RUNWAL ENTERPRISES

November 13, 2026

To,

The Listing Department **The National Stock Exchange of India Limited ("NSE")** Exchange Plaza, C-1, Block G Bandra-Kurla Complex, Bandra (East) Mumbai – 400 051 Symbol**: RUNWALENTR**	**The Department of Corporate Services** **BSE Limited ("BSE")** Phiroze Jeejeebhoy Towers, Dalal Street Mumbai – 400001 Scrip Code: **544959**

Subject: Outcome of the Board Meeting held on Friday, November 13, 2026 pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 30, 33 and other applicable Regulations read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board of Directors of the Company (**'the Board**) at its meeting held today i.e. on Friday, November 13, 2026, has, *inter alia,* considered, and approved the Unaudited (Standalone and Consolidated) financial results of the Company for quarter and half year ended September 30, 2026, along with the Limited Review Reports thereon submitted by M/s. Singhi & Co, Statutory Auditors of the Company.

A copy of the said Results, along with Limited Review Reports are enclosed herewith for your record.

The Meeting of the Board commenced at 5.02 P.M. and concluded at 5.35 P.M.

The aforesaid Standalone and Consolidated Financial Results along with the Limited Review Reports thereon, are available on website of the Company at https://runwalenterprises.com/investor-relations.

Kindly take the same on your record.

Thanking You,

For Runwal Enterprises Limited

ABHISHEK KUMAR JAIN

Digitally signed by ABHISHEK KUMAR JAIN
Date: 2026.11.13 18:30:52 +05'30'

Abhishek Kumar Jain
Company Secretary & Compliance officer

Encl: As above

Singhi & Co.
Chartered Accountants

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Ganpatrao Kadam Marg, Lower Parel
Mumbai – 400 013 (India)

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Independent Auditors' Review Report on Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2026 of Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited) pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Runwal Enterprises Limited
(Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited)

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited) ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associates and joint venture for the quarter and half year 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 Statement is the responsibility of the Holding Company's Management and 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 of the Statement, which has been prepared by the Holding Company's management in accordance with the recognition and measurement principles laid down in Indian Accounting Standard ("Ind AS") 34 "Interim Financial Reporting", prescribed under section 133 of the Companies Act, 2013 (the 'Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time, which is applicable to the Holding Company. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of the Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Companies Act, 2013, 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.

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4. We also performed the procedures in accordance with Circular No. CIR/ CFD/ CMD1/ 44/ 2019 dated March 29, 2019 issued by SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.

5. The statement include results of entities mentioned in Annexure 1.

Conclusion

6. Based on our review conducted as above and upon consideration of the review reports of the other auditors on separate financial information of the subsidiaries, associates and joint venture as referred to in paragraph 7 and 8 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matters

7. We did not review the interim financial information of five subsidiaries whose financial information reflects total assets of ₹ 47,916.06 million as at September 30, 2026, total revenue of ₹ 1,918.37 million and ₹ 3,405.77 million, total net profit after tax ₹ 158.86 million and ₹ 574.93 million and total comprehensive income of ₹ 159.04 million and ₹ 576.32 million for the quarter and half year ended on September 30, 2026, respectively, and total net cash outflow of ₹ 371.31 million for the half year ended September 30, 2026 as considered in this Statement. These interim financial information has been reviewed by other auditors whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the review reports of such other auditors.

8. The Statement includes the unaudited financial information of thirteen subsidiaries, whose financial information reflects total assets of ₹ 9,432.63 million as at September 30, 2026, total revenue of Nil and Nil, total net loss after tax ₹ 18.94 and ₹ 11.61 and total comprehensive income of ₹ 18.65 million and ₹ 11.00 million for the quarter and half year ended on September 30, 2026, respectively, and total net cash inflow of ₹ 122.21 million for the half year ended September 30, 2026 as considered in this Statement. The Statement includes the Group's share of net profit after tax of ₹ 0.7 and total comprehensive income ₹ 0.7 for the quarter and half year ended September 30, 2026, in respect of two joint ventures and one associate. The interim financial information of the aforesaid thirteen subsidiaries, two joint venture and one associate have not been reviewed by their auditors and have been furnished to us by the Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the above subsidiaries, joint venture and associates are based on management certified financial information. According to the information and explanations given to us by the management, these interim financial information of these entities is not material to the Group.

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9. Attention is drawn to Notes 10 to the Statement, which explain that the figures for the corresponding quarter and half year ended September 30, 2025, included in the accompanying Statement, have been approved by the Company's Board of Directors but have not been subjected to a review or audit by us. This is on account of the fact that the requirement for submission of quarterly financial results became applicable to the Company only upon the listing of its equity shares, effective from the quarter ended June 30, 2026.

Our conclusion is not modified in respect of the above matters.

