PURAVANKARA

Date: **02.11.2026**

To,

The General Manager, Listing Operations Department of Corporate Services **BSE Limited** P. J. Towers, Dalal Street, Fort, Mumbai- 400 001 **Stock Code: 532891**	**The Manager,** Listing 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 **Stock Code: PURVA**

Dear Sir / Madam,

Sub: Outcome of the Board Meeting held on Monday, November 02, 2026

Ref: Regulation 30, 33 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

We write to inform you that in continuation to out intimation dated October 26, 2026, the Board of Directors of the Company at its meeting held today i.e., Monday, November 02, 2026, inter-alia considered and approved the Un-Audited Standalone and Consolidated Financial Results of the Company along with the Limited Review Report for the quarter and half-year ended September 30, 2026, as reviewed and recommended by the Audit Committee. In this regard we have enclosed herewith the aforesaid Un-Audited Standalone and Consolidated Financial Results of the Company along with the Limited Review Report for the quarter and half-year ended September 30, 2026.

A copy of the said Results along with the Limited Review Reports of the Company are also available on the website of the Company https://www.puravankara.com

The board meeting commenced at 02:00 P.M. (IST) and concluded at 07:30 P.M. (IST).

This is for your information and records.

Thanking you,

Yours sincerely,
For Puravankara Limited

SUDIP CHATTERJEE

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Date: 2026.11.02 20:11:07 +05'30'

(Sudip Chatterjee)
Company Secretary & Compliance Officer
Membership No.: F11373

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru – 560 001, India
Tel: +91 80 6648 9000

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
Puravankara Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Puravankara Limited (the "Company") which includes its 3 partnership entities for the quarter and six months ended 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 and based on the consideration of the review reports of other auditors on the financial results of the partnership entities referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting 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.

5. **Emphasis of Matter**

We draw attention to note 6 to the accompanying standalone financial results in connection with certain ongoing legal proceedings related to property, income tax search and other matters. Our conclusion is not modified in respect of this matter.

6. Other Matter

The accompanying Statement includes the interim financial results and other financial information in respect of 3 partnership entities, whose unaudited interim financial results include the Company's share of net profit/(loss) after tax of Rs. (1.91) crore and Rs. (8.19) crore for the quarter and six months ended September 30, 2026, respectively, as considered in the Statement, whose interim financial results and other financial information have been reviewed by other auditors.

The reports of such auditors on the interim financial results and other financial information of these partnership entities have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these partnership entities, is based solely on the reports of such other auditors.

Our conclusion on the Statement is not modified in respect of the above matter and our reliance on the work done and the reports of such other auditors.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

Sudhir Kumar Jain
Digitally signed by Sudhir Kumar Jain
Date: 2026.11.02 19:37:18 +05'30'

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 26213157QASRXX1476

Place: Bengaluru
Date: November 02, 2026

PURAVANKARA LIMITED
Corporate Identity Number (CIN): L45200KA1986PLC051571
Regd. Office: No. 130/1, Ulsoor Road, Bengaluru - 560042, India
Phone: +91-80-43439999 Fax: +91-80-2559 9350
Email: investors@puravankara.com Website: https://www.puravankara.com

Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and the six months ended September 30, 2026

