

B-RIGHT REALESTATE LIMITED

CIN: L70100MH2007PLC282631



Building Real Value Homes

May 06, 2026

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

Dear Sir/Madam,

Scrip Code-543543

Sub.: Investor Presentation - FY 2025-2026.

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 - FY 2025-2026" 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 FY 25-26

B-Right RealEstate Limited

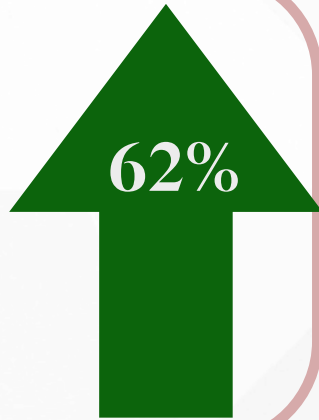
YEARLY SNAPSHOT

MARCH, 2026 (FY 2025-26)

169.9 CR

62%

REVENUE



67.7 CR

366%

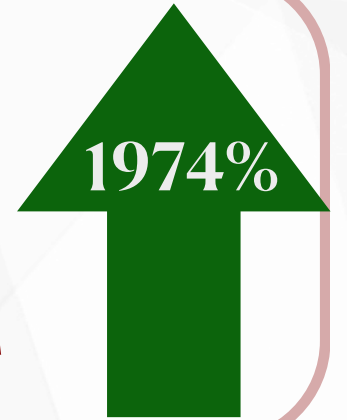
EBITDA



35.1 CR

1974%

NET PROFIT



286.4 CR

PRE SALES

124.2 CR

COLLECTION

1,29,726 SQFT

CARPET AREA
SOLD

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SANJAY NATHALAL SHAH



CHAIRMAN & MANAGING DIRECTOR



It gives me great pleasure to present the performance of B-Right RealEstate Limited (BRRL) for FY 2025-26, a year that reflects strong growth, disciplined execution, and our continued focus on value creation.

During the year, the Company delivered an excellent financial performance, with Revenue reaching ₹169.9 crore, registering a growth of 62% year-on-year. EBITDA stood at ₹67.7 crore, marking a significant growth of 366%, while Net Profit surged to ₹35.1 crore, reflecting an exceptional growth of 1974%.

Our operational performance remained robust, with pre-sales reaching ₹286.4 crore (1,29,726 sq. ft.) driven by sustained demand across our portfolio. Furthermore, collections of ₹124.24 crore reinforced our cash flow and long-term financial stability.

We continue to strengthen our presence across Mumbai's key micro-markets, driven by our focus on SRA and redevelopment projects. Our disciplined, IRR-driven approach, remains central to our growth strategy and long-term sustainability.

As we move forward, we remain committed to expanding our footprint, delivering projects with excellence, and creating long-term value for all stakeholders.

I extend my sincere gratitude to our shareholders, investors, partners, and the entire B-Right team for their continued trust and support.

GROUP STRUCTURE



**B-RIGHT REALESTATE
LIMITED**

**FAREWELL
REALESTATE PVT LTD** **B-RIGHT REALESTATE
VENTURES LLP** **B-RIGHTSKY LUXESPACE
PRIVATE LIMITE** **BHAGYA CONSTRUCTIONS
INDIA PVT LTD**

**SIDDHIVINAYAK
DEVELOPERS** **JALIYAN
DEVELOPERS** **DVA B-RIGHT
DEVELOPERS PVT LTD** **PARTH
CONSTRUCTION**







**B-RIGHT TATHAASTU
VENTURES PVT LTD** **B-RIGHT RMBD
REALTORS PVT LTD** **B-RIGHT
HOUSECON LLP** **B-RIGHT BOMBAY HIGHLINES
DEVELOPERS PVT LTD**

**B-RIGHT PRIYAL
REALTY PVT LTD** **SHREE JALIYAN REALTY
VENTURES LLP** **DARC REALTY
LLP** **DM REALTORS** **B-RIGHT ARCHPRO
VENTURES**



B-Right Group's consistent growth reflects a strong foundation of trust, execution excellence, and strategic vision. Over the years, the Group has built a scalable platform with successful deliveries, ongoing developments, and deep market expertise across Mumbai.

GROWTH JOURNEY SO FAR

-  **Emerging MMR Developer with In-house Expertise**
-  **Diversified Portfolio of SRA and Redevelopment 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**

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
₹150+ Cr	Surpassed the ₹150 Cr revenue milestone
₹1,000+ Cr	Market capitalization milestone reached, reflecting strong growth confidence.

OUR PATH OF PROGRESS AND PERFORMANCE

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.

2026
Accelerated Growth



Crossed ₹1,000+ Cr market capitalization, added new growth platforms, expanded Mumbai project pipeline, and strengthened investor confidence through sustained performance.

PROJECTS OVERVIEW

PORTFOLIO - ONGOING PROJECTS

Malad

Nirvana
Sky 54
Luxorica

Vile Parle

Anand Bhuvan

Andheri

Gagan Vihar
Safalya
Varsha
Oscar Jyoti

Goregaon

Damyanti Villa

Jogeshwari

Ambika Nagar

Khar Road

Shrishti

PORTFOLIO - UPCOMING PROJECTS

Santacruz

Rainbow

Dahisar

Lovely Cozy + Sharda

Matunga/ Dadar

Ideal
Rizvi & Patil
Kubal Uma

Malad

Anuraj
Centralite
Dharnendra

Prabhadevi/ S. Mumbai

Tapasya
Marchant Foundation

Sion/ Chembur

Kamgar
Danchi

Goregaon

Athena
Meraki

Kandivali

Prabhu Krupa

Mulund

Grandeur

Borivali

Shivaji Nagar

Ongoing Projects

SOLD DATA										
Sr No	Project Name	Nature Of Development	Plot Size	Salable Area (Sq ft)	Area		Units		Sold Unit (Rs. CR)	
					Sold Area (Sq ft)	Unsold Area (Sq ft)	Sold	Unsold	Receipts	Receivables
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	290,527	140,033	441	231	90	338
5	Shrishti, Khar West	Society Redevelopment	548	6,440	6,440	-	5	-	18	2
6	Gagan Vihar, Andheri East	Society Redevelopment	2,166	24,868	-	24,868	-	50	-	-
7	Oscar Jyoti, Andheri West	Society Redevelopment	915	17,633	-	17,633	-	28	-	-
8	Ideal, Matunga West	Society Redevelopment	415	12,334	-	12,334	-	17	-	-
9	Safalya	Society Redevelopment	2,144	66,635	-	66,635	-	97	-	-
10	Varsha	Society Redevelopment	836	34,675	-	34,675	-	50	-	-
11	Luxorica	Joint Venture	NA	22,797	-	22,797	-	23	-	-
			21,095	753,712	394,740	358,972	624	577	185	405

Ongoing Projects

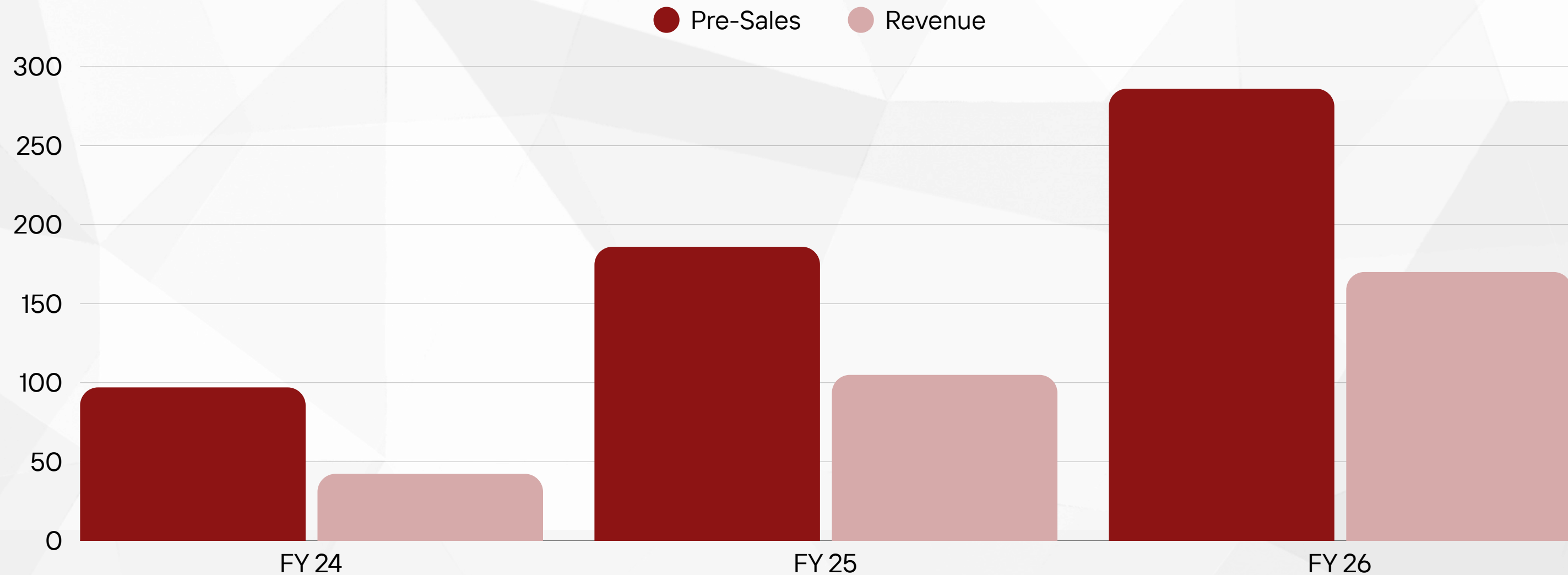
REVENUE DATA								
Sr No	Project Name	Nature Of Development	Expected Completion Date	TOTAL PROJECTED REVENUE	Sales (Rs. CR)		Revenue (Rs. CR)	
					Sold	Unsold	Recognised	Unrecognised
1	Nirvana, Malad East	SRA Private Land	Dec 2026	182	120	62	96	87
2	Anand Bhuvan, Vile Parle East	Society Redevelopment	Oct 2026	19	13	6	12	7
3	Damyanti Villa, Goregaon West	Society Redevelopment	Dec 2026	26	-	26	-	26
4	Ambika Nagar, Jogeshwari East	SRA Govt Land	Mar 2028	951	428	523	83	867
5	Shrishti, Khar West	Society Redevelopment	Aug 2026	30	-	30	-	30
6	Gagan Vihar, Andheri East	Society Redevelopment	Sept 2027	88	-	88	-	88
7	Oscar Jyoti, Andheri West	Society Redevelopment	Dec 2028	31	-	31	-	31
8	Ideal, Matunga West	Society Redevelopment	Dec 2029	54	-	54	-	54
9	Safalya	Society Redevelopment	Dec 2029	275	-	275	-	275
10	Varsha	Society Redevelopment	Dec 2029	109	-	109	-	109
11	Luxorica	Joint Venture	Dec 2027	75	-	75	-	75
				1,840	561	1,279	191	1,649



OPERATIONAL HIGHLIGHTS

YEAR ENDED 31ST Mar, 26

Particulars	FY 26	FY 25	FY 24
Pre-Sales Value (₹ CR)	286	186	97
Revenue (₹ CR)	170	105	42



Upcoming Projects

Sr No	Project	Location	Nature Of Development	Plot Size SQMT	FREE SALES FSI SQ FT	GDV IN CR
1	Shivaji Nagar	Borivali West	Govt SRA	19,979	662,726	1,206
2	Sky 54	Malad East	Govt SRA	33,610	650,000	2,145
3	Granduer	Mulund West	Govt SRA	18,272	614,378	1,577
4	Marchant Foundation	Marine Lines East	Re-Development	4,333	181,922	915
5	Danchi	Chembur	Govt SRA	4,256	139,030	181
6	Kamgar	Sion East	Re-Development	5,852	102,847	195
7	Lovely Cozy + Sharda	Dahisar East	Re-Development	2,100	62,946	146
8	B S Lifespace	Ghatkopar West	Re-Development	1,249	59,524	171
9	Vishwas Niwas	Parel East	Re-Development	1,081	45,760	179
10	Meraki	Jogeshwari East	Re-Development	1,263	44,896	120
11	Centralite	Malad East	Re-Development	2,460	35,925	94
12	Rainbow	Santacruz East	Re-Development	1,813	27,763	67
13	Rizvi & Patil	Matunga West	Re-Development	924	27,652	129
14	Prabhu Krupa	Kandivali West	Re-Development	1,176	27,202	77
15	Tapasya	Prabhadevi	Re-Development	470	25,522	106
16	Kubal/ Uma/ Bhagave Niwas	Dadar West	Re-Development	1,107	22,424	105
17	Athena	Goregaon East	Re-Development	867	17,263	95
18	Anuraj	Malad East	Re-Development	787	14,821	22
19	Dharnendra	Malad East	Re-Development	712	5,752	16
				102,311	2,768,353	7,546



FINANCIAL HIGHLIGHