Date: November 5, 2026

Scrip Code – 533520
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

IBULLSLTD
National Stock Exchange of India Limited
"Exchange Plaza",
Bandra-Kurla Complex, Bandra (E).
MUMBAI – 400 051

Sub: Press Release w.r.t the Financial Results of the Company for the quarter and half year ended September 30, 2026

Dear Sir,

Please find enclosed Press Release of Indiabulls Limited (*formerly Yaari Digital Integrated Services Limited)* w.r.t its Financial Results for the quarter and half year ended September 30, 2026, for your information and record.

Thanking you,
Yours truly,

For **Indiabulls Limited**
(*formerly Yaari Digital Integrated Services Limited*)
Ram Mehar
Digitally signed by Ram Mehar
Date: 2026.11.05 12:30:39 +05'30'
Ram Mehar
Company Secretary

Encl: as above

Press Release

Indiabulls Limited Reports Q2 & H1 FY27 Results

Q2 PAT More Than Doubles; Real Estate GDV Pipeline Expands to ₹27,308 Cr

Revenue grows 31% YoY, with PAT rising 101% YoY

Indiabulls Limited today announced its financial and operational results for the quarter ending 30th September 2026.

Financial Highlights - Q2 & H1 FY27

Revenue from Operations		PAT	
Q2FY27	**H1FY27**	**Q2FY27**	**H1FY27**
₹ 336.4 Cr	₹ 720.8 Cr	₹ 151.1 Cr	₹ 292.1 Cr
+31% YoY	+100% YoY	+101% YoY	+297% YoY

Equity Funded Growth

During the quarter, the Company received **₹250 crore**, representing 25% of the ₹1,000.07 crore preferential capital raise approved to fund its growth pipeline entirely through equity. The Company continues to maintain a zero net debt position.

Real Estate Operations

During the quarter, the Company added a new project on the **Dwarka Expressway** through a development management arrangement, with a **Gross Development Value (GDV) of ₹3,700 crore** and a saleable area of 21 lakh sq.ft.

The Company's portfolio now stands at a **GDV of ₹27,308 crore** across 13 projects, spanning **133.2 lakh sq. ft**. This comprises ₹3,650 crore of projects launched in FY26, a FY27 pipeline of ₹11,714 crore across six projects, including the newly added Dwarka Expressway project (GDV ₹3,700 crore), and a future pipeline of ₹11,945 crore.

As of 30 September 2026, the Company had recorded **bookings of ₹3,060 crore** and **collections of ₹541 crore**, with **1,018 units sold** across **23.85 lakh sq.ft**. The portfolio is strategically diversified across key real estate markets, including the National Capital Region (NCR), Mumbai, and Ludhiana.

Financial Services

As of September 2026, the Company's asset reconstruction platform, IARCL, reported **fee-paying Assets Under Management (AUM) of ₹588.41 crore**, **assets under collection of ₹4,049.81 crore**, and the **capital adequacy ratio stood at 100.07%**, significantly higher than the regulatory minimum requirement of 15%, reflecting a substantially unleveraged balance sheet.

The Company's broking business added **19,034 new clients** during the period, representing a 149% year-on-year increase, taking its total client base to 9.8 lakh. **Client activation rate increased to 34.7%**, compared with 23.0% in Q2FY26.

Business Update

The Company has **mutually agreed to terminate the acquisition agreement** with Fintech Cloud Private Limited dated September 11, 2026, and the proposed acquisition will not proceed.

The Company expects to further **expand its real estate development pipeline to approximately ₹ 30,000 crore GDV** during this quarter.

Press Release

About Indiabulls Limited:

Indiabulls Limited operates across Real Estate and Financial Services, with a focus on creating sustainable long-term value through disciplined capital allocation, transparent governance, and strong execution. In Real Estate, the company develops residential, commercial, and mixed-use projects with an emphasis on quality, timely delivery, and customer experience.

In Financial Services, Indiabulls operates a stock broking business, along with digital lending, payments, wallet infrastructure, and an ARC business, within regulated frameworks and compliant processes. Indiabulls Limited follows a long-term development approach prioritising value creation for stakeholders through disciplined project execution in real estate, supported by prudent expansion of its financial services offerings. The company remains focused on sustainable growth, operational discipline.

Safe Harbour:

Any forward-looking statements about expected future events, financial and operating results of the Company are based on certain assumptions which the Company does not guarantee the fulfilment of. These statements are subject to risks and uncertainties. Actual results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include a downtrend in the industry, global or domestic or both, significant changes in political and economic environment in India or key markets abroad, tax laws, litigation, labour relations, exchange rate fluctuations, technological changes, investment and business income, cash flow projections, interest, and other costs. The Company does not undertake any obligation to update forward looking statements to reflect events or circumstances after the date thereof.

Contact Details:

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