For Singhi & Co.
Chartered Accountants
Firm's Registration No.: 302049E

Ravi Kapoor
Partner
Membership No.: 040404
UDIN: 26040404XRTDHV9213

Place: Mumbai
Date: November 13, 2026

Annexure 1 to the Independent Auditors' Review Report on Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2026 of Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited)

List of entities included in the Statement

Sr. No.	Name	Holding Company/ Subsidiary/ Joint Venture/ Associate
1	RUNWAL ENTERPRISES LIMITED	Holding Company
2	RUNWAL HEIGHTS PRIVATE LIMITED	Subsidiary
3	RUNWAL RESIDENCY PRIVATE LIMITED	Subsidiary
4	SHUBHSNEH INFRAHEIGHTS PRIVATE LIMITED	Subsidiary
5	WHEELABRATOR REALTY PRIVATE LIMITED	Subsidiary
6	EVIE HOLDING PRIVATE LIMITED	Subsidiary
7	RUNWAL COMMERCIAL PLAZA PRIVATE LIMITED	Subsidiary
8	SUSNEH INFRAPARK PRIVATE LIMITED	Subsidiary
9	RUNWAL HIGHRISE PRIVATE LIMITED	Subsidiary
10	WHEELABRATOR ALLOY CASTINGS LIMITED	Subsidiary
11	RUNWAL REAL ESTATES PRIVATE LIMITED	Subsidiary
12	EVIE INFRAPARK PRIVATE LIMITED	Subsidiary
13	RUNWAL MILESTONE DEVELOPERS PRIVATE LIMITED	Subsidiary
14	HORIZON PROJECTS PRIVATE LIMITED	Subsidiary
15	SUSNEH HOMES PRIVATE LIMITED	Subsidiary
16	SUSNEH REAL ESTATE PRIVATE LIMITED	Subsidiary
17	EVIE REAL ESTATE PRIVATE LIMITED	Subsidiary
18	EVIE DEVELOPERS PRIVATE LIMITED	Subsidiary
19	GARDEN CITY MALLS PRIVATE LIMITED	Subsidiary
20	EVIE CONSTRUCTION PRIVATE LTD	Subsidiary
21	SUSNEH DEVELOPERS PRIVATE LIMOITED	Subsidiary
22	RUNWAL & KUNAL VENTURES	Subsidiary
23	RUNWAL WONDER VENTURES	Joint Venture
24	SHUBHSNEH SHREEPATI BAYVIEW LLP	Joint Venture
25	SR CONSTRUCTIONS	Associate

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Runwal Enterprises Limited
(Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited)
CIN : U70109MH2016PLC273223, Website: www.runwalenterprises.com, Email: company.secretaries@runwalgroup.in
4th Floor, Runwal & Omkar Esquare, Off Eastern Exp Highway, Sion Chunabhatti signal, Sion (E), Mumbai 400022.

Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year ended 30 September 2026

