

Date: February 14, 2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Symbol / Scrip Code – MODIS	To, BSE Limited Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code – 543539
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Sub.: Press Release – Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and nine months ended December 31, 2025

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the Press Release titled:

Modis Navnirman Delivers Strong 9M FY26 Performance; Sustains Robust Growth Momentum.

The said Press Release 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.

Thanking you,

For Modis Navnirman Limited

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

Media Release

Modi's Navnirman Delivers Record 9M FY26 Performance; Achieves more than the full FY25 earnings

Revenue up 103% YoY | PAT soars 105% YoY | Area Sold up 38.69% YoY

Mumbai, February 13, 2026: Modis Navnirman Limited (BSE: 543539), one of Mumbai's emerging premium real estate developers, has announced its unaudited consolidated and standalone financial results for the quarter and nine months ended December 31, 2025. The company has delivered its strongest-ever nine-month performance, surpassing its full FY25 earnings

Q3 & 9M FY26 - Key Consolidated Financial Highlights:

Particulars (Rs Cr)	Q3 FY26	Q3 FY25	YoY	9M FY26	9M FY25	YoY	FY25
Revenue from operations	54.4	32.0	70%	137.82	67.8	103.36%	104
EBITDA	14.8	8.03	84.88%	30.9	15.3	102.42%	28.1
EBITDA Margin (%)	27.19%	24.88%	231 bps	22.32%	22.15%	17bps	26.54%
PAT	12.8	7.0	82.86%	24.8	12.0	105.22%	23.1
PAT Margin (%)	23.39%	21.72%	167 bps	17.90%	17.52%	38bps	21.82%
EPS (Rs)	6.47	3.58	-	12.60	6.16	-	11.80

Q3 FY26 Performance Highlights:

- Earned ₹12.8 crore profit in Q3 FY26
- Revenue rose by 70% year-on-year to ₹54.4 crore, supported by strong project execution.
- EBITDA jumped 84.88% to ₹14.8 crore with improved margins due to better cost control.
- Company remains debt-free, giving flexibility for future growth.
- Secured a key redevelopment mandate at Borivali (West) with an estimated Gross Development Value of approximately ₹250 crore.
- Completed merger of Shree Modis Navnirman Pvt. Ltd., a landmark consolidation in Mumbai's real estate sector.

9M FY26 Performance Highlights:

- Achieved ₹24.8 crore profit in nine months — more than the full FY25 earnings.
- Revenue rose by 103.36% year-on-year to ₹137.8 crore, supported by strong project execution.
- EBITDA jumped 102.42% to ₹30.9 crore with improved margins due to better cost control.
- Area sold grew 38.69% YoY to 36,080 sq. ft.
- Company remains debt-free, giving flexibility for future growth.
- Completed handover of “Rashmi Vasudeo”, Borivali (W) — 90 homes delivered on time.
- Completed merger of Shree Modis Navnirman Pvt. Ltd., a landmark consolidation in Mumbai’s real estate sector.
- Migration to BSE & NSE Main Boards completed — enhancing visibility, governance, and investor confidence.

Management Comment:

Mr. Dinesh C. Modi, Chairman & Managing Director, Modi’s Navnirman Limited, said:

“Our Q3 and 9M FY26 performance reinforces the structural momentum in both our financial trajectory and project pipeline. With nine-month revenue registering strong growth and profitability scaling significantly, we are executing on our core redevelopment strategy with increasing conviction.”

Beyond the financial performance, the quarter was marked by meaningful strategic progress. We secured a key redevelopment mandate at Borivali (West) with an estimated Gross Development Value of approximately ₹250 crore. This addition further strengthens our presence in high-demand western suburban micro-markets, where redevelopment continues to be driven by ageing housing stock and strong end-user absorption. Our project acquisition approach remains selective, focusing on societies where execution clarity, margin visibility, and timely approvals are achievable.

Importantly, we continue to remain debt-free even as we scale revenues and expand our pipeline. In the current real estate environment, where funding costs remain elevated and liquidity discipline is critical, our conservative capital structure provides flexibility and resilience. The significant improvement in EBITDA and PAT margins during the quarter demonstrates that our redevelopment-led model benefits from operating leverage once projects reach advanced stages of execution and revenue recognition.

Looking ahead, we remain focused on accelerating construction progress across ongoing projects, converting society-level opportunities into executable mandates, and maintaining margin quality. Our objective is clear calibrated growth supported by strong cash flows, disciplined cost structures, and long-term value creation rather than volume-driven expansion.”

About Modis Navnirman Limited

Modis Navnirman is among the fastest growing & promising player in the redevelopment real estate in Mumbai. Driven by a new-age futuristic vision, Modis Navnirman is the epitome of real estate founded by Mr. Dinesh C. Modi in 2010. The Company has successfully established their dominance leadership within a

short span of time delivering large projects and making them luxurious, holistic, viable and successful, paving the way for responsible innovation and upgrading the lifestyles of their customers. The team continues to set new benchmarks, on the journey to make Modis Navnirman one of the largest real estate developers in India.

For more details please visit: <https://modisnirman.com>

For further information, please contact:

<i>Company:</i> Nishi Modi Company Secretary & Compliance Officer Modis Navnirman Ltd.	<i>Investor Relations:</i> Adfactors PR Ltd. Saloni Nagvekar & Tejpal Singh Adfactors PR Pvt. Ltd. Email: saloni.nagvekar@adfactorspr.com / Tejpal.singh@adfactorspr.com
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Note: Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Further, past performance is not necessarily indicative of future results. Given these risks, uncertainties and other risk factors, viewers are cautioned not to place undue reliance on these forward-looking statements. The Company 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.