

B-RIGHT REALESTATE LIMITED

CIN: L70100MH2007PLC282631



Building Real Value Homes

December 03, 2025

To,
The Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001.

Dear Sir/Madam,

Scrip Code-543543

Sub.: Investor Presentation – H1 FY 2025-26.

With reference to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), this is to inform you that "B-Right Real Estate Limited – Investor Presentation H1 FY 2025-26" is hereby enclosed.

The above presentation is also uploaded on the website of the Company at <https://www.b-rightgroup.com/>.

You are requested to take the same on record.

Thanking you,

Yours faithfully,

For B-Right Real Estate Limited

CS Bhagyashree Mehadia
Company Secretary & Compliance Officer
ACS: 77087

Place: Mumbai



B-Right

RealEstate Limited

Building Real Value Homes

Listed on the
Bombay Stock Exchange (BSE)
SME Platform
(Script Code: 543543)

INVESTOR PRESENTATION

H1 FY 25-26

B-Right RealEstate Limited



HALF YEARLY SNAPSHOT



B-Right
RealEstate Limited
Building Real Value Homes

SEPT, 2025 (H1 FY 2025-26)

54.5 CR

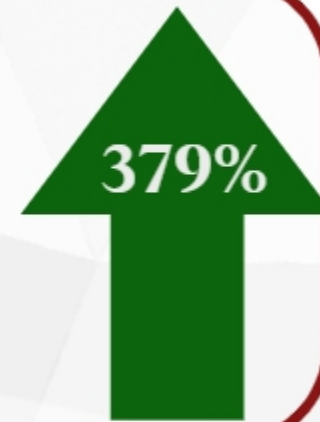
REVENUE



34%

20.7 CR

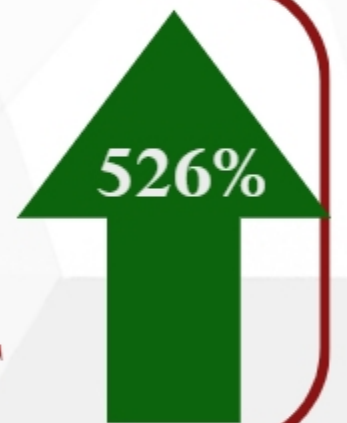
EBITDA



379%

3.6 CR

NET PROFIT



526%

84.4 CR

PRE SALES

25.3 CR

COLLECTION

50,755 SQFT

CARPET AREA
SOLD

TABLE OF CONTENTS

- 01.** CHAIRMAN & MD'S MESSAGE
- 02.** GROUP STRUCTURE
- 03.** GROWTH JOURNEY
- 04.** VALUE PROPOSITION
- 05.** GROWTH DRIVERS
- 06.** PROJECT OVERVIEW
- 07.** OPERATIONAL HIGHLIGHTS
- 08.** FINANCIAL HIGHLIGHTS
- 09.** LENDERS & INSTITUTIONAL RELATIONSHIPS
- 10.** BUSINESS DEVELOPMENT PARTNERS



SANJAY NATHALAL SHAH

CHAIRMAN & MANAGING DIRECTOR



It is with immense pride and gratitude that I present the Half-Yearly Report of B-Right RealEstate Limited (BRRL) for H1 FY26. This period stands as another testament to our commitment, resilience, and vision as we continue our journey as a listed entity on the BSE SME Platform, driven by a clear focus on value creation and sustainable growth.