₹ in Millions

	Particulars	Quarter ended			Half Year ended		Year Ended
		30 September 2026 (Unaudited)*	30 June 2026 (Unaudited)	30 September 2025 (Unaudited)#	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)#	31 March 2026 (Audited)
1	**Income**						
	Revenue from operations	4,116.92	3,381.61	6,694.02	7,498.53	11,155.64	17,989.49
	Other income	232.71	378.80	75.90	611.51	245.78	518.44
	Total Income	**4,349.63**	**3,760.41**	**6,769.92**	**8,110.04**	**11,401.42**	**18,507.93**
2	**Expenses**						
	Cost of construction and development	4,134.04	3,346.34	3,369.27	7,480.38	5,896.37	15,144.41
	Changes in inventories of finished goods (including stock-in-trade) and work-in-progress	(1,059.48)	(1,306.04)	1,041.09	(2,365.52)	1,242.37	(3,177.86)
	Employee benefits expense	241.47	238.88	217.01	480.35	442.63	979.53
	Finance costs	229.44	257.35	267.77	486.80	536.01	1,151.55
	Depreciation and amortisation expense	26.16	29.51	14.56	55.67	29.75	107.20
	Other expenses	587.39	438.11	787.87	1,025.51	1,139.15	2,063.80
	Total Expenses	**4,159.02**	**3,004.15**	**5,697.57**	**7,163.19**	**9,286.28**	**16,268.63**
3	**Earnings before share of profit/(loss) of associate / joint venture, exceptional items and tax (1-2)**	**190.61**	**756.26**	**1,072.35**	**946.85**	**2,115.14**	**2,239.30**
4	**Share of net profit/(loss) in associate and joint venture (net of taxes)**	(0.07)	-	0.01	(0.07)	0.01	(0.15)
5	**Profit/(Loss) before exceptional items and tax (3+4)**	**190.54**	**756.26**	**1,072.36**	**946.78**	**2,115.15**	**2,239.15**
6	**Less: Exceptional items**	-	-	-	-	-	-
7	**Profit/(Loss) before tax (5-6)**	**190.54**	**756.26**	**1,072.36**	**946.78**	**2,115.15**	**2,239.15**
8	**Tax expenses (Net)**						
	Current tax	191.05	338.03	172.86	529.08	338.60	604.57
	Earlier year tax	0.85	-	-	0.85	-	(10.55)
	Deferred tax expenses/(credit) (Refer Note 11)	(59.12)	(79.32)	(45.58)	(138.44)	(180.01)	(223.05)
	Total Tax expenses	**132.78**	**258.71**	**127.28**	**391.49**	**158.59**	**370.97**
9	**Profit/(Loss) for the period/year (7-8)**	**57.76**	**497.55**	**945.08**	**555.29**	**1,956.56**	**1,868.18**
10	**Other comprehensive income/(loss)**						
	A. Items that will not be reclassified to profit or loss						
	(i) Re - measurement gain / (loss) on defined benefit plans	3.33	1.01	2.15	4.34	6.19	6.95
	(ii) Income tax effect	(0.80)	(0.29)	(0.54)	(1.09)	(1.56)	(1.75)
	B. Items that will be reclassified to profit or loss	-	-	-		-	-
	Other comprehensive income/(loss) for the period/year	**2.53**	**0.72**	**1.61**	**3.25**	**4.63**	**5.20**
11	**Total Comprehensive Income/(loss) (net of tax) for the period/year (9+10)**	**60.29**	**498.27**	**946.69**	**558.54**	**1,961.19**	**1,873.38**
12	**Income / (loss) attributable to:**						
	(i) Owner of the Company	148.41	557.89	976.14	706.27	2,024.36	2,103.41
	(ii) Non-Controlling Interest	(90.65)	(60.34)	(31.06)	(150.98)	(67.80)	(235.23)
		57.76	**497.55**	**945.08**	**555.29**	**1,956.56**	**1,868.18**
13	**Other Comprehensive Income/(loss) attributable to:**						
	(i) Owner of the Company	2.53	0.26	1.57	2.79	4.51	4.44
	(ii) Non-Controlling Interest	(0.00)	0.46	0.04	0.46	0.12	0.76
		2.53	**0.72**	**1.61**	**3.25**	**4.63**	**5.20**
14	**Total Comprehensive Income/(loss) attributable to:**						
	(i) Owner of the Company	150.94	558.15	977.71	709.07	2,028.87	2,107.85
	(ii) Non-Controlling Interest	(90.65)	(59.88)	(31.02)	(150.53)	(67.68)	(234.47)
		60.29	**498.27**	**946.69**	**558.54**	**1,961.19**	**1,873.38**
15	**Paid up Equity Share Capital (Face value ₹ 2 per share) (Refer Note 3 & 5)**	**295.58**	**250.10**	**250.10**	**295.58**	**250.10**	**250.10**
16	**Other Equity**						**8,085.27**
17	**Earnings per equity share to the owners of the Parent Company (not annualised) (Face value of ₹ 2 each)**						
	Basic	1.17	4.46	7.81	5.59	16.19	16.82
	Diluted (Refer Note 13)	1.17	4.46	7.81	5.59	16.19	16.82

*Refer Note 9
#Refer Note 10

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Unaudited Consolidated Statement of Assets and Liabilities as at 30 September 2026

₹ in Millions

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Assets		
Non-current assets		
Property, Plant and Equipment	953.16	1,035.27
Investment Property	720.92	371.77
Intangible Assets	33.16	36.61
Investment Property Under Construction	4,379.55	3,422.80
Right of Use Assets	456.39	473.22
Investments accounted for using the equity method	1.12	1.12
Financial Assets		
- Other financial assets	929.12	839.47
- Loans	494.06	-
Income Tax Assets (net)	615.02	805.62
Deferred tax assets (net)	1,154.26	1,019.52
Other non-current assets	80.92	89.44
Total Non-current assets	**9,817.68**	**8,094.84**
Current assets		
Inventories	86,151.14	84,508.35
Financial assets		
- Trade receivables	9.75	1.35
- Cash and cash equivalents	2,567.69	2,012.64
- Bank balances other than cash and cash equivalents above	1,030.33	739.41
- Loans	701.11	639.26
- Other financial assets	5,874.03	1,338.53
Other current assets	6,202.77	5,210.58
Total Current assets	**1,02,536.82**	**94,450.12**
Total Assets	**1,12,354.50**	**1,02,544.96**
Equity and Liabilities		
Equity		
Equity Share Capital	295.58	250.10
Other Equity	15,400.98	8,085.27
Equity attributable to owners of the Parent	**15,696.56**	**8,335.37**
Non-Controlling Interest (NCI)	(37.74)	112.79
Total Equity	**15,658.82**	**8,448.16**
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	18,056.49	16,275.05
- Lease liabilities	220.19	213.99
- Other financial liabilities	30.01	31.43
Provisions	168.51	158.38
Deferred tax liabilities (net)	167.57	170.44
Other non-current liabilities	37.66	38.52
Total Non-current liabilities	**18,680.43**	**16,887.81**
Current liabilities		
Financial liabilities		
- Borrowings	7,851.47	12,816.23
- Lease liabilities	9.85	9.61
- Trade payables		
- total outstanding dues of micro enterprises and small enterprises	2,125.38	2,462.30
- total outstanding dues of creditors other than micro enterprises and small enterprises	1,928.33	2,190.36
- Other financial liabilities	1,777.60	1,869.87
Provisions	1,495.65	642.39
Other current liabilities	61,707.12	56,406.42
Current tax liabilities (net)	1,119.85	811.81
Total Current liabilities	**78,015.25**	**77,208.99**
Total Liabilities	**96,695.68**	**94,096.80**
Total Equity and Liabilities	**1,12,354.50**	**1,02,544.96**

