-current Assets	**37,137**	**37,757**
B	**Current Assets**		
a	Inventories	17,973	19,207
b	Financial Assets		
	(i) Current Investments	34	1,087
	(ii) Trade Receivables	900	1,108
	(iii) Cash And Cash Equivalents	1,903	1,610
	(iv) Bank Balances Other Than (iii) Above	98	57
	(v) Loans	79	75
	(vi) Other Financial Assets	3,404	2,768
c	Current Tax Assets (net)	-	746
d	Other Current Assets	2,284	2,039
	Total current Assets	**26,675**	**28,697**
C	Investments held for sale *	0	0
	Total Assets	**63,812**	**66,454**
	EQUITY & LIABILITIES		
A	**Equity**		
a	Equity Share Capital	6,641	6,641
b	Other Equity	110	486
	Equity Attributable to Owners of the Company	6,751	7,127
	Non-Controlling Interests	(584)	(569)
	Total Equity	**6,167**	**6,558**
B	**Non-Current Liabilities**		
a	Financial Liabilities		
	(i) Borrowings	26,628	26,486
	(ii) Lease Liabilities	366	522
b	Deferred tax liabilities	53	53
c	Provisions	1,040	944
	Total Non-Current Liabilities	**28,087**	**28,005**
C	**Current Liabilities**		
a	Financial Liabilities		
	(i) Borrowings	1,309	2,930
	(ii) Lease Liabilities	302	276
	(iii) Trade Payables		
	(a) Micro Enterprises And Small Enterprises	544	438
	(b) Other Than Micro Enterprises And Small Enterprises	9,155	7,211
	(iv) Other Financial Liabilities	4,846	4,654
b	Other Current Liabilities	13,005	16,035
c	Provisions	397	347
	Total Current Liabilities	**29,558**	**31,891**
	Total Equity & Liabilities	**63,812**	**66,454**

* Denotes less than Rs 50,000

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PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

(Rs.in Lakhs)

Consolidated Statement of cash flows for the half year ended September 30, 2026

	Particulars	Unaudited 30-Sep-26		Unaudited 30-Sep-25	
A	**Cash flow from Operating activities**				
	Loss before tax		(391)		(2,358)
	Adjustments to reconcile Profit before tax to net cash flow from/ (used) in operating activities -				
(a)	Depreciation/ amortisation expenses	248		220	
(b)	Fair value gain on debentures	-		(888)	
(c)	Fair value loss on Mutual fund	4		-	
(d)	Profit on sale of mutual fund	(53)		(163)	
(e)	Interest income	(534)		(82)	
(f)	Finance costs	1,462		2,805	
(g)	Provision/(Reversal) for impairment of Loans & Advances	(250)		1,720	
(h)	Provision for impairment/(Reversal) of loss on trade receivable and other receivable	(1)		15	
(i)	Profit on Sale Of Property Plant And Equipment	(2)		-	
(j)	Sundry balances written back	(302)		-	
(k)	Share of (profit) /Loss of Associates and Joint Ventures	602		(1)	
			1,174		3,626
	Cash flow from operating activity before working capital changes		783		1,268
	Working capital adjustments				
(a)	(Increase)/ Decrease in Inventories and contract assets	1,383		1,704	
(b)	(Increase)/ Decrease in Trade receivables	213		(452)	
(c)	Increase/ (Decrease) in Trade and Other Payables	2,349		(1,484)	
(d)	Increase/(Decrease) in Current Financial Liabilities	419		(503)	
(e)	Increase/(Decrease) in Other Current Liabilities	(3,030)		(578)	
(f)	(Increase)/ Decrease in Financial Assets	(1,349)		12	
(g)	Increase/ (Decrease) in Provisions	146		47	
(h)	(Increase)/ Decrease in Other Assets	(258)		162	
		-	(127)		(1,092)
	Net Cash generated from / (used in) Operations		656		176
	Income Tax paid (Net of income tax refund)		(654)		(411)
	Net cash flows (used in) / from operating activities (A)		1,310		587
B	**Cash flows from Investing activities**				
(a)	Purchase of property, plant and equipment & intangible assets	(104)		(23)	
(b)	Sale of property plant and equipments	2		-	
(c)	Investments in joint ventures	(336)		(5,382)	
(d)	Proceeds from loan given to Joint ventures,Associates and others	232		-	
(e)	Investments -mutual funds (net)	1,102		1,946	
(f)	Investment in bank fixed deposits (net)	(3)		(2)	
(g)	Interest received	1390		161	
	Net cash flows (used in) / from investing activities (B)		2,283		(3,300)
C	**Cash flow from Financing activities**				
(a)	Repayment of long term loans to banks	(503)		(457)	
(b)	Proceeds/(repayment) towards intercorporate loans (net)	(1,144)		1,260	
(c)	Proceeds from current borrowings - bank overdraft (net)	52		200	
(d)	Lease payment (including interest)	(175)		(151)	
(e)	Finance charges paid	(1,530)		(1,516)	
	Net cash flows (used in) / from in financing activities (C)		(3,300)		(664)
	Net increase/ (decrease) in cash and cash equivalents (A+B+C)		293		(3,377)
	Add: Cash and cash equivalents at the beginning of the year		1,610		4,671
	Cash and cash equivalents at the end of the period		1,903		1,294

Note :

1 Break up of cash and cash equivalents

Sr No.	Particulars	30-Sep-26		30-Sep-25	
1	Balance with Banks in Current Accounts	721		1,147	
2	Balance with Banks in Deposit Account (Original maturity upto three months)	1,177		140	
3	Cash on hand	5		7	
	Cash and cash equivalents at the end of the period		1,903		1,294

* Denotes less than Rs 50,000

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PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS
By Ashok Piramal Group

Statement of unaudited Consolidated financial results for the quarter and half year ended 30th September 2026

Notes:

1 The financial results for the quarter and half year ended 30th September, 2026 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on November 13, 2026 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.

2 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

Particulars	Quarter ended			Half year ended		Year ended
	Sep-26	Jun-26	Sep-25	Sep-26	Sep-25	Mar-26
Reversal/(Impairment) of loans to joint ventures and associates	-	250	(1,135)	250	(1,720)	(13,208)
Total	-	250	(1,135)	250	(1,720)	(13,208)

4 The Group is primarily engaged in the business of real estate development which is the only reportable segment as per "IND AS 108- Operating Segments".

For and on behalf of the Board of Directors

Rajeev A. Piramal
Executive Vice Chairman & Managing Director

Mumbai : November 13, 2026

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