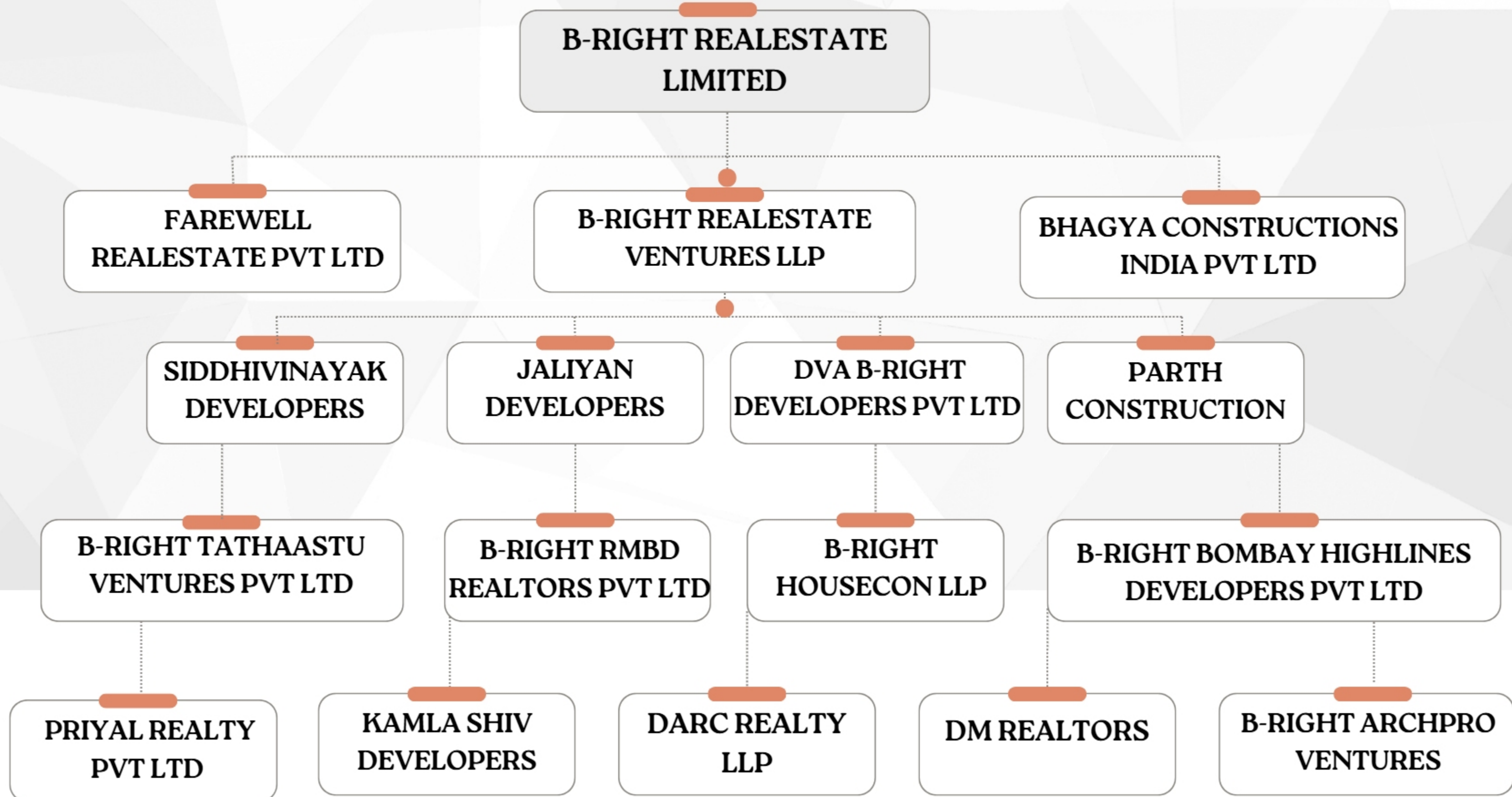
The first half of FY26 has been a period of strong operational and financial performance, with revenues of ₹54.5 crore, EBITDA of ₹18.83 crore, and a net profit of ₹3.56 crore. Our pre-sales of ₹84.39 crore and healthy collection momentum underscore the growing confidence of customers and investors in the B-Right brand.

We continue to strengthen our presence across Mumbai's key growth corridors Andheri, Malad, Matunga, Dadar, and Dahisar – through a robust portfolio of SRA and redevelopment projects. With over 6 lakh sq. ft. under ongoing development and a strong pipeline of upcoming projects exceeding 30 lakh sq. ft., we are well-positioned for long-term value generation and steady cash flows.

As we step into the second half of FY26, our focus remains unwavering – to deliver projects with excellence, enhance stakeholder value, and expand our footprint across Mumbai's most promising micro-markets. With a disciplined, IRR-driven model and a zero net-debt philosophy, BRRL continues to uphold its legacy of trust, transparency, and timely delivery.

I extend my heartfelt gratitude to our shareholders, investors, partners, and the entire B-Right team for their continued faith and dedication. Together, we look forward to an exciting phase of sustained growth, innovation, and opportunity in the months ahead.

GROUP STRUCTURE





GROWTH JOURNEY SO FAR

Our consistent growth reflects the strength of our vision, experience, and execution capabilities. Over the years, B-Right Group has built a strong foundation of trust, scale, and performance.

1M+

SQFT Successfully delivered
across completed projects

10M+

SQFT Under development
across ongoing projects

30+

years of combined leadership
and industry experience

6+

Ongoing Projects Across prime
locations in Mumbai

12+

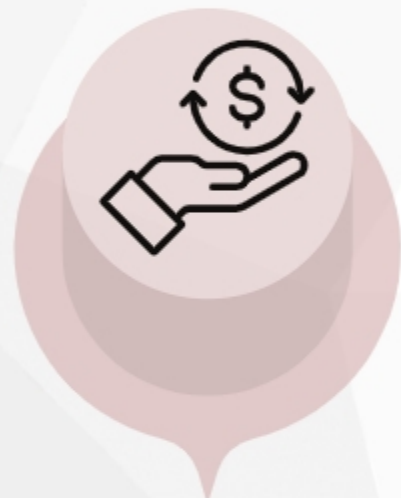
Completed Projects Delivered
with quality, precision, and on-
time execution

OUR PATH OF PROGRESS AND PERFORMANCE



B-Right
RealEstate Limited
Building Real Value Homes

2008
FOUNDATION



Mr. Sanjay Shah began investing in the real estate sector during the financial crisis, identifying opportunities in distressed projects and laying the groundwork for the Group's growth.

2010
Expansion



Entered large-scale project funding through personal networks, banks, and NBFCs, expanding relationships with developers and financial institutions.

2016
Turnaround Success



Successfully executed the first distressed project, overcoming complex challenges and demonstrating strong project management capabilities.

2022
Milestone Achievement



Raised ₹44 Crores via BSE SME IPO, marking a major step in the Group's evolution and market recognition.

2025
Strengthened Credibility



Earned BBB-/Stable Investment Grade Rating for the company's ₹40 Crore Fixed Deposit Scheme, reinforcing financial strength and investor confidence.

VALUE PROPOSITION



B-Right
RealEstate Limited
Building Real Value Homes



**Emerging
MMR
Developer
with In-
house
Expertise**



**Diversified
Portfolio of
SRA and
Redevelop-
ment
Projects**



**Robust
Land Bank
with Zero
Net Debt**



**Strong
Cash Flow
and IRR-
driven
Model**



**Quick
Turnaround
and Timely
Delivery**



**Expanding
Presence
Across
Mumbai City**

GROWTH DRIVERS



B-Right
RealEstate Limited
Building Real Value Homes



Expansion into Prime Mumbai Markets

Strengthening presence across Dadar, Mahim, and Matunga, key growth corridors within the MMR region.



Sustained Demand Across Segments

Continued momentum in both luxury and affordable housing, supported by strong end-user and investor demand.



Proven Track Record of Timely Delivery

Legacy of completing projects well ahead of RERA deadlines, reinforcing customer trust and brand loyalty.



Robust Pipeline of SRA & Redevelopment Projects

Expanding portfolio across strategic micro-markets ensures steady growth and recurring revenue visibility



Financial Stability and Return-driven Approach

Backed by a healthy balance sheet, strong cash flows, and an IRR-focused business model that ensures sustainable profitability.



B-Right
RealEstate Limited
Building Real Value Homes

PROJECTS OVERVIEW

● Project Overview

● Ongoing Project

● Upcoming Project



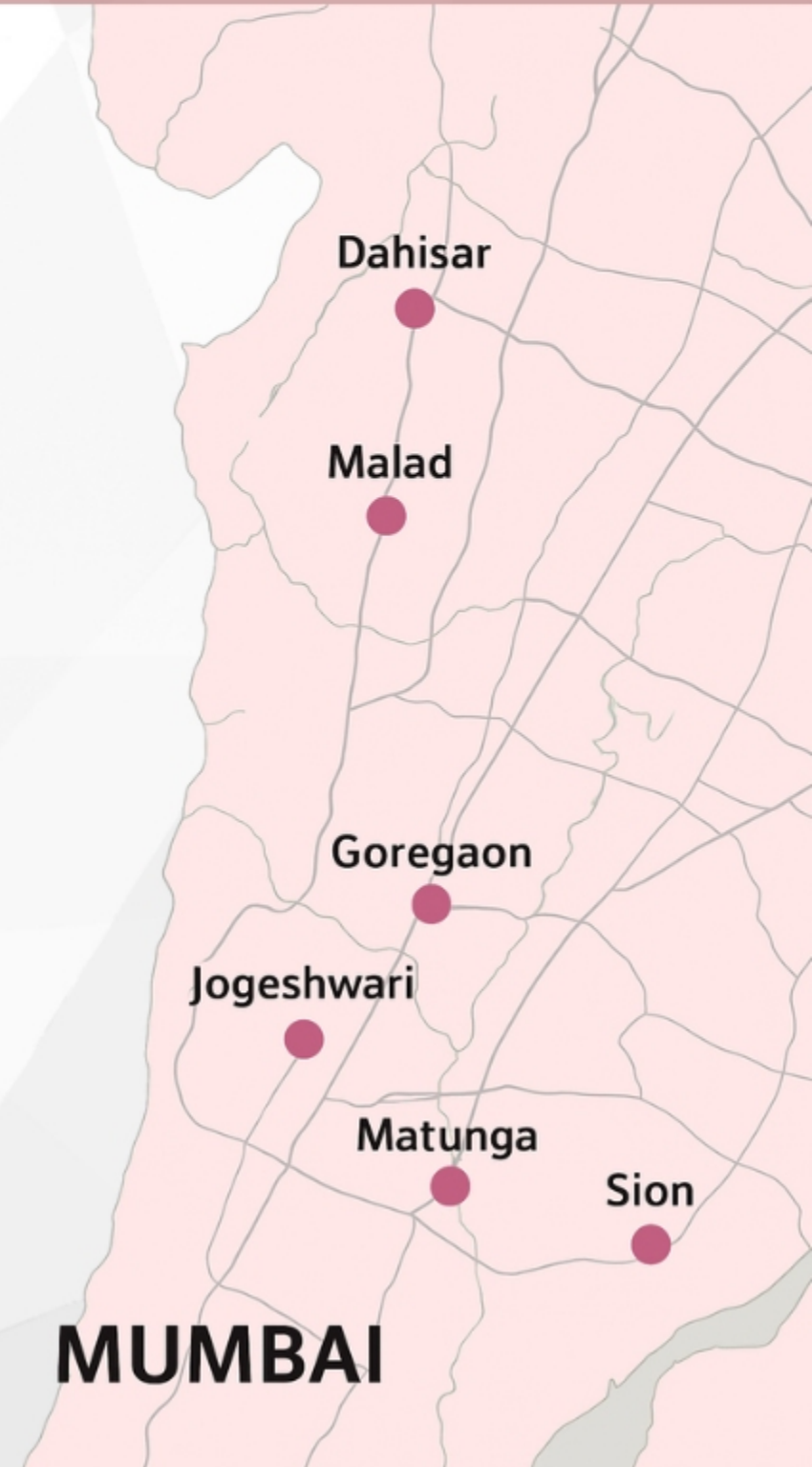
PROJECTS OVERVIEW

PORTFOLIO - ONGOING PROJECTS

<u>Malad</u>	<u>Vile Parle</u>	<u>Andheri</u>	<u>Goregaon</u>	<u>Jogeshwari</u>	<u>Khar Road</u>
Nirvana	Anand Bhuvan	Gagan Vihar Oscar Jyoti	Damyanti Villa	Ambika Nagar	Shrishti

PORTFOLIO - UPCOMING PROJECTS

<u>Andheri</u>	<u>Dahisar</u>	<u>Matunga</u>	<u>Malad</u>	<u>Prabhadevi</u>
Safalya Varsha	Lovely Cozy + Sharda	Ideal	Anuraj Centralite Dharnendra Sky 54	Tapasya
<u>Sion</u>	<u>Borivali</u>	<u>Mulund</u>	<u>Kandivali</u>	<u>Santacruz</u>
Kamgar	Shivaji Nagar	Grandeur	Prabhu Krupa	Rainbow



Ongoing Projects

SOLD DATA

<u>Sr No</u>	<u>Project Name</u>	<u>Nature Of Development</u>	<u>Plot Size</u>	<u>Salable Area (Sq ft)</u>	<u>Area</u>		<u>Units</u>		<u>Sold Unit (Rs. CR)</u>	
					<u>Sold Area (Sq ft)</u>	<u>Unsold Area (Sq ft)</u>	<u>Sold</u>	<u>Unsold</u>	<u>Receipts</u>	<u>Receivables</u>
1	Nirvana, Malad East	SRA Private Land	2,657	121,688	92,106	29,582	174	60	64	60
2	Anand Bhuvan, Vile Parle East	Society Redevelopment	451	5,667	5,667	-	4	-	13	6
3	Damyanti Villa, Goregaon West	Society Redevelopment	740	10,415	-	10,415	-	21	-	-
4	Ambika Nagar, Jogeshwari East	SRA Govt Land	10,223	430,560	145,556	285,004	315	858	33	176
5	Gagan Vihar, Andheri East	Society Redevelopment	2,166	24,868	-	24,868	-	50	-	-
6	Oscar Jyoti, Andheri West	Society Redevelopment	915	17,633	-	17,633	-	28	-	-
7	SRUSHTI, Khar West	Society Redevelopment	548	6,440	6,440	-	4	4	18	2
			<u>17,700</u>	<u>617,271</u>	<u>249,769</u>	<u>367,502</u>	<u>497</u>	<u>1,021</u>	<u>128</u>	<u>243</u>

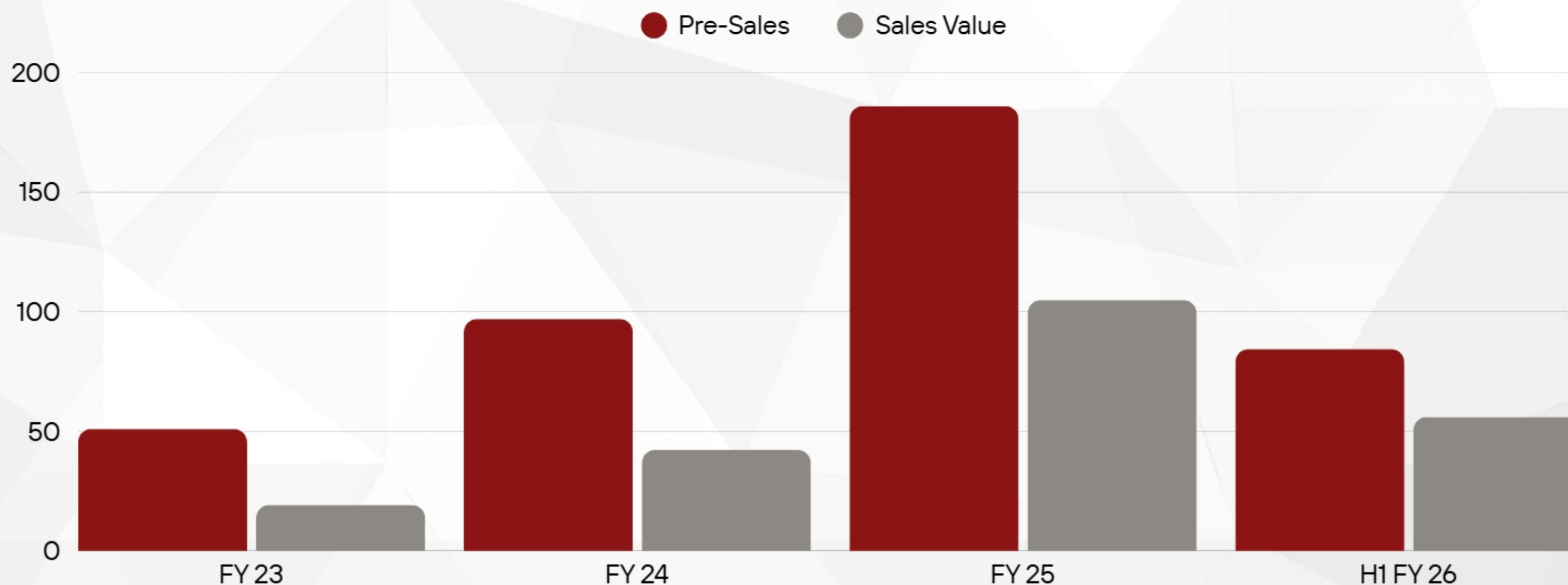
Ongoing Projects

<u>Sr No</u>	<u>Project Name</u>	<u>Nature Of Development</u>	<u>Expected Completion Date</u>	<u>Plot Size</u>	<u>Salable Area (Sq ft)</u>	<u>TOTAL PROJECTED REVENUE</u>	<u>Unit (Rs. CR)</u>		<u>Revenue (Rs. CR)</u>	
							<u>Sold</u>	<u>Unsold</u>	<u>Recognised</u>	<u>Unrecognised</u>
1	Nirvana, Malad East	SRA Private Land	Dec 2026	2,657	121,688	182	120	62	89	31
2	Anand Bhuvan, Vile Parle East	Society Redevelopment	Jun 2026	451	5,667	19			9	10
3	Ambika Nagar, Jogeshwari East	SRA Govt Land	Mar 2028	10,223	430,560	951	209	742	32	177
4	Gagan Vihar, Andheri East	Society Redevelopment	Sept 2027	2,166	24,868	85	-	85	-	-
5	Oscar Jyoti, Andheri West	Society Redevelopment	Dec 2027	915	17,633	56	-	56	-	-
				<u>16,412</u>	<u>600,416</u>	<u>1,294</u>	<u>329</u>	<u>946</u>	<u>130</u>	<u>218</u>

OPERATIONAL HIGHLIGHTS

HALF YEARLY ENDED 30TH SEP, 25

Particulars	H1 FY 26	FY 25	FY 24	FY 23
Pre-Sales Value (₹ CR)	84	186	97	51
Revenue (₹ CR)	56	105	42	19



Upcoming Projects

<u>Sr No</u>	<u>Project</u>	<u>Location</u>	<u>Nature Of Development</u>	<u>Plot Size SQMT</u>	<u>FREE SALES FSI SQ FT</u>	<u>GDV IN CR</u>
1	Safalya	Andheri west	Re-Development	2,144	82,706	231
2	Varsha	Andheri West	Re-Development	926	32,733	109
3	Shivaji Nagar	Borivali West	Govt SRA	19,979	662,726	1,206
4	Lovely Cozy + Sharda	Dahisar East	Re-Development	2,100	62,946	146
5	Prabhu Krupa	Kandivali West	Re-Development	1,176	27,202	77
6	Anuraj	Malad East	Re-Development	787	14,821	22
7	Centralite	Malad East	Re-Development	2,460	35,925	94
8	Dharnendra	Malad East	Re-Development	712	5,752	16
9	Sky 54	Malad East	Govt SRA	33,610	629,879	1,258
10	Ideal	Matunga West	Re-Development	415	12,856	54
11	Granduer	Mulund West	Govt SRA	18,272	614,378	1,577
12	Tapasya	Prabhadevi	Re-Development	470	25,522	106
13	Rainbow	Santacruz East	Re-Development	1,813	27,763	67
14	Kamgar	Sion East	Re-Development	5,852	102,847	195

HALF YEARLY SNAPSHOT

FINANCIAL HIGHLIGHTS YoY%

<u>Particulars</u>	<u>H1 FY26 (₹ Lakhs)</u>	<u>H1 FY25 (₹ Lakhs)</u>	<u>YoY %</u>
Revenue from operations	5,450	4,063	34%
Total Income	5,615	4,134	36%
Total Expenditure	3,732	3,608	3%
EBITDA	2,063	683	202%
EBITDA Margin (%)	37	16	
Depreciation	45	65	-31%
EBIT	2,018	618	227%
Finance Cost	134	93	44%
Other Income	165	71	132%
Profit/(Loss) From Associates	2	-	0%
Profit Before Tax	1,884	273	590%
Tax	662	270	145%
Profit After Tax	356	57	526%
PAT Margin (%)	6	1	
Basic EPS (₹ Per Share)	3	1	527%



FINANCIAL HIGHLIGHTS

● Consolidated Profit & Loss

● Consolidated Balance Sheet

● Debt Profile



CONSOLIDATED PROFIT & LOSS

(Amt in Lakhs)

<u>Particulars</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>H1 FY 26</u>
Revenue from operations	1,722	4,090	10,343	5,450
Other income	204	138	147	165
Total Income	1,926	4,228	10,490	5,615
Expenses	1,494	3,364	9,387	3,732
Profit before exceptional and extraordinary items and tax	432	864	1,103	1,884
Extraordinary Items	-	-	265	-
Profit before tax	432	864	838	1,884
Tax expense				
(1) Current tax	119	311	403	665
(2) Deferred tax	13	21	(1.65)	(2.74)
Profit (Loss) for the period from continuing operations	300	532	437	1,216
Share of Profit/(loss) transferred to Minority/ Associates	109	289	268	864
Profit/ (Loss)	191	243	169	356

CONSOLIDATED BALANCE SHEET



(Amt in Lakhs)

Particulars

FY 23

FY 24

FY 25

H1 FY 26

I. Liabilities

Equity	13,720	13,955	14,124	14,480
Long-term borrowings	694	4,304	3,764	9,037
Short term borrowings	3,239	11,113	4,081	6,469
Trade Payables	159	52	1,662	1,428
Other liabilities	7,910	15,072	9,522	8,254

Total	25,721	44,496	33,153	39,668
--------------	---------------	---------------	---------------	---------------

II.Assets

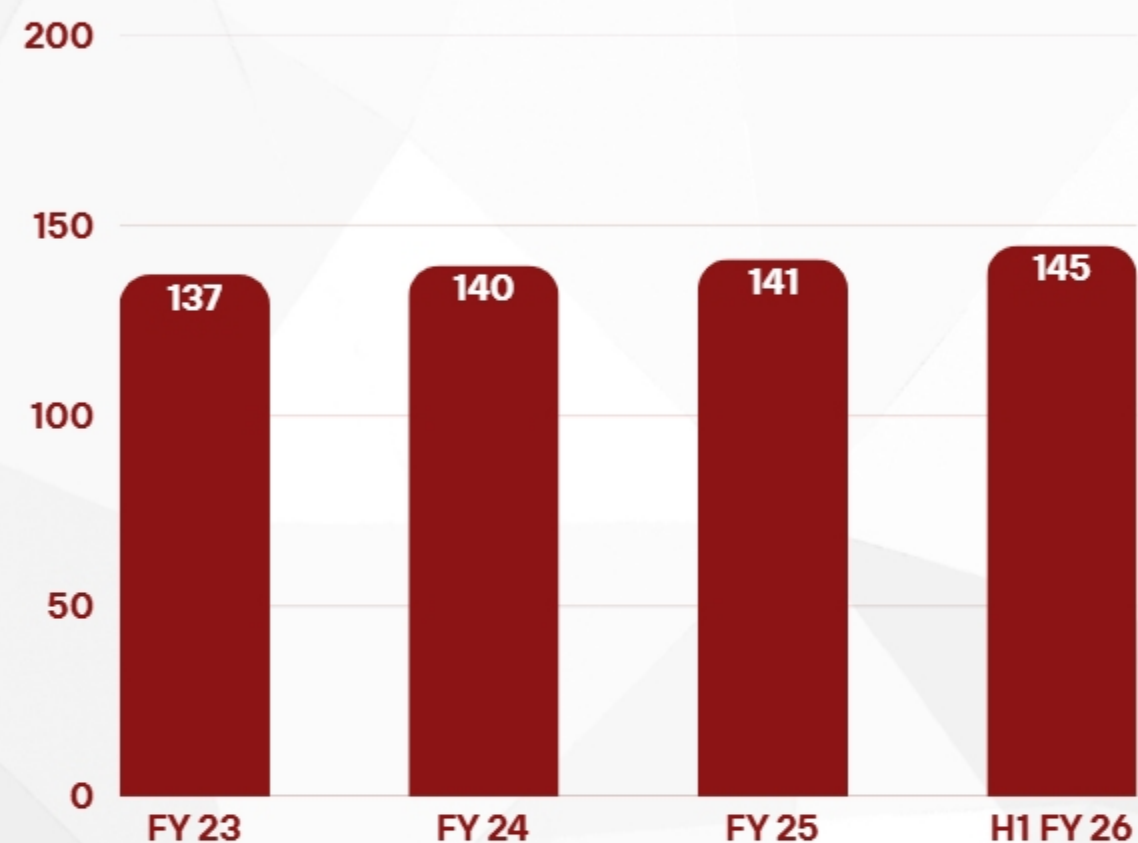
Property, plant, equipment and Intangible assets	1,383	3,194	2,755	1,932
Non-current investments	1,101	1,294	431	142
Long term loan & Advances	6,148	5,111	3,703	4,120
Inventories	6,846	20,174	10,339	10,973
Short Term loans & Advances	6,639	12,631	10,651	10,017
Other Assets	3,603	2,092	5,274	12,484

Total	25,721	44,496	33,153	39,668
--------------	---------------	---------------	---------------	---------------

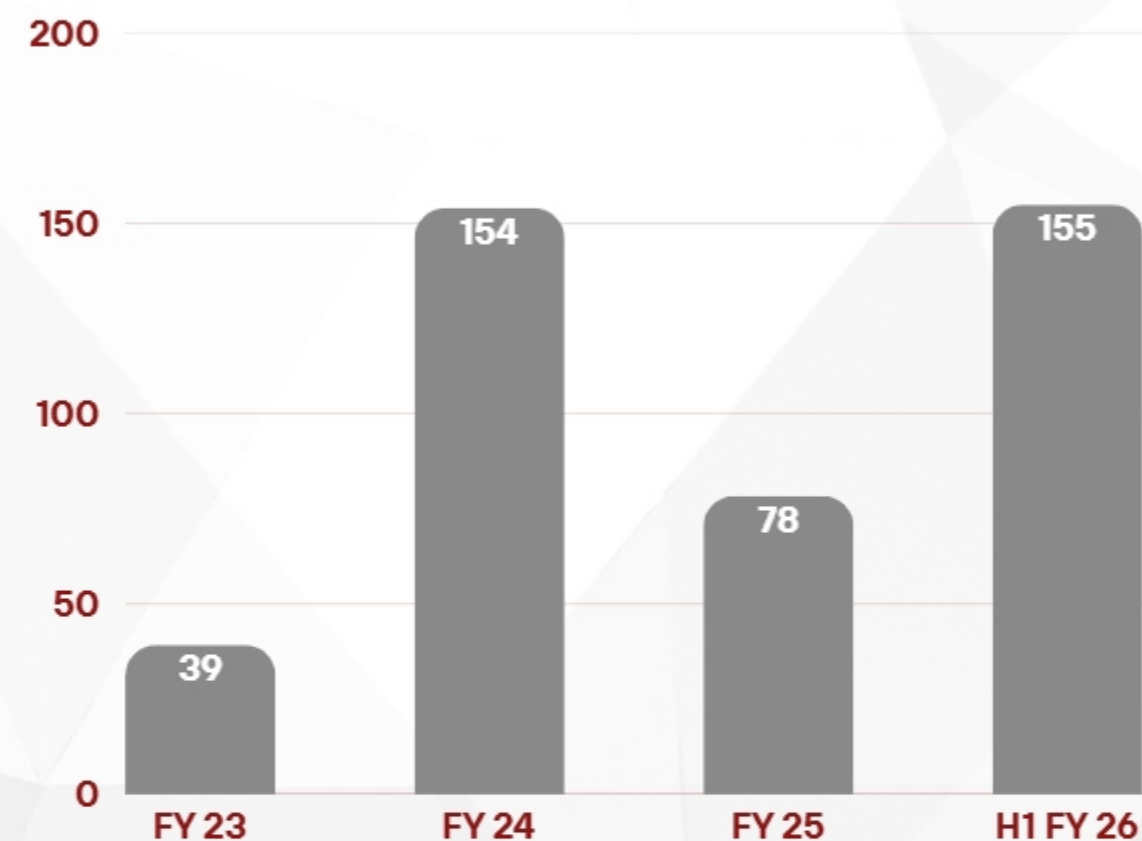


DEBT PROFILE

NET WORTH (RS. CR)



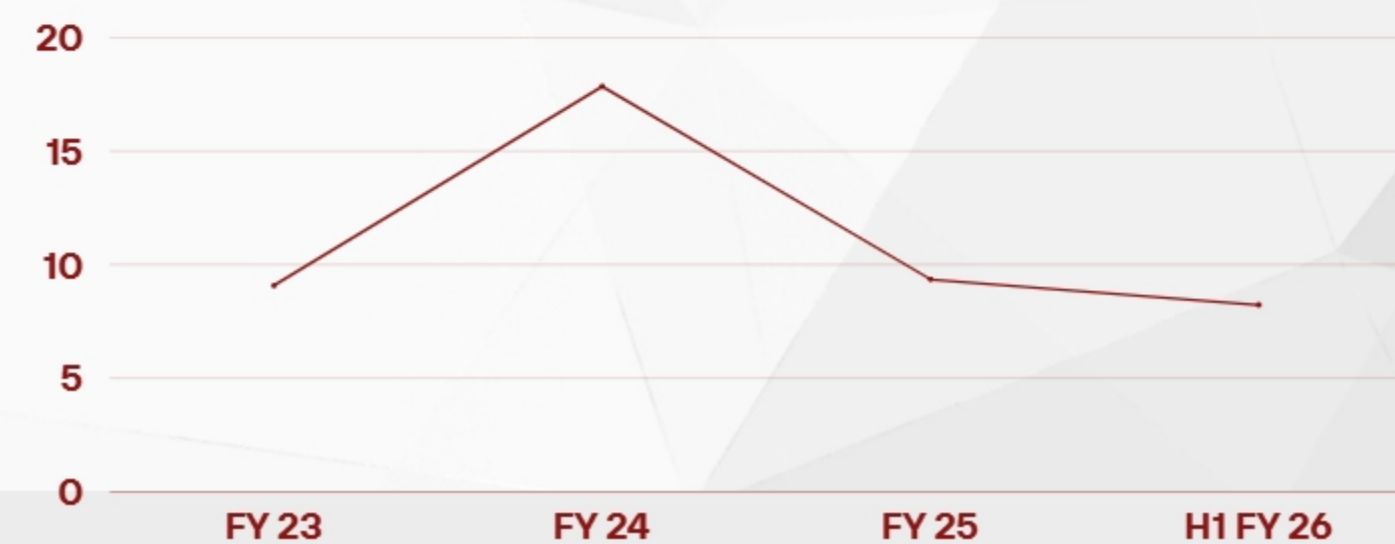
DEBT (RS. CR)