Runwal Enterprises Limited Mumbai

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Unaudited Consolidated Statement of Cash Flows for the Half Year ended 30 September 2026

₹ in Millions

Particulars	Half Year ended 30 September 2026	Half Year ended 30 September 2025#
Cash flows from operating activities		
Profit before tax	946.78	2,115.15
Adjustments for:		
Depreciation and amortisation expense	117.89	29.75
Finance costs	1,513.64	431.74
Interest income	(468.32)	(84.28)
Loss/(Profit) on sale of asset	(45.14)	(113.02)
Gratuity & Compensated absences	25.15	16.63
Provision for Impairment	3.50	2.00
Share of Profit/Loss from Partnership Firm	-	0.01
Foreign exchange fluctuation loss (net)	-	0.05
Operating cash flow before working capital changes	**2,093.50**	**2,398.03**
Movement in working capital		
Decrease/(Increase) in Inventories	(528.47)	(11,020.35)
Decrease/(Increase) in Trade receivables	(8.40)	1.07
Decrease/(Increase) in Other current financial assets	(40.32)	(15.76)
Decrease/(Increase) in Other current assets	(937.90)	1,404.86
Decrease/(Increase) in Other non-current assets	8.52	78.97
Decrease/(Increase) in Other non-current financial assets	(585.81)	-
Increase/(Decrease) in Other current liabilities	5,300.71	5,586.52
Increase/(Decrease) in Other current financial liabilities	(1,040.17)	306.30
Increase/(Decrease) in Other non-current financial liabilities	(1.42)	12.90
Increase/(Decrease) in Trade payables	(598.95)	338.33
Increase/(Decrease) in Other non-current liabilities	(0.86)	(0.49)
Increase/(Decrease) in Non-current and current provisions	440.19	277.18
Cash generated from operations	**4,100.62**	**(632.44)**
Direct taxes paid net of refund received	(24.99)	(185.86)
Net cash generated from operating activities (a)	**4,075.63**	**(818.30)**
Cash flows from investing activities		
Withdrawal/(Investment) through Current & Fixed Capital account of Partnership Firm	(3.50)	(2.00)
Proceeds from sale of Investment property, Property, plant and equipment & Intangible assets	39.04	6.47
Purchase of Property, plant and equipment & Intangible assets	(295.26)	(259.77)
Construction of Investment Property Under Construction	(956.75)	
Redemption/(Investment) of Fixed Deposit	(1,117.98)	127.26
Investment in Inter Corporate Deposits	(61.86)	(41.33)
Interest Received	312.38	79.08
Net cash (used in) investing activities (b)	**(2,083.92)**	**(90.29)**
Cash flows from financing activities		
Proceeds/(Repayment) of Borrowings*	(1,683.32)	2,369.36
Share Issue Expenses Paid	(178.21)	-
Proceeds from issue of Equity Shares*	1,489.90	-
Lease Liability	(4.81)	46.40
Interest on Lease Liability	(11.25)	-
Interest Paid	(1,048.97)	(1,236.47)
Net cash (used in) financing activities (c)	**(1,436.66)**	**1,179.29**
Profit/(Loss) arising from changes in foreign exchange rates	-	(0.05)
Net increase in cash and cash equivalents (a+b+c)	**555.05**	**270.65**
Cash and cash equivalents at the beginning of the year	2,012.64	991.92
Cash and cash equivalents at the end of the period	2,567.69	1,262.57

Runwal Enterprises Limited Mumbai

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Unaudited Consolidated Statement of Cash Flows for the Half Year ended 30 September 2026

₹ in Millions

Particulars	Half Year ended 30 September 2026	Half Year ended 30 September 2025[#]
Cash and cash equivalents comprises		
Cash on hand	0.48	0.41
Balance with banks		
- in current accounts	2,230.25	1,184.38
- in deposit accounts with original maturity of less than three months	336.96	77.78
Cash and cash equivalents at the end of the period	**2,567.69**	**1,262.57**

[#]Refer Note 10

*Refer Note 5 for Non cash item

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Sr No | **Notes**

1 The above Statement of Unaudited Consolidated Financial Results for the quarter and half year ended 30 September 2026 have been reviewed by the Audit Committee and subsequently approved by the Company's Board of Directors at their respective meetings held on 13 November 2026.

2 The Statement of Unaudited Consolidated Financial Results have been prepared in accordance with the recognition and measurement principles as laid down in Ind AS, prescribed under section 133 of the Companies Act 2013 ('the Act') read with relevant rules issued thereunder and the other accounting principles generally accepted in India along with the circulars. In compliance with Regulations 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations') as amended, an limited review of financial results for the quarter and half year ended 30 September 2026 has been carried out by the Statutory Auditors.

3 During the quarter, the Holding Company has completed its Initial Public Offer (IPO) of 1,63,97,393 equity shares of face value ₹ 2 each at an issue price of ₹ 305 per share. The issue comprised of 100% fresh issue aggregating to ₹ 5,000.00 Millions. Pursuant to IPO, the equity shares of the Company were listed on National Stock Exchange of India Limited (NSE) and Bombay Stock Exchange of India Limited (BSE) on 5 October 2026.

4 The breakup of IPO proceeds from fresh issue and its utilization is summarized below:

₹ in Millions

Particulars	Proceeds	Utilization*	Balance/Unutilized**
Repayment/ pre-payment, in full or in part, of certain outstanding borrowings availed by the Holding Company	1,000.00	1,000.00	-
Investment in the wholly owned Material Subsidiaries namely Runwal Residency Private Limited and Evie Real Estate Private Limited, for repayment/ pre-payment, in full or in part, of all or a portion of certain of their outstanding borrowings	2,250.00	2,250.00	-
Funding acquisitions of future real estate projects and general corporate purposes	1,170.00	300.00	870.00
Earmarked for Pre-IPO Expenses	580.00	220.64	359.36
Total	**5,000.00**	**3,770.64**	**1,229.36**

*as on date of signing of report

**The amounts are held in bank accounts and fixed deposits (FDs)

5 During the half year ended 30 September 2026, all outstanding Compulsorily Convertible Debentures amounting to ₹ 1,500.00 Millions issued by the Holding Company to HDFC Capital Affordable Real Estate Fund – 3, together with accrued interest thereon amounting to ₹ 671.87 Millions, were converted into equity shares at a conversion price of ₹ 342.49, resulting in the issuance of 6,341,436 equity shares.

6 During the half year ended 30 September 2026, the NCLT approved the Scheme of Demerger between Evie Real Estate Private Limited and Evie Developers Private Limited via its order dated 28 July 2026. The Scheme has an appointed date of 1 April 2026, and requires accounting under the pooling of interests method in accordance with Appendix C to Ind AS 103. The financial impact of the Scheme has been recognised effective from the appointed date, in accordance with the approved Scheme and applicable accounting standards.

7 During the half year ended 30 September 2026, two subsidiaries of the Holding Company, received compensation aggregating to ₹ 1,852.56 Millions, comprising principal compensation and interest thereon, in respect of land acquired at Usarghar, Kalyan, District Thane, Maharashtra, for the Virar–Alibaug Multimodal Corridor project. The compensation has been accounted for in the books of subsidiaries in accordance with the applicable accounting principles and based on the relevant supporting documentation.

8 The Group is primarily engaged in the business of real estate development, which is considered as the only reportable business segment. Further, the Group's revenue is derived primarily from sale of residential and commerical units. Also, the Group operates within India and does not have operations in economic environments with different risks and returns. Hence, it is considered operating in a single geographical segment. Accordingly, there are no other separate reportable segments in terms of Ind AS 108 on "Operating Segment".

9 The figures of the second quarter of financial year are the balancing figures in respect of the half year end and figures up to the end of the first quarter of the financial year which were subjected to limited review by the statutory auditors, pursuant to Regulations 33 of the SEBI Listing Regulations, as amended.

10 The figures for the quarter and half year ended 30 September 2025 have not been subjected to either audit or review by the Statutory Auditors. However, the management has exercised necessary care and due diligence to ensure that the Unaudited Standalone Financial Results for that period are fairly stated.

11 The deferred tax credit for the quarter and half year ended 30 September 2026 includes an amount of ₹25.25 Million arising from the recognition of Deferred Tax Asset (DTA) on business losses pertaining to FY 2025-26.

12 The figures for the corresponding previous periods have been regrouped and reclassified wherever necessary, to make them comparable.

13 The Earnings Per Share for the quarter ended 30 June 2026, year ended 31 March 2026 and quarter/period ended 30 September 2025 are anti-dilutive due to which Basic & Diluted EPS remains the same. For the quarter/period 30 September 2026, there are no outstanding potential equity shares for Diluted EPS due to which Basic and Diluted EPS remains the same.

14 The above Unaudited Consolidated Financial Results are also available on the Holding Company's website www.runwalenterprises.com and on the stock exchange websites (www bseindia.com and www.nseindia.com).

For and on behalf of the Board of Directors of
Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited & Runwal Apartments Private Limited)

Subodh Subhash Runwal
Chairman & Managing Director
DIN: 00068607

Place: Mumbai
Date: 13 November 2026

SINGHI & CO. Chartered Accountants

Runwal Enterprises Limited Mumbai

Singhi & Co.
Chartered Accountants

B2 402B, Marathon Innova, 4th Floor
Ganpatrao Kadam Marg, Lower Parel
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Independent Auditors' Review Report on Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2026 of Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited) pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Runwal Enterprises Limited
(Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited)

1. We have reviewed the accompanying statement of unaudited standalone financial results of Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited) (the 'Company') for the quarter and half year ended September 30, 2026 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act') and other accounting principles generally accepted in India, and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of the Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Conclusion

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 Ind AS 34, prescribed under section 133 of the Act and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other matter

5. Attention is drawn to Notes 8 to the Statement, which explain that the figures for the corresponding quarter and half year ended September 30, 2025, included in the accompanying Statement, have been approved by the Company's Board of Directors but have not been subjected to a review or audit by us. This is on account of the fact that the requirement for submission of quarterly financial results became applicable to the Company only upon the listing of its equity shares, effective from the quarter ended June 30, 2026.

   Our conclusion is not modified in respect of the above matter.

For Singhi & Co.
Chartered Accountants
Firm's Registration No.: 302049E



Ravi Kapoor
Partner
Membership No.: 040404
UDIN: 26040404DRBJHQ9084

Place: Mumbai
Date: November 13, 2026

Runwal Enterprises Limited
(Formerly known as Runwal Enterprises Private Limited and Runwal Apartments Private Limited)

CIN : U70109MH2016PLC273223, Website: www.runwalenterprises.com, Email: company.secretaries@runwalgroup.in
4th Floor, Runwal & Omkar Esquare, Off Eastern Exp Highway, Sion Chunabhatti signal, Sion (E), Mumbai 400022.

Unaudited Standalone Financial Results for the Quarter and Half Year ended 30 September 2026

₹ in Millions

	Particulars	Quarter ended			Half Year ended		Year Ended
		30 September 2026 (Unaudited)*	30 June 2026 (Unaudited)	30 September 2025 (Unaudited)#	30 September 2026 (Unaudited)	30 September 2025 (Unaudited)#	31 March 2026 (Audited)
1	**Income**						
	Revenue from operations	-	-	-	-	-	-
	Other income	144.81	76.96	61.41	221.77	109.33	299.05
	Total Income	**144.81**	**76.96**	**61.41**	**221.77**	**109.33**	**299.05**
2	**Expenses**						
	Cost of construction and development	299.13	255.04	377.62	554.17	692.04	1,641.06
	Changes in inventories of finished goods (including stock-in-trade) and work-in-progress	(299.13)	(255.04)	(377.62)	(554.17)	(692.04)	(1,641.06)
	Employee benefits expense	19.16	1.11	35.50	20.27	63.87	142.15
	Finance costs	97.65	136.98	154.62	234.63	234.20	481.78
	Depreciation and amortisation expense	2.81	2.82	2.65	5.63	5.15	10.81
	Other expenses	52.81	34.20	14.45	87.01	50.62	115.69
	Total Expenses	**172.43**	**175.11**	**207.22**	**347.54**	**353.84**	**750.43**
3	**Profit/(Loss) before exceptional items and tax (1-2)**	**(27.62)**	**(98.15)**	**(145.81)**	**(125.77)**	**(244.51)**	**(451.38)**
4	**Less: Exceptional items**	-	-	-			-
5	**Profit/(Loss) before tax (3-4)**	**(27.62)**	**(98.15)**	**(145.81)**	**(125.77)**	**(244.51)**	**(451.38)**
6	**Tax expenses (Net)**						
	Current tax	-	-	-	-	-	-
	Earlier year tax	0.85	-	-	0.85	-	2.28
	Deferred tax (credit)/charge (Refer Note 9)	(47.24)	(17.28)	(11.45)	(64.52)	(26.48)	(72.24)
	Total Tax expenses	**(46.39)**	**(17.28)**	**(11.45)**	**(63.67)**	**(26.48)**	**(69.96)**
7	**Profit/(Loss) for the period/year (5-6)**	**18.77**	**(80.87)**	**(134.36)**	**(62.10)**	**(218.03)**	**(381.42)**
8	**Other comprehensive income/(loss)**						
	A. Items that will not be reclassified to profit or loss						
	(i) Re - measurement gain / (loss) on defined benefit plans	0.38	-	0.29	0.38	0.39	(0.53)
	(ii) Income tax effect	(0.09)	-	(0.07)	(0.09)	(0.10)	0.13
	B. Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Other comprehensive income/(loss) for the period/year	**0.29**	**-**	**0.22**	**0.29**	**0.29**	**(0.40)**
9	**Total Comprehensive Income/(loss) (net of tax) for the period/year (8+9)**	**19.06**	**(80.87)**	**(134.14)**	**(61.81)**	**(217.74)**	**(381.82)**
10	**Paid up Equity Share Capital (Face value ₹ 2 per share) (Refer Note 3 & 5)**	**295.58**	**250.10**	**250.10**	**295.58**	**250.10**	**250.10**
11	**Other Equity**						**1,638.26**
12	**Earnings Per Share (not annualised) (Face value of ₹ 2 each)**						
	Basic	0.15	(0.65)	(1.07)	(0.49)	(1.74)	(3.05)
	Diluted (Refer Note 10)	0.15	(0.65)	(1.07)	(0.49)	(1.74)	(3.05)

