Dated: 04.11.2025

To,
The Secretary,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai — 400 001.

Scrip Code: 543539

Subject: Submission of Investor Presentation – FY 2025-26 (H1)

Dear Sir/Madam,

Pursuant to the relevant provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the Investor Presentation for **FY 2025-26 (H1 – Half Yearly)**.

The said Investor Presentation is enclosed herewith and is also being uploaded on the Company's website at **www.modisnirman.com** for the information of stakeholders.

You are requested to kindly take the above on record.

This is for your information and record.

Thanking you,

For Modis Navnirman Limited

MAHEK
DINESH
MODI

Digitally signed by MAHEK DINESH MODI
DN: c=IN, o=PERSONAL,
pseudonym=648b8e9be41b48efa8f3e2d99bb037a4,
2.5.4.20=bf2b4c24adccc4a9756f00c5e466de98af44662309e4661204ff273060fb95d2,
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cn=MAHEK DINESH MODI
Date: 2025.11.04 18:10:59 +05'30'

Mr. Mahek D. Modi
Whole Time Director & CFO
DIN- 06705998

MODIS
NAVNIRMAN

“We Don’t Build Walls, We Build Homes”

Investor Presentation H1 FY26

Disclaimer

Certain statements in this communication may be ‘forward looking statements’ within the meaning of applicable laws and regulations. These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could affect the Company’s operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor Modis Navnirman Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances

MODIS
NAVNIRMAN

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Company Profile

Modis Navnirman Limited– Building Homes with Love and Purpose

MODIS NAVNIRMAN

Legacy & Scale

- **Founded by Mr. Dinesh C. Modi in 2009**
- Among India's **emerging premium real estate developers** with a strong brand reputation
- **5.90+ lakh sq. ft**. delivered, **7.40+ lakh sq. ft**. ongoing, and **10+ lakh sq. ft**. upcoming
- Portfolio of **20 premium residential projects** across Mumbai and adjoining regions
- Known for **architectural innovation, lifestyle-driven design, and customer-centric approach**

Strong Financial Profile

- **Asset-light and capital-efficient** business model ensuring steady growth
- Healthy operating cash flows and **strong sales momentum** across projects
- Consistent improvement in **margins and return ratios** through prudent cost management
- **Low leverage** and disciplined financial planning support sustainable expansion
- Reinvestment focused on **premium housing and recurring income assets**

Vision & Philosophy

- **To create spaces that inspire and enrich lives,** combining quality, trust, and innovation
- Committed to becoming one of **India's most trusted real estate partners**
- Focus on responsible innovation, sustainability, and community well-being
- Guided by the belief that "A house is a home when made with love."
- **#Promise Fulfilled** — commitment to timely delivery, transparency and customer delight
- Benchmarking projects against **global standards** in quality, design and lifestyle

Management Comment

Mr. Dinesh Modi
Chairman & Managing Director

"Our strong performance in H1 FY26, achieving the full-year FY25 profit within six months reflects the solid foundation we have built over the years through timely execution, financial prudence, and customer trust. This growth is a result of our focused redevelopment strategy across Mumbai's western suburbs and our continued commitment to quality, transparency, and value creation.

The successful merger of Shree Modis Navnirman Pvt. Ltd. marks a historic milestone for the Company and the city's real estate sector, being India's second listed merger and the first in Mumbai's property market. This strategic consolidation enhances our scale, strengthens governance, and unlocks operational synergies that will further accelerate our growth.

Our ongoing migration to the Main Boards of BSE and NSE is another defining step that underscores the unwavering trust of our shareholders and positions us for broader market access and greater visibility. These developments collectively reaffirm our vision of building a stronger, more future-ready Modi's Navnirman. With a debt-free balance sheet, robust project pipeline, and an asset-light model, we are well positioned to capitalize on Mumbai's rising housing demand and deliver sustained long-term value to all stakeholders."

Key Performance Indicators – H1 FY26

MODIS NAVNIRMAN

Area Sold (Mn Sq. Ft.)	✓ 28500 Sq. Ft. (↑ 42.50 % YoY) in H1FY26
Revenue	✓ INR 83.39 Cr (↑ 127.72% YoY) in H1FY26
EBITDA	✓ INR 16.04 Cr (↑ 164.25% YoY) in H1FY26
PAT	✓ INR 12.01 Cr (↑ 164.54% YoY) in H1FY26, **equal to entire FY25 earnings**
ESG & Brand Performance	**Strengthening Our Social Responsibility and Brand Impact** • The Company is in the process of setting up its own Foundation to promote sustainable and social initiatives. • It reflects our commitment towards ESG values and community Development. • This step will further strengthen our brand image and social impact.

H1 FY26 - Other Highlights

MODIS NAVNIRMAN

MIGRATION
(BSE SME → Main Board)
BSE & NSE

Our company is proudly migrating from the BSE SME Platform to the BSE & NSE Main Board — a significant milestone reflecting our consistent growth, strong performance, and enhanced credibility in the capital market.

MERGER
(Shree Modis Navnirman Pvt. Ltd. → Modis Navnirman Ltd.)

Shree Modis Navnirman Private Limited is merging with Modis Navnirman Limited — a strategic consolidation aimed at strengthening our operational efficiency, brand value, and future expansion plans

Handovers (No. of Units)

In H1, the Company successfully handed over the "Rashmi Vasudeo" project located at Shimpoli, Borivali (West).
The project comprised a total of 90 residential units.
This milestone reflects our continued focus on timely delivery and customer satisfaction.

Net debt

The Company is completely Debt-Free.

Reflects our strong financial discipline and robust balance sheet.

Important Associates

MODIS
NAVNIRMAN

Architects

Sanjay B. Shah B.E. (Civil)
LICENCED SURVEYORS & ENGINEERS

space vision
Architect and Planner

Licesioning Architect
Mr. Nilesh Makwana

AR DESIGN STUDIO
ARCHITECT & PROJECT CONSULTANT

Designer & Consultants

ANTONY CHUNGATH

HORIZON ARCHITECTS

SOMAIYA & ASSOCIATES

Hiren M. Tanna
B.E., M.I.E.
R.C.C. & Structural Design Engineers

enviro

MAK MEP CONSULTANTS

Banking Partner

kotak
Kotak Mahindra Bank

HDFC BANK

Indian Real Estate Industry

Indian Real Estate Sector Overview & Growth Outlook

A $10 trillion opportunity by 2047

MODIS NAVNIRMAN

Macro Growth Drivers

6-8% GDP in 2025
14-20% GDP by 2047

Average home size up ~35% in the past five years
₹1 crore+ homes rose from **15% to 49%** market share (2018–2025)

India's Real Estate market size is expected to expand from **USD 0.3 trillion (2025)** to **USD 5–10 trillion by 2047**

Infrastructure-led expansion - Over **USD 2.4 trillion investment needed by 2050** in metros, roads, and logistics, opening new corridors in Tier I, II & III cities

Median age: 29 years – young workforce driving housing demand and ownership aspirations
Urban population to rise from 37% to 53% by 2050, boosting demand for housing, mixed-use, and commercial spaces

Institutional investment - ~USD 80 bn infused in Indian real estate since 2010 driven by reforms such as **RERA, GST, and REITs**, and digitization of land records, enhancing investor confidence

India's Real Estate Transformation Sets the Stage for Organized Developers

Source: MOSPI-Ministry of Statistics and Programme Implementation, IMF-International Monetary Fund, Industry, Colliers
Note: GDP represents nominal values at current prices

Modis Navnirman – Positioned to Capture the Growth Wave

MODIS NAVNIRMAN

STRATEGIC REDEVELOPMENT FOCUS

- Concentrated presence in Mumbai's high-demand western suburbs — Borivali, Kandivali, Malad & Dahisar

ROBUST PROJECT PIPELINE

- Multiple ongoing and upcoming projects including Rashmi Square, Signature, Manorath, Delight, Bijal CHSL, and Blue Heaven CHSL, ensuring visibility of revenues and strong execution flow

ASSET-LIGHT MODEL

- Focus on capital efficiency and partnership-driven redevelopment keeps debt minimal while expanding the project portfolio

EXECUTION & BRAND TRUST

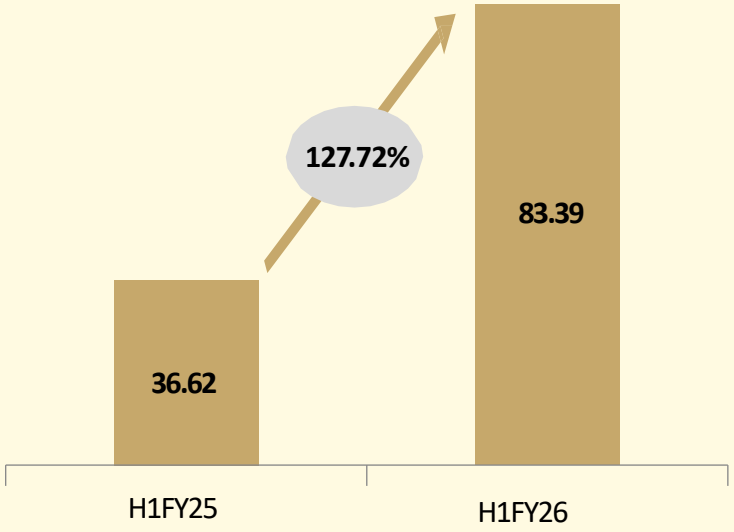
- Proven record of timely delivery, construction quality, and community-focused design enhances buyer and investor confidence