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 30.09.2026 [Unaudited]	Preceding Quarter ended 30.06.2026 [Unaudited]	Corresponding Quarter ended 30.09.2025 [Unaudited]	Year to date figures for the current period ended 30.09.2026 [Unaudited]	Year to date figures for the previous period ended 30.09.2025 [Unaudited]	Previous Year ended 31.03.2026 [Audited]
1	**Income**						
	(a) Revenue from operations	383.04	511.92	334.40	894.96	460.56	2,302.61
	(b) Other income	21.42	28.63	14.83	50.05	27.05	96.40
	Total income	**404.46**	**540.55**	**349.23**	**945.01**	**487.61**	**2,399.01**
2	**Expenses**						
	(a) Sub-contractor cost	218.93	132.22	246.24	351.15	491.62	983.37
	(b) Cost of raw materials and components consumed	14.13	4.71	15.43	18.84	38.90	76.69
	(c) Land purchase cost	5.56	386.45	-	392.01	-	844.13
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(22.57)	(232.34)	(45.54)	(254.91)	(260.35)	(387.68)
	(e) Employee benefits expense	57.27	51.78	47.91	109.05	93.31	177.33
	(f) Finance cost	78.45	81.25	72.79	159.70	141.14	288.29
	(g) Depreciation and amortization expense	3.41	3.10	2.99	6.51	6.03	11.97
	(h) Other expenses	88.18	87.43	57.19	175.61	115.14	308.55
	Total expenses	**443.36**	**514.60**	**397.01**	**957.96**	**625.79**	**2,302.65**
3	**Profit/(loss) before exceptional items and tax (1-2)**	**(38.90)**	**25.95**	**(47.78)**	**(12.95)**	**(138.18)**	**96.36**
4	**Exceptional items (refer note 7)**	**144.99**	**-**	**-**	**144.99**	**-**	**-**
5	**Profit/(loss) before tax (3+4)**	**106.09**	**25.95**	**(47.78)**	**132.04**	**(138.18)**	**96.36**
6	**Tax expense**						
	(i) Current tax charge/(credit)	26.55	-	-	26.55	-	12.27
	(ii) Deferred tax charge/(credit)	(14.77)	8.08	(11.57)	(6.69)	(33.82)	13.74
	Total	**11.78**	**8.08**	**(11.57)**	**19.86**	**(33.82)**	**26.01**
7	**Net profit/(loss) for the period (5-6)**	**94.31**	**17.87**	**(36.21)**	**112.18**	**(104.36)**	**70.35**
8	**Other comprehensive income for the period**						
	(i) Items that will not be reclassified to profit and loss - Re-measurement gains/(losses) on defined benefit plans	(1.57)	0.06	0.43	(1.51)	(0.41)	0.25
	(ii) Income tax relating to items that will not be reclassified to profit and loss	0.39	(0.02)	(0.11)	0.37	0.10	(0.06)
	Total	**(1.18)**	**0.04**	**0.32**	**(1.14)**	**(0.31)**	**0.19**
9	**Total Comprehensive Income for the period [Comprising Net profit/(loss) and Other Comprehensive Income (7+8)]**	**93.13**	**17.91**	**(35.89)**	**111.04**	**(104.67)**	**70.54**
10	Earnings per share (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	3.98	0.75	(1.53)	4.73	(4.40)	2.97
	b) Diluted (in Rs.)	3.97	0.75	(1.52)	4.72	(4.39)	2.97
11	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
12	Other equity as shown in the audited balance sheet of the previous year						1,438.52

Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and the six months ended September 30, 2026

Notes:

1 The above standalone financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 02.11.2026. The statutory auditors of the Company have carried out a limited review on the above standalone financial results of the Company for the quarter and six months ended 30.09.2026.

2 The standalone statement of assets and liabilities are as below:

(Rs. in crore)

Sl. No.	Particulars	As at 30.09.2026 [Unaudited]	As at 31.03.2026 [Audited]
A	ASSETS		
1	Non-Current Assets		
	(a) Property, plant and equipment	39.56	39.40
	(b) Investment property	10.19	10.27
	(c) Other Intangible assets	1.20	1.47
	(d) Financial assets		
	(i) Investments	427.94	404.57
	(ii) Loans	286.22	275.30
	(iii) Other financial assets	322.86	323.33
	(e) Deferred tax assets (net)	187.28	180.22
	(f) Assets for current tax (net)	35.71	68.93
	(g) Other non-current assets	153.98	103.54
	Sub-total - Non Current Assets	**1,464.94**	**1,407.03**
2	Current Assets		
	(a) Inventories	6,309.33	6,049.50
	(b) Financial assets		
	(i) Trade receivables	368.63	404.27
	(ii) Cash and cash equivalents	491.16	324.89
	(iii) Bank balances other than cash and cash equivalents	33.30	118.23
	(iv) Loans	405.30	406.86
	(v) Other financial assets	170.10	117.07
	(c) Other current assets	473.20	315.99
	Sub-total - Current Assets	**8,251.02**	**7,736.81**
	TOTAL ASSETS	**9,715.96**	**9,143.84**
B	EQUITY		
	(a) Equity share capital	118.58	118.58
	(b) Other Equity	1,550.49	1,438.52
	Sub-total - Equity	**1,669.07**	**1,557.10**
C	LIABILITIES		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	98.91	75.42
	(ii) Lease liabilities	7.91	7.86
	(iii) Other financial liabilities	2.57	1.47
	(b) Provisions	6.75	6.79
	Sub-total - Non Current Liabilities	**116.14**	**91.54**
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	2,200.99	2,306.80
	(ii) Lease liabilities	7.75	7.39
	(iii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	23.13	27.19
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	521.92	493.05
	(iv) Other financial liabilities	24.93	27.22
	(b) Other current liabilities	5,134.39	4,629.49
	(c) Provisions	5.06	4.06
	(d) Current tax liabilities (net)	12.58	-
	Sub-total - Current Liabilities	**7,930.75**	**7,495.20**
	TOTAL EQUITY AND LIABILITIES	**9,715.96**	**9,143.84**

Statement of Unaudited Standalone Financial Results of Puravankara Limited for the quarter and the six months ended September 30, 2026

3 The standalone statement of cash flows are as below:

(Rs. in crore)