*Refer Note 7

#Refer Note 8

SINGHI & CO. Chartered Accountants

Runwal Enterprises Limited Mumbai

Runwal Enterprises Limited

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4th Floor, Runwal & Omkar Esquare, Off Eastern Exp Highway, Sion Chunabhatti signal, Sion (E), Mumbai 400022.

Unaudited Standalone Statement of Assets and Liabilities as at 30 September 2026

₹ in Millions

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Assets		
Non-Current assets		
Property, Plant and Equipment	355.91	372.02
Intangible Assets	4.25	4.53
Investments accounted for using the equity method	2,539.85	2,539.85
Financial Assets		
- Other financial assets	7.62	74.61
Income Tax Assets (net)	156.57	304.75
Deferred tax assets (net)	329.84	265.42
Total Non-Current assets	**3,394.04**	**3,561.18**
Current assets		
Inventories	9,639.66	9,046.15
Financial assets		
- Cash and cash equivalents	1,565.14	75.21
- Bank balances other than cash and cash equivalents above	14.11	14.09
- Loans	1,246.79	1,265.79
- Other financial assets	4,007.40	287.68
Other current assets	438.81	492.28
Total Current assets	**16,911.91**	**11,181.20**
Total Assets	**20,305.95**	**14,742.38**
Equity and Liabilities		
Equity		
Equity Share Capital	295.58	250.10
Other Equity	8,126.58	1,638.26
Total Equity	**8,422.16**	**1,888.36**
Liabilities		
Non-Current Liabilities		
Financial liabilities		
- Borrowings	1,519.46	1,707.12
Provisions	12.16	21.82
Total Non-Current Liabilities	**1,531.62**	**1,728.94**
Current Liabilities		
Financial liabilities		
- Borrowings	1,253.47	2,934.58
- Trade payables		-
- total outstanding dues of micro enterprises and small enterprises	147.68	200.49
- total outstanding dues of creditors other than micro enterprises and small enterprises	246.59	155.05
- Other financial liabilities	226.69	707.53
Provisions	825.90	403.14
Other current liabilities	7,651.84	6,724.29
Total Current Liabilities	**10,352.17**	**11,125.08**
Total Liabilities	**11,883.79**	**12,854.02**
Total Equity and Liabilities	**20,305.95**	**14,742.38**

Runwal Enterprises Limited Mumbai

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Unaudited Standalone Statement of Cash Flows for the Half Year ended 30 September 2026

₹ in Millions

Particulars	Half Year ended 30 September 2026	Half Year ended 30 September 2025#
Cash flows from operating activities		
Profit/(Loss) before tax	(125.77)	(244.51)
Adjustments for:		
Interest received	(207.28)	(104.67)
Depreciation and amortisation expense	18.15	17.12
Gratuity and Leave Encashment	(3.35)	1.96
Provision for Impairment	-	185.19
Sundry balances written back	(2.89)	-
(Profit)/Loss on Foreign Exchange Fluctuation	-	(0.05)
Interest on MSME	2.35	2.66
Finance Cost	232.28	231.54
Operating cash flow before working capital changes	**(86.51)**	**89.24**
Movement in working capital		
(Increase)/decrease in inventories	(593.51)	(734.01)
(Increase)/decrease in Current assets	53.47	(196.72)
Increase/(decrease) in Current liabilities	930.45	766.18
Increase/(decrease) in Current financial liabilities	62.01	(35.31)
Increase/(decrease) in trade payables	38.73	(96.67)
Increase/(decrease) in Provisions current and non current	18.78	6.03
Cash generated from operations	**509.93**	**(290.50)**
Direct taxes paid net of refund received	147.33	(11.06)
Net cash generated (used in)/from operating activities (a)	**570.75**	**(212.32)**
Cash flows from investing activities		
Investment in Subsidiaries	-	(0.10)
(Investment in) / Withdrawal from Partnership Firm & AOP	-	132.37
Redemption/ (Issue) in Security Deposits	(0.03)	153.27
(Investment in) / Repayment of Inter Corporate Deposits	19.00	77.13
Purchase of property, plant and equipment (including CWIP)	(1.76)	(11.13)
Net cash (used in)/from investing activities (b)	**17.21**	**351.54**
Cash flows from financing activities		
Proceeds/(Repayment) of Borrowings*	(368.77)	30.59
Interest Paid	(105.61)	(365.28)
Interest received	64.66	-
Share Issue Expenses Paid	(178.21)	38.66
Proceeds from issue of Equity Shares*	1,489.90	-
Net cash (used in)/from financing activities (c)	**901.97**	**(296.03)**
Profit/ (Losses) arising from changes in foreign Exchange rates	-	0.05
Net increase in cash and cash equivalents (a+b+c)	**1,489.93**	**(156.76)**
Cash and cash equivalents at the beginning of the year	75.21	350.03
Cash and cash equivalents at the end of the period	1,565.14	193.27
Cash and cash equivalents comprises		
Cash on hand	0.01	0.02
Balance with banks		
- in current accounts	1,565.13	181.76
- in deposit accounts with original maturity of less than three months	-	11.49
Cash and cash equivalents at the end of the period	**1,565.14**	**193.27**

#Refer Note 8

*Refer Note 5 for Non cash item

SINGHI & CO. * Chartered Accountants *

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Sr No | **Notes**

1 The above Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30 September 2026 have been reviewed by the Audit Committee and subsequently approved by the Company's Board of Directors at their respective meetings held on 13 November 2026.

2 The Statement of Unaudited Standalone Financial Results have been prepared in accordance with the recognition and measurement principles as laid down in Ind AS, prescribed under section 133 of the Companies Act 2013 ('the Act') read with relevant rules issued thereunder and the other accounting principles generally accepted in India along with the circulars. In compliance with Regulations 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations') as amended, an limited review of financial results for the quarter and half year ended 30 September 2026 has been carried out by the Statutory Auditors.

3 During the quarter, the Company has completed its Initial Public Offer (IPO) of 1,63,97,393 equity shares of face value ₹ 2 each at an issue price of ₹ 305 per share. The issue comprised of 100% fresh issue aggregating to ₹ 5,000.00 Millions. Pursuant to IPO, the equity shares of the Company were listed on National Stock Exchange of India Limited (NSE) and Bombay Stock Exchange of India Limited (BSE) on 5 October 2026.

4 The breakup of IPO proceeds from fresh issue and its utilization is summarized below:

₹ in Millions

Particulars	**Proceeds**	**Utilization***	**Balance/Unutilized****
Repayment/ pre-payment, in full or in part, of certain outstanding borrowings availed by the Company	1,000.00	1,000.00	-
Investment in the wholly owned Material Subsidiaries namely Runwal Residency Private Limited and Evie Real Estate Private Limited, for repayment/ pre-payment, in full or in part, of all or a portion of certain of their outstanding borrowings	2,250.00	2,250.00	-
Funding acquisitions of future real estate projects and general corporate purposes	1,170.00	300.00	870.00
Earmarked for Pre-IPO Expenses	580.00	220.64	359.36
Total	**5,000.00**	**3,770.64**	**1,229.36**

*as on date of signing of report
** The amounts are held in bank accounts and fixed deposits (FDs)

5 During the half year ended 30 September 2026, all outstanding Compulsorily Convertible Debentures amounting to ₹ 1,500.00 Millions issued by the Company to HDFC Capital Affordable Real Estate Fund – 3, together with accrued interest thereon amounting to ₹ 671.87 Millions, were converted into equity shares at a conversion price of ₹ 342.49, resulting in the issuance of 6,341,436 equity shares.

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9 The deferred tax credit for the quarter and half year ended 30 September 2026 includes an amount of ₹25.25 Million arising from the recognition of Deferred Tax Asset (DTA) on business losses pertaining to FY 2025-26.

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For and on behalf of the Board of Directors of
Runwal Enterprises Limited (Formerly known as Runwal Enterprises Private Limited & Runwal Apartments Private Limited)

Subodh Subhash Runwal
Chairman & Managing Director
DIN: 00068607

Place: Mumbai
Date: 13 November 2026

Runwal Enterprises Limited Mumbai