REDEVELOPMENT EXPERTISE | **FINANCIAL DISCIPLINE** | **GROWTH READY**

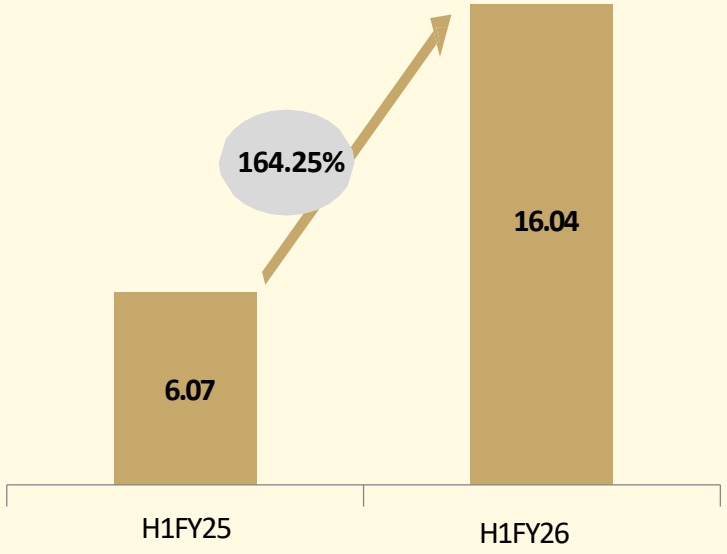
Financial Highlights

Financial Performance

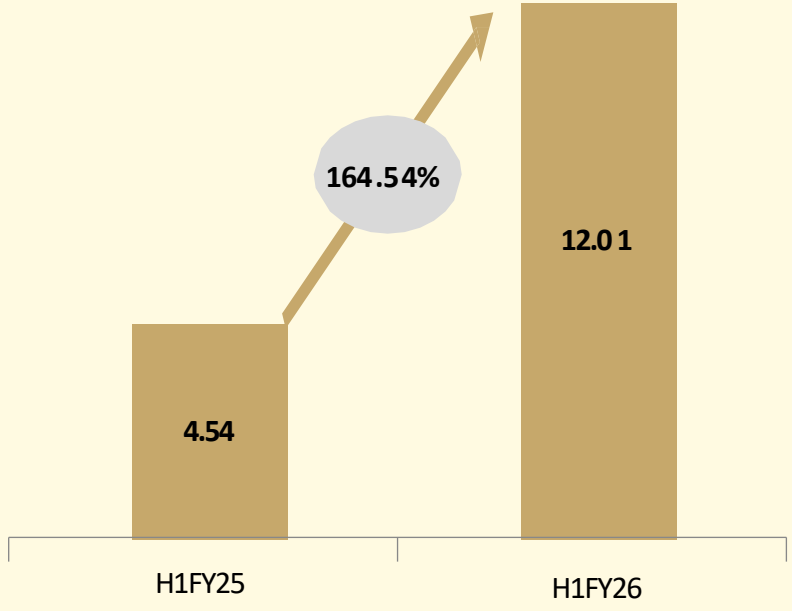
INR Cr



REVENUE



EBITDA



PAT

Key Project Metrics for H1FY26

INR Cr

Projects	Revenue	Spends
Rashmi Vasudeo	14.74	11.26
Rashmi Celestia	20.94	17.49
Rashmi Square	13.73	10.53
Rashmi Signature	15.22	11.93
Rashmi Delight	1.99	1.63
Rashmi Manorath	2.49	2.02
Old Projects	14.28	12.50
Total	**83.39 Cr**	**67.34 Cr**

H1 FY26 Consolidated Profit and Loss

MODIS NAVNIRMAN

INR Cr

Particulars	H1 FY26	H1 FY25	Y-o-Y (%)
Income from operations	83.39	36.62	**127.72%**
Other income	0.42	0.86	
Total income	**83.81**	**37.48**	**123.61%**
Raw Material	66.95	56.46	
Changes in inventory	-2.48	-27.77	
Total Raw Material Expenses	**64.47**	**28.69**	**124.71%**
Gross Profit	**19.34**	**8.80**	**119.77%**
Gross Profit Margin %	**23.19%**	**24.03%**	
Employee Cost	1.44	0.40	
Operating expenses	1.85	2.31	
Total Expenditure	67.76	31.40	
EBITDA	**16.05**	**6.08**	**163.98%**
EBITDA Margin %	**19.15%**	**16.22%**	**18.05%**
Depreciation	0.01	0.00	
Interest	0.01	0.01	
Profit Before Tax	**16.04**	**6.07**	**164.13%**
Tax	4.03	1.53	
Profit After Tax	**12.01**	**4.54**	**164.37%**
PAT Margin %	**14.33%**	**12.12%**	**18.23%**
Basic EPS	6.13	2.32	

H1 FY26 Balance Sheet

MODIS NAVNIRMAN

INR Cr

Equity & Liabilities	H1 FY26	H1 FY25
Shareholders Funds	**117.60**	**105.60**
Share Capital	19.59	19.59
R&S	98.01	86.01
Non Current Liabilities	**1.00**	**3.34**
Financial Liabilities	0.00	0.00
Borrowings	1.00	3.34
Lease Liabilities	0.00	0.00
Provisions	0.00	0.00
Deferred Tax Liabilities (Net)	0.00	0.00
Current Liabilities	**54.30**	**50.20**
Financial Liabilities	0.00	**0.00**
Short term borrowing	0.00	0.00
Lease Liabilities	0.00	0.00
Trade Payable	8.91	11.98
Other Trade Payables	0.00	0.00
Other financial Liabilities	0.00	0.00
Short Term Provisions	9.52	5.50
Other Current Liabilities	35.87	32.72
Current Tax Liability (Net)	0.00	0.00
Total Equity & Liabilities	**172.90**	**159.14**

Assets	H1 FY26	H1 FY25
Non Current Assets	**7.36**	**6.51**
Tangible Assets	0.03	0.02
Intangible Assets	0.00	0.00
Capital Work in progress	0.00	0.00
Intangible Assets Under Development	0.00	0.00
Non Current Investment	5.04	4.69
Deferred Tax Assets	0.07	0.07
Long Term Loans and Advances	2.21	1.74
Other Non Currrent Assets	0.00	0.00
Current Assets	**165.55**	**152.63**
Current Investment	0.11	0.11
Inventories	149.18	146.70
Trade Receivables	7.69	1.17
Cash & Cash Equivalents	2.59	1.78
Bank Balance other than Cash	0.00	0.00
Short term Loans & Advances	5.45	2.82
Other Financial Assets	0.00	0.00
Other Current Assets	0.53	0.05
Total Assets	**172.90**	**159.14**

Business Overview

Growth Drivers

MODIS NAVNIRMAN

Asset-light, scalable model through partnership-driven redevelopment approach
Focus on MHADA, SRA & Society Redevelopment, ensuring low land cost and steady margins

Leverage expertise in residential redevelopment across Mumbai suburbs
Strong track record in micro-markets like Malad, Kandivali, and Borivali

Strengthen position in the mid-income and aspirational housing segment
Delivering 14–18 storey residential towers tailored for urban buyers

Focus on projects in high-demand, infrastructure-connected zones
All developments located near key suburban hubs and transit corridors

Accelerate growth through large-scale, high-rise and mixed-use projects
Robust development pipeline of 6+ lakh sq.ft. combining residential towers with commercial spaces

Benefit from rising demand for quality urban housing and supportive policy environment

Aligned with government initiatives like RERA, PMAY, and Mumbai's redevelopment push

Ongoing Project

Rashmi Signature

Redefine Luxury Living,
Malad (W)

- 18 Story Building with 3 Wings
- 210 Flats, 3 Podium,

Project Year : May 24

To be Completed : Aug 2027

Total Area : 2,70,000 Sq. ft

Location : S.V. Road, Malad (W)

"Signature Homes That Define Modern Elegance"

Ongoing Project

Rashmi Square

Elegant Living,
Borivali (W)

- 21 Story Building with 2 Wings
- 130 Flats, 10 Shops, 7 Office , 3 Podium,

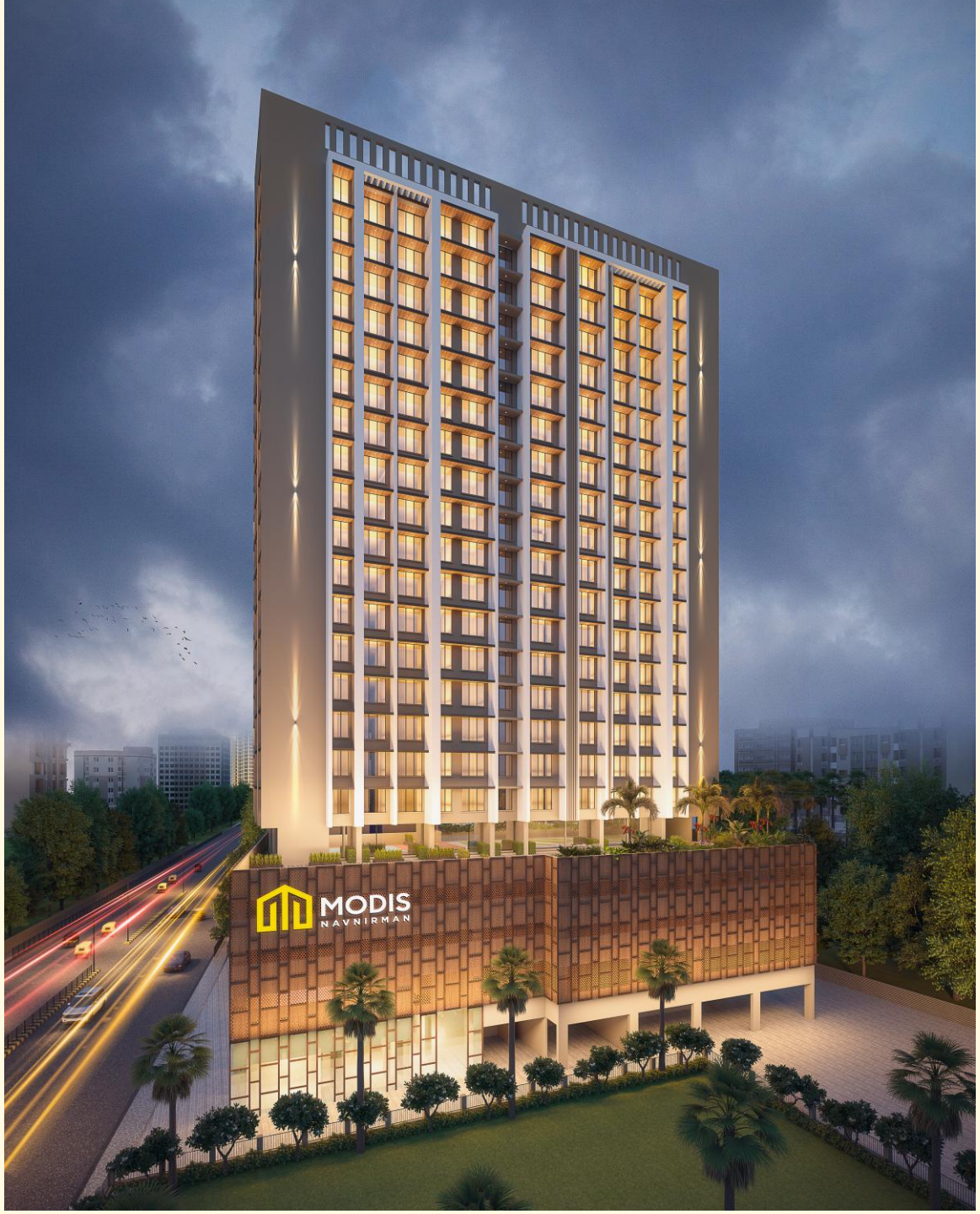
Project Year : Dec 23

To be Completed : May 2026

Total Area : 1,75,000 Sq. ft

Location : Linking Road, Borivali (W)

"Not just a Space, a capivating symbol to reside in!"



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Ongoing Project

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Rashmi Manorath

- 17 Story Building with 87 Flats & 3 Podium
- Project Year : Jan 24
- To be Completed : May 2026
- Total Area : 1,11,000 Sq. ft
- Location : Datta Pada Road, Borivali (E)

Rashmi Celestia

- 17 Story Building with 63 Flats & 20 Shops
- Project Year : Apr 23
- To be Completed : Aug 2025
- Total Area : 1,30,000 Sq. ft
- Location : L . T. Road, Borivali (W)

Rashmi Delight

- 17 Story Building with 53 Flats & 3 Shops with 3 Podium
- Project Year : Jan 25
- To be Completed : Aug 2027
- Total Area : 55,000 Sq. ft
- Location : Shantilal Modi Road , Kandivali (W)

Completed Projects

Rashmi Vasudeo

Seamless Connectivity for the Modern Explorer, Borivali (W)

- 18 Storey Building
- 89 Flats

Project Completed Year : Aug 25

Total Area : 95,000 Sq. ft

Location : Borivali (W)

"Discover Serenity in the Heart of the city."

MODIS NAVNIRMAN

Completed Projects

Rashmi Heights

M.G. Road, Kandivali (W), Mumbai

- 18 Storey Building
- 89 Flats

Project Completed Year : Mar 23

Total Area : 1,00,000 Sq. ft

"Where Convenience Meets Luxury."

Upcoming Projects

Rashmi Avenue

Rashmi Icon

Bijal & Blue Haven

Thank You

Modis Navnirman Limited **Mahek Modi** **CFO**	**Adfactors IR Team** **Mamta Samat/ Saloni Nagvekar** **Mamta.Samat@adfactorspr.com** **Saloni.Nagvekar@adfactorspr.com**