Debt / Equity



Debt / EBITDA



LENDERS & INSTITUTIONAL RELATIONSHIPS

HDFC Bank

* ₹30 Cr Working Capital Limit (Post H1 FY25-26)



ICICI Bank

* ₹11 Cr Working Capital Limits



ICICI Home Finance (HFC)

* ₹25 Cr Construction Finance Limit



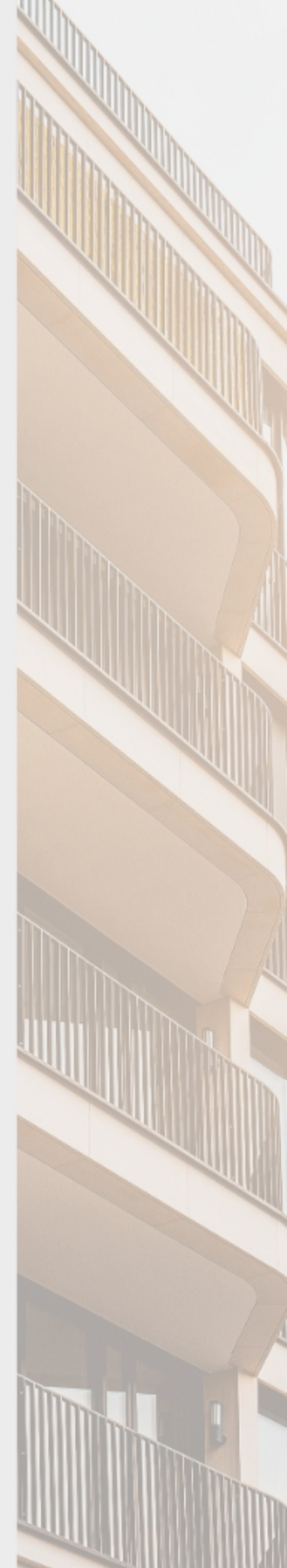
State Bank of India

* ₹12 Cr Construction Finance Limit (Almost Paid Back)



Malani Ventures (Promoter Family Office)

* ₹22 Cr Promoter Funding at Project Level



BUSINESS DEVELOPMENT PARTNERS



DISCLAIMER



The information contained in this presentation is provided by B-Right Group, including its subsidiaries and joint ventures (“the Group”), solely for informational and reference purposes. This document is confidential and intended exclusively for the recipient’s personal use. It may not be copied, reproduced, or distributed, in whole or in part, without the prior written consent of the Group. Any unauthorized use, disclosure, or dissemination is strictly prohibited.

This presentation does not constitute, and should not be construed as, an offer or solicitation to buy, sell, or subscribe to any securities or ownership interests of the Group. It is for private circulation only and is not a substitute for professional investment advice.

While the information contained herein has been compiled from sources believed to be reliable, the Group makes no representation or warranty, express or implied, regarding its accuracy, completeness, or fairness. The Group expressly disclaims any liability arising from reliance on this material or any omissions contained herein.

Certain statements in this presentation may be forward-looking and involve known and unknown risks, uncertainties, and assumptions that could cause actual results to differ materially from those expressed or implied. These factors include, but are not limited to, economic conditions, industry performance, competition, regulatory changes, and the Group’s ability to execute its strategic plans. The Group undertakes no obligation to update any forward-looking statements or projections made herein.

Thank You

CONTACT INFORMATION

CONT NO: +91 22 46035689

E-MAIL ID: info@b-rightgroup.com
cs@b-rightgroup.com

CIN NO: L70100MH2007PLC282631

Our Address

B-Right RealEstate Limited
702, 7th Floor, Shah Trade Centre,
Off Mumbai, Western Express Hwy,
Rani Sati Road, Malad East,
Mumbai, Maharashtra - 400097

Web Site: www.b-rightgroup.com