Sl. No.	Particulars	Year to date figures for the current period ended 30.09.2026 [Unaudited]	Year to date figures for the previous period ended 30.09.2025 [Unaudited]
A.	**Cash flow from operating activities**		
	Profit/(loss) before tax	132.04	(138.18)
	Adjustments to reconcile profit/(loss) before tax to net cash flows:		
	Depreciation and amortization expense	6.51	6.03
	Liabilities/Provisions no longer required written-back	-	(1.09)
	(Profit)/loss on sale of property, plant and equipment and investment properties	(0.03)	(0.12)
	Exceptional items	(144.99)	-
	Fair value (gain)/loss on investment	(0.43)	(0.20)
	Share in loss/(profits) of partnership entities' investment (post tax)	8.19	3.51
	Employee share based payment expense	0.65	1.91
	Finance cost	159.70	141.14
	Interest income	(34.66)	(18.18)
	Working capital adjustments:		
	(Increase)/decrease in trade receivables	35.64	(107.60)
	(Increase)/ decrease in inventories	(259.83)	(259.58)
	(Increase)/ decrease in other financial assets	(62.54)	2.58
	(Increase)/ decrease in other assets	(207.65)	(100.56)
	Increase/ (decrease) in trade payables	24.81	101.43
	Increase/ (decrease) in other financial liabilities	(1.19)	9.00
	Increase/ (decrease) in other liabilities	499.11	406.35
	Increase/ (decrease) in provisions	(0.54)	(1.19)
		154.79	**45.25**
	Income tax refund/ (paid), net	19.25	(11.46)
	Net cash flows from/(used in) operating activities	**174.04**	**33.79**
B.	**Cash flows from investing activities**		
	Purchase of property, plant and equipment (including capital work in progress)	(2.28)	(1.84)
	Purchase of intangible assets	-	(0.03)
	Proceeds from sale of property, plant and equipment and investment properties	0.45	0.17
	Investments made in subsidiaries and associates	(25.32)	(19.85)
	Investment in mutual funds	-	(0.38)
	Consideration received on sale of investment in subsidiary	145.00	-
	Redemption of mutual fund and other fund units	-	0.92
	Loans given to subsidiaries and associates	(234.68)	(83.39)
	Loans repaid by subsidiaries and associates	162.93	69.57
	Loans repaid by third parties	82.29	-
	Investment in bank deposits (original maturity of more than three months)	(80.58)	(352.27)
	Redemption of bank deposits (original maturity of more than three months)	171.49	341.12
	Interest received	18.75	6.08
	Net cash flows from/(used in) investing activities	**238.05**	**(39.90)**
C.	**Cash flows from financing activities**		
	Proceeds from secured term loans	400.83	982.47
	Repayment of secured term loans	(802.85)	(899.19)
	Proceeds from unsecured term loans	14.99	-
	Repayment of unsecured term loans	(1.17)	(50.80)
	Loans taken from subsidiaries	422.86	148.33
	Loans repaid to subsidiaries	(278.37)	(109.15)
	Payment on claim of unpaid dividend	(0.01)	-
	Payment of lease liabilities	(3.79)	(4.82)
	Finance costs paid	(93.13)	(116.30)
	Net cash flows from/(used in) financing activities	**(340.64)**	**(49.46)**
	Net increase/(decrease) in cash and cash equivalents (A + B + C)	71.45	(55.57)
	Cash and cash equivalents at the beginning of the period	297.92	253.43
	Cash and cash equivalents at the end of the period	**369.37**	**197.86**
	Components of cash and cash equivalents		
	Cash and cash equivalents as per balance sheet		
	Balances with Banks		
	On current accounts	460.35	140.93
	Deposits with original maturity of 3 months or less	30.81	85.53
	Sub-total	**491.16**	**226.46**
	Less: Cash credit facilities from banks	(121.79)	(28.60)
	Cash and cash equivalents reported in statement of cash flow	**369.37**	**197.86**

4 During the quarter ended 30.09.2026, the following wholly-owned subsidiary of the Company has issued debentures of Rs.100,000 each, aggregating to Rs. 145 crore by way of private placement, which are listed on BSE Limited ('BSE') :
(i) Purva Oak Private Limited, has issued 14,500 senior, secured, rated, listed, redeemable, transferable, non-convertible debentures aggregating to Rs. 145 crore.

5 The Company's business activity falls within a single reportable segment, i.e., real estate development and related activity. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Company is domiciled in India and does not have significant foreign operations.

6(a) The Company is subject to ongoing legal proceedings in respect of the following matters as summarised below:
(i) Deposits and advances of Rs. 43.60 crore (March 31, 2026: Rs. 53.70 crore) towards joint development arrangements and land acquisitions which are subject to legal proceedings related to obtaining clear and marketable title for underlying properties.
(ii) Inventories related to launched project of Rs.82.70 crore (March 31, 2026: Rs. 82.70 crore) under land acquisition proceedings by government authorities.
(iii) Other balances of Rs.5.20 crore (March 31, 2026: Rs. 5.20 crore) recoverable from joint development partners and other parties which are subject to litigations.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards aforesaid claims and the deposits, advances, inventory and other balances referred above are classified as good and recoverable in the accompanying standalone financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

(b) A search under section 132 of the Income Tax Act ('the Act') was conducted in October 2023 in case of the Company, certain group companies and its promoters. Pursuant to the proceedings of the Income tax authorities ('the authorities'), requisite information was provided by the Company to the authorities.

The Company has received assessment orders from the authorities disallowing certain expenses on the grounds that the same are not incurred for the purpose of business and other adjustments with potential tax impact of Rs.28.84 crore from AY 2016-17 to AY 2024-25 (March 31, 2026: Rs. 28.84 crore from AY 2016-17 to AY 2024-25). The Company is of the view that these expenses were incurred in the ordinary course of business towards its ongoing real estate development projects. The Company has filed appeal against such assessment orders and is reasonably confident of providing necessary supporting evidences to the authorities in support of allowance of such expenses.

Further, the Company had received notice from the authorities under Prohibition of Benami Property Transactions Act, 1988 requiring the Company to submit response as to why Benami proceedings should not be initiated against the Company and why the Company should not be held as the Beneficial owner for the 43.5 acres of land parcels with carrying value of Rs. 13.20 crore (March 31, 2026: Rs. 13.20 crore). The Company has filed responses against such notice to the authorities.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards the consequential impact arising from such assessment orders/notices in the accompanying standalone financial results, based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

7 During the current quarter, the Company sold its entire investment in its subsidiary Purva Ruby Properties Private Limited for a consideration of Rs.145.00 crore. The difference between the sale consideration and the carrying amount of the investment, amounting to Rs.144.99 crore, has been recognised as gain on sale of investment in subsidiary as exceptional items.

For and on behalf of the Board of Directors of
Puravankara Limited
CIN: L45200KA1986PLC051571

Ashish Ravi Puravankara

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Date: 2026.11.02 19:25:11 +05'30'

Ashish Ravi Puravankara
Managing Director
DIN: 00504524

Place: Bengaluru, India
Date: November 02, 2026

S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants

12th Floor
"UB City" Canberra Block
No. 24, Vittal Mallya Road
Bengaluru – 560 001, India
Tel: +91 80 6648 9000

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
Puravankara Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Puravankara Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associates for the quarter and six months ended 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:
   1. Puravankara Limited
   2. Provident Housing Limited
   3. Starworth Infrastructure & Construction Limited
   4. Welworth Lanka (Private) Limited
   5. Welworth Lanka Holding Private Limited
   6. Centurions Housing and Constructions Private Limited
   7. Melmont Construction Private Limited
   8. Purva Realities Private Limited
   9. Purva Star Properties Private Limited
   10. Purva Sapphire Land Private Limited
   11. Purva Ruby Properties Private Limited (until September 29, 2026)
   12. Grand Hills developments Private Limited
   13. Prudential Housing and Infrastructure Development Limited
   14. T-Hills Private Limited
   15. Varishtha Property Developers Private Limited
   16. Purva Property Services Private Limited
   17. Purva Oak Private Limited
   18. Purvaland Private Limited
   19. Provident Meryta Private Limited

20. Provident Cedar Private Limited
21. IBID Home Private Limited
22. Devas Global Services LLP
23. D.V.Infrahomes Private Limited
24. Keppel Puravankara Development Private Limited
25. Propmart Technologies Limited
26. Sobha Puravankara Aviation Private Limited
27. Pune Projects LLP
28. Purva Good Earth Properties Private Limited
29. Whitefield Ventures
30. Purva Woodworks Private Limited
31. Purva Asset Management Private Limited
32. Provident White Oaks LLP
33. Pune BLR 99 Developers LLP
34. PPL Khondapur Developers Private Limited
35. PPL Hebbal Developers Private Limited
36. Purva Blue Agate Private Limited
37. Purva Shelters Private Limited
38. Purva Blue Dwelling Private Limited
39. Purva Blue Home Ventures Private Limited
40. NBD Office Park LLP
41. KVN Property Holdings LLP

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 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. **Emphasis of Matter**

We draw attention to note 6 to the accompanying consolidated financial results in connection with certain ongoing legal proceedings related to property, income tax search and other matters. Our conclusion is not modified in respect of this matter.

7. **Other Matter**

(a) The accompanying Statement includes the interim financial results and other financial information, in respect of:

- 31 subsidiaries, whose unaudited interim financial results include total assets of Rs. 5,894.74 crore as at September 30, 2026, total revenues of Rs. 297.52 crore and Rs. 498.77 crore, total net profit/(loss) after tax of Rs. 6.12 crore and Rs. 4.08 crore, and total comprehensive income/(loss) of Rs. 6.23 crore and Rs. 4.19 crore, for the quarter and six months ended September 30, 2026 respectively, and net cash outflows of Rs. 436.65 crore for the six months ended September 30, 2026, as considered in the Statement, whose interim financial results and other financial information have been reviewed by other auditors.

- 2 associates whose unaudited interim financial results include Group's share of net profit/(loss) after tax of Rs. 0.11 crore and Rs. 0.07 crore and Group's share of total comprehensive income/(loss) of Rs. 0.05 crore and Rs. 0.01 crore for the quarter and six months ended September 30, 2026 respectively, as considered in the Statement, whose interim financial results and other financial information have been reviewed by other auditors.

The reports of such other auditors on the unaudited 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 included in respect of these entities, is based solely on the reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

(b) The accompanying Statement of unaudited consolidated financial results include the financial results and other information in respect of:

- 1 subsidiary, whose unaudited interim financial results include total assets of Rs. 19.95 crore as at September 30, 2026, and total revenues of Rs. Nil and Rs. Nil, total net profit/(loss) after tax of Rs. (0.00) crore and Rs. (0.00) crore, total comprehensive income of Rs. (0.00) crore and Rs. (0.00) crore, for the quarter and six months ended September 30, 2026 respectively and net cash outflows/(inflows) of Rs. Nil for the six months ended September 30, 2026.

The unaudited interim financial results and other unaudited financial information of this subsidiary have not been reviewed/audited 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 this subsidiary, 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 is not modified in respect of the above matters and our reliance on the work done and the reports of such other auditors and the financial results and other financial information certified by the Management.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

Sudhir Kumar Jain
Digitally signed by Sudhir Kumar Jain
Date: 2026.11.02 19:36:25 +05'30'

per Sudhir Kumar Jain
Partner
Membership No.: 213157

UDIN: 26213157QAAXZJ1545

Place: Bengaluru
Date: November 02, 2026

PURAVANKARA LIMITED
Corporate Identity Number (CIN): L45200KA1986PLC051571
Regd. Office: No. 130/1, Ulsoor Road, Bengaluru - 560042, India
Phone: +91-80-43439999 Fax: +91-80-2559 9350
Email: investors@puravankara.com Website: https://www.puravankara.com

Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2026

(Rs. in crore)

Sl. No.	Particulars	Quarter ended 30.09.2026 [Unaudited]	Preceding Quarter ended 30.06.2026 [Unaudited]	Corresponding Quarter ended 30.09.2025 [Unaudited]	Year to date figures for the current period ended 30.09.2026 [Unaudited]	Year to date figures for the previous period ended 30.09.2025 [Unaudited]	Previous Year ended 31.03.2026 [Audited]
1	**Income**						
	(a) Revenue from operations	1,032.50	848.72	644.20	1,881.22	1,168.60	3,739.83
	(b) Other income	18.52	28.43	18.53	46.95	32.77	106.59
	Total income	**1,051.02**	**877.15**	**662.73**	**1,928.17**	**1,201.37**	**3,846.42**
2	**Expenses**						
	(a) Sub-contractor cost	650.03	368.64	516.68	1,018.67	922.12	2,025.49
	(b) Cost of raw materials and components consumed	159.45	96.26	83.25	255.71	160.09	343.80
	(c) Land purchase cost	67.91	716.33	10.05	784.24	67.78	1,233.51
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(294.41)	(796.15)	(269.07)	(1,090.56)	(552.08)	(1,499.47)
	(e) Employee benefits expense	97.38	88.83	81.08	186.21	160.12	311.07
	(f) Finance cost	180.42	178.94	168.58	359.36	329.48	678.62
	(g) Depreciation and amortization expense	14.46	12.07	10.52	26.53	20.67	42.00
	(h) Other expenses	230.87	186.17	118.16	417.04	239.83	633.93
	Total expenses	**1,106.11**	**851.09**	**719.25**	**1,957.20**	**1,348.01**	**3,768.95**
3	**Profit/(loss) before share of profit/(loss) of associates**	**(55.09)**	**26.06**	**(56.52)**	**(29.03)**	**(146.64)**	**77.47**
4	**Share of profit/(loss) of associates (net of tax)**	**0.11**	**(0.04)**	**(0.13)**	**0.07**	**(0.09)**	**(0.60)**
5	**Profit/(loss) before exceptional items and tax (3+4)**	**(54.98)**	**26.02**	**(56.65)**	**(28.96)**	**(146.73)**	**76.87**
6	**Exceptional items (refer note 8)**	**148.83**	**-**	**-**	**148.83**	**-**	**-**
7	**Profit/(loss) before tax (5+6)**	**93.85**	**26.02**	**(56.65)**	**119.87**	**(146.73)**	**76.87**
8	**Tax expense**						
	(i) Current tax charge/(credit)	36.74	18.24	8.96	54.98	13.76	58.40
	(ii) Deferred tax charge/(credit)	(26.63)	(17.45)	(22.62)	(44.08)	(48.95)	(38.28)
	Total	**10.11**	**0.79**	**(13.66)**	**10.90**	**(35.19)**	**20.12**
9	**Net profit/(loss) for the period (7-8)**	**83.74**	**25.23**	**(42.99)**	**108.97**	**(111.54)**	**56.75**
10	**Other comprehensive income for the period**						
	(i) Items that will not be reclassified to profit and loss - Re-measurement gains/(losses) on defined benefit plans	(2.24)	(0.10)	1.13	(2.34)	0.14	1.53
	(ii) Income tax relating to items that will not be reclassified to profit and loss	0.59	0.02	(0.27)	0.61	(0.02)	(0.36)
	Total	**(1.65)**	**(0.08)**	**0.86**	**(1.73)**	**0.12**	**1.17**
11	**Total Comprehensive Income for the period [Comprising Net profit/(loss) and Other Comprehensive Income (9+10)]**	**82.09**	**25.15**	**(42.13)**	**107.24**	**(111.42)**	**57.92**
	Attributable to :						
	Owners of the parent	79.47	28.85	(40.93)	108.32	(109.35)	64.88
	Non-controlling interests	2.62	(3.70)	(1.20)	(1.08)	(2.07)	(6.96)
	Of the Total Comprehensive Income above, Net profit/(loss) attributable to:						
	Owners of the parent	81.12	28.93	(41.79)	110.05	(109.47)	63.71
	Non-controlling interests	2.62	(3.70)	(1.20)	(1.08)	(2.07)	(6.96)
	Of the Total Comprehensive Income above, Other Comprehensive income attributable to:						
	Owners of the parent	(1.65)	(0.08)	0.86	(1.73)	0.12	1.17
	Non-controlling interests	-	-	-	-	-	-
12	Earnings per share (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	3.42	1.22	(1.76)	4.64	(4.61)	2.69
	b) Diluted (in Rs.)	3.41	1.22	(1.76)	4.63	(4.60)	2.69
13	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
14	Other equity attributable to owners of the parent as shown in the audited balance sheet of the previous year						1,668.99

Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2026

Notes:

1 The above consolidated financial results of Puravankara Limited ('the Company' or 'the Holding Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 02.11.2026. The statutory auditors of the Company have carried out a limited review on the above consolidated financial results of the Company for the quarter and six months ended 30.09.2026.

2 The consolidated statement of assets and liabilities are as below:

(Rs. in crore)

Sl. No.	Particulars	As at 30.09.2026 [Unaudited]	As at 31.03.2026 [Audited]
A	ASSETS		
1	Non-Current Assets		
	(a) Property, plant and equipment	295.69	235.33
	(b) Capital work-in-progress	1.58	0.68
	(c) Investment property	10.19	10.27
	(d) Investment property under development	779.61	853.73
	(e) Other Intangible assets	2.06	2.40
	(f) Financial assets		
	(i) Investments	31.42	31.69
	(ii) Other financial assets	622.49	520.99
	(g) Deferred tax assets (net)	372.53	333.28
	(h) Assets for current tax (net)	85.78	110.49
	(i) Other non-current assets	209.57	180.35
	Sub-total - Non Current Assets	**2,410.92**	**2,279.21**
2	Current Assets		
	(a) Inventories	12,290.08	11,490.27
	(b) Financial assets		
	(i) Trade receivables	809.77	786.82
	(ii) Cash and cash equivalents	916.52	1,282.56
	(iii) Bank balances other than Cash and cash equivalents	275.95	202.05
	(iv) Loans	57.77	-
	(v) Other financial assets	406.24	235.44
	(c) Other current assets	1,157.23	981.28
	Sub-total - Current Assets	**15,913.56**	**14,978.42**
	TOTAL ASSETS	**18,324.48**	**17,257.63**
B	EQUITY		
	(a) Equity share capital	118.58	118.58
	(b) Other equity	1,778.24	1,668.99
	Equity attributable to owners of the parent	1,896.82	1,787.57
	(c) Non-controlling interests	(12.86)	(11.77)
	Sub-total - Equity	**1,883.96**	**1,775.80**
C	LIABILITIES		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	445.43	301.88
	(ii) Lease liabilities	13.40	12.03
	(iii) Other financial liabilities	2.57	5.30
	(b) Provisions	14.08	14.13
	(c) Deferred tax liabilities (net)	9.58	11.44
	Sub-total - Non Current Liabilities	**485.06**	**344.78**
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	4,919.47	5,270.03
	(ii) Lease liabilities	11.51	10.62
	(iii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	61.09	59.44
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	1,063.47	929.49
	(iv) Other financial liabilities	40.43	41.20
	(b) Other liabilities	9,785.29	8,776.46
	(c) Provisions	9.20	8.96
	(d) Current tax liabilities (net)	65.00	40.85
	Sub-total - Current Liabilities	**15,955.46**	**15,137.05**
	TOTAL EQUITY AND LIABILITIES	**18,324.48**	**17,257.63**

Statement of Unaudited Consolidated Financial Results of Puravankara Limited for the quarter and six months ended September 30, 2026

3 The consolidated statement of cash flows are as below:

(Rs. in crore)

Sl. No.	Particulars	Year to date figures for the current period ended 30.09.2026 [Unaudited]	Year to date figures for the previous period ended 30.09.2025 [Unaudited]
A.	**Cash flow from operating activities**		
	Profit/(loss) before tax	119.87	(146.73)
	Adjustments to reconcile profit/(loss) before tax to net cash flows		
	Depreciation and amortization expense	26.53	20.67
	Share of (profit)/loss from investment in associates	(0.07)	0.09
	Liabilities/provisions no longer required written-back	-	(9.63)
	(Profit)/ loss on sale of property, plant and equipment and investment properties	0.83	(0.45)
	Exceptional items	(148.83)	-
	Loss on claim settlement	9.67	-
	Provision for expected credit losses	1.64	1.54
	Employee share based payment expense	0.93	1.91
	Finance cost	359.36	329.48
	Fair value (gain)/ loss on investment	(0.43)	(0.20)
	Interest income	(33.35)	(16.67)
	Net foreign exchange differences (unrealised)	(2.62)	-
	Working capital adjustments:		
	(Increase)/ decrease in trade receivables	(41.86)	(142.79)
	(Increase)/ decrease in inventories	(1,109.18)	(560.29)
	Decrease/(increase) in other financial assets	(306.56)	(23.93)
	Decrease/(increase) in other assets	(228.71)	(183.35)
	Increase/ (decrease) in trade payables	261.71	99.26
	Increase/ (decrease) in other financial liabilities	16.21	8.96
	Increase/ (decrease) in other liabilities	1,077.54	916.23
	Increase/ (decrease) in provisions	(1.59)	(1.76)
		1.09	**292.34**
	Income tax paid (net)	(4.47)	(29.46)
	Net cash flows from/(used in) operating activities	**(3.38)**	**262.88**
B.	**Cash flows from investing activities**		
	Purchase of property, plant and equipment and intangible assets under development (including capital work in progress)	(235.45)	(20.01)
	Purchase of intangible assets	(0.06)	(0.12)
	Proceeds from sale of property, plant and equipment and investment properties	2.22	0.91
	Investment in mutual funds	-	(0.41)
	Repayment of loans by third parties	82.29	-
	Consideration received for loss of control of subsidiary, net of cash and cash equivalents disposed	137.02	-
	Redemption from mutual fund and other fund units	-	0.99
	Investment in bank deposits (original maturity of more than three months)	(263.20)	(362.93)
	Redemption of bank deposits (original maturity of more than three months)	197.86	341.24
	Acquisition of subsidiaries, net of cash acquired	-	(9.87)
	Interest received	30.48	16.18
	Net cash flows from / (used in) investing activities	**(48.84)**	**(34.02)**
C.	**Cash flows from financing activities**		
	Proceeds from secured term loans	1,005.96	1,663.16
	Repayment of secured term loans	(1,142.95)	(1,295.97)
	Repayment of commercial papers	-	(200.00)
	Proceeds from unsecured term loans	26.88	-
	Repayment of unsecured loans	(7.76)	(130.80)
	Equity contribution by non-controlling interest	-	0.11
	Payment of lease liabilities	(7.42)	(7.48)
	Payment on claim of unpaid dividend	(0.01)	-
	Acquisition of non-controlling interest	-	(0.01)
	Finance costs paid	(272.60)	(298.52)
	Net cash flows from / (used in) financing activities	**(397.90)**	**(269.51)**
	Net increase/(decrease) in cash and cash equivalents (A + B + C)	(450.12)	(40.65)
	Cash and cash equivalents at the beginning of the period	1,190.24	600.69
	Cash and cash equivalents at the end of the period	**740.12**	**560.04**
	Components of cash and cash equivalents		
	Cash and cash equivalents as per balance sheet		
	Balances with Banks		
	On current accounts	772.06	396.50
	Deposits with original maturity of 3 months or less	144.24	282.62
	Cash on hand	0.22	0.28
	Sub-total	**916.52**	**679.40**
	Less: Cash credit facilities from banks	(176.40)	(119.36)
	Cash and cash equivalents reported in statement of cash flow	**740.12**	**560.04**

4 During the quarter ended 30.09.2026, the following wholly-owned subsidiary of the Company has issued debentures of Rs.100,000 each, aggregating to Rs. 145 crore by way of private placement, which are listed on BSE Limited ('BSE') :
(i) Purva Oak Private Limited, has issued 14,500 senior, secured, rated, listed, redeemable, transferable, non-convertible debentures aggregating to Rs. 145 crore.

5 The Group's business activity falls within a single reportable segment, i.e., real estate development and related activity. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Operating Segments with respect to the single reportable segment. Further, the Group is domiciled in India and does not have significant foreign operations.

6(a) Certain entities in the Group are subject to ongoing legal proceedings in respect of the following matters as summarised below:
(i) Deposits and advances of Rs.51.31 crore (March 31, 2026: Rs. 61.41 crore) towards joint development arrangements and land acquisitions which are subject to legal proceedings related to obtaining clear and marketable title for underlying properties.
(ii) Claims from minority shareholders of a subsidiary of Rs.35.00 crore (March 31, 2026: Rs. 35.00 crore) towards adherence to project development terms.
(iii) Inventories related to launched project of Rs.82.70 crore (March 31, 2026: Rs. 82.70 crore) under land acquisition proceedings by government authorities.
(iv) Receivables from customers of Rs.33.10 crore (March 31, 2026: Rs. 58.20 crore) and other balances of Rs.20.40 crore (March 31, 2026: Rs. 17.60 crore) recoverable from joint development partners and other parties which are subject to litigations.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards aforesaid claims and the deposits, advances, inventory, receivables and other balances referred above are classified as good and recoverable in the accompanying consolidated financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

(b) A search under section 132 of the Income Tax Act ('the Act') was conducted in October 2023 in case of the Company, certain group companies and its promoters. Pursuant to the proceedings of the Income tax authorities ('the authorities'), requisite information was provided by the Group to the authorities.

The Company and such group companies have received assessment orders from the authorities disallowing certain expenses on the grounds that the same are not incurred for the purpose of business and other adjustments with potential tax impact of Rs. 45.08 crore from AY 2016-17 to AY 2024-25 (March 31, 2026: Rs.45.08 crore from AY 2016-17 to AY 2024-25). The Group is of the view that these expenses were incurred in the ordinary course of business towards its ongoing real estate development projects. The Group has filed appeal against such assessment orders and is reasonably confident of providing necessary supporting evidences to the authorities in support of allowance of such expenses.

Further, the Company had received notice from the authorities under Prohibition of Benami Property Transactions Act, 1988 requiring the Company to submit response as to why Benami proceedings should not be initiated against the Company and why the Company should not be held as the Beneficial owner for the 43.5 acres of land parcels with carrying value of Rs. 13.20 crore (March 31, 2026: Rs. 13.20 crore). The Company has filed responses against such notice to the authorities.

Pending resolution of the aforesaid legal proceedings, no provision has been made towards the consequential impact arising from such assessment orders/notices in the accompanying consolidated financial results, based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.

7 Figures for unaudited standalone financial results of the Company for the quarter and six months ended 30.09.2026 are as follows:

(Rs. in Crore)

Particulars	Quarter ended 30.09.2026 [Unaudited]	Preceding Quarter ended 30.06.2026 [Unaudited]	Corresponding Quarter ended 30.09.2025 [Unaudited]	Year to date figures for the current period ended 30.09.2026 [Unaudited]	Year to date figures for the previous period ended 30.09.2025 [Unaudited]	Previous Year ended 31.03.2026 [Audited]
Revenue from operations	383.04	511.92	334.40	894.96	460.56	2,302.61
Profit/(loss) before tax	(38.90)	25.95	(47.78)	(12.95)	(138.18)	96.36
Profit/(loss) after tax	94.31	17.87	(36.21)	112.18	(104.36)	70.35

The Unaudited standalone financial results for the quarter and six months ended 30.09.2026 can be viewed on the Company website https://www.puravankara.com and also be viewed on the website of National Stock Exchange of India Ltd. and BSE Ltd.

8 During the current quarter, the Company disposed of its entire equity interest in its subsidiary Purva Ruby Properties Private Limited ("PRPPL") for a consideration of Rs.145.00 crore. Upon completion of the transaction, the Company ceased to exercise control over the subsidiary. Accordingly, gain on disposal of subsidiary of Rs. 148.83 crore has been recognised as exceptional items.

For and on behalf of the Board of Directors of
Puravankara Limited
CIN: L45200KA1986PLC051571

Ashish Ravi Puravankara

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Date: 2026.11.02 19:24:33 +05'30'

Ashish Ravi Puravankara
Managing Director
DIN: 00504524

Place: Bengaluru, India
Date: November 02, 2026