Prozone Realty Limited

Dated: 5th November 2026

To,

National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex, Bandra (E),
Mumbai 400 051
Scrip: PROZONER

BSE Limited
Listing Department,
P.J. Towers, Dalal Street, Fort,
Mumbai 400 001
Scrip: 534675

Sub: Press Release on the financial results for the quarter ended 30th Sept 2026

Please find enclosed herewith a copy of press release on the financial results of the company for the half year and quarter ended 30th September 2026.

Your are requested to disseminate the same for the information of investors and oblige.

This disclosure is being made in compliance of requirement under regulation 30 of the SEBI (LODR) Regulation 2015.

Thanking you,

Yours truly,
For Prozone Realty Limited

Prozone Realty Ltd. Mumbai

Ajayendra Pratap Jain
CS and Chief Compliance Officer
Encl: As above

FOR IMMEDIATE RELEASE

Prozone Realty Limited Reports Q2 FY27 Financial Results; Landmark Divestment of Retail Malls Completed, Delivering Exceptional Net Profit of ₹55,581.54 Lakhs

- **Blockbuster Asset Monetization:** Successfully completed the strategic divestment of retail mall subsidiaries to Inorbit Malls (India) Pvt. Ltd., driving an exceptional gain on discontinued operations of **₹61,514.49 Lakhs**.
- **Strong Bottom-Line Growth:** Q2 FY27 Consolidated Net Profit surged to **₹55,581.54 Lakhs**, compared to ₹341.92 Lakhs in the corresponding quarter of the previous year.
- **Significant EPS Expansion:** Earnings Per Share (EPS) for the quarter (combining continuing and discontinued operations) soared to **₹36.43** per share, compared to ₹0.10 in Q2 FY26.
- **Core Operational Momentum:** Continuing operations revenue from Outright Sales stood at **₹1,663.55 Lakhs** for the quarter, reflecting steady real estate execution.
- **Balance Sheet Transformation:** Substantial capital inflows significantly of **₹64,800 Lakhs** strengthen liquidity and net-worth, positioning the company to rapidly scale its high-margin residential and mixed-use pipelines.

MUMBAI, INDIA — November 2026 — **Prozone Realty Limited** (BSE: 534675 | NSE: PROZONER), one of India's leading regional shopping center and residential real estate developers, today announced its un-audited consolidated financial results for the second quarter and half-year ended September 30, 2026 (Q2 FY27).

The quarter marks a historic milestone in the company's corporate trajectory, highlighted by the successful financial accounting and closure of the strategic retail mall divestment, which has fundamentally transformed the company's capital structure and balance sheet strength.

Key Financial Highlights (Q2 FY27 vs. Q2 FY26)

- **Revenue from Operations (Outright Sales - Continuing Operations):** Recorded at **₹1,663.55 Lakhs** for Q2 FY27, compared to ₹1,553.75 Lakhs in Q2 FY26. Total income for the quarter reached **₹2,051.12 Lakhs**.

- **Discontinued Operations & Exceptional Gain:** Following the shareholder-approved transfer of mall operations to Inorbit Malls, the exceptional gain on the divestment of discontinued operations stood at **₹61,514.49 Lakhs**. Net profit after tax from discontinued operations for the quarter was reported at **₹56,909.76 Lakhs**.

- **Consolidated Net Profit:** Driven by the monumental asset realization, the company's total Net Profit for Q2 FY27 scaled exponentially to **₹55,581.54 Lakhs**, compared to ₹341.92 Lakhs in Q2 FY26.

- **Earnings Per Share (EPS):** Basic and Diluted EPS for the quarter (combining continuing and discontinued operations) soared to **₹36.43** per share (face value of ₹2/- each), as against ₹0.10 in the corresponding previous quarter.

Management Commentary

Commenting on the landmark financial results and strategic progress, **Mr. Nikhil Chaturvedi, Managing Director, Prozone Realty Limited**, stated:

"Q2 FY27 represents a watershed moment in Prozone Realty's corporate evolution. The successful realization of our retail asset monetization strategy through the transaction with Inorbit Malls has yielded an exceptional gain of over ₹61,500 lakhs, radically expanding our net worth and liquidity reserves.

This transaction accomplishes our core objective: unlocking deep embedded value from our mature commercial assets and establishing a fortress balance sheet. With virtually zero debt constraints holding back our growth, we are aggressively redeploying capital toward scaling up our high-margin residential projects and maximizing returns from our strategically retained land banks. We remain deeply committed to generating enduring, long-term value for all our stakeholders."

Strategic Outlook & Capital Allocation

- **Residential & Mixed-Use Scaling:** Capitalizing on the surplus cash flow to accelerate execution velocity across active residential developments.

- **Asset-Light Expansion:** Leveraging JV/JD models on valuable land parcels retained during restructuring to optimize return on capital employed (ROCE).

- **Enhanced Financial Flexibility:** Sharp reduction in net finance overheads, clearing a clear path for sustainable, high-velocity earnings growth in coming quarters.

About Prozone Realty Limited

Prozone Realty Limited (formerly Prozone Intu Properties Limited) is a premier publicly listed real estate developer focused on designing, developing, and managing world-class retail shopping centers, commercial hubs, and large-scale residential townships across high-growth Indian urban centers.

- **BSE Scrip Code:** 534675
- **NSE Symbol:** PROZONER
- **ISIN:** INE195N01013

Media & Investor Relations Contact:
Investor Relations Team
Prozone Realty Limited
Email: info@prozonerealty.com / investors@prozonerealty.com
Website: www.prozonerealty.com

Disclaimer: Forward-looking statements included in this release are based on current expectations and assumptions. Actual results may differ materially due to economic shifts, regulatory changes, and market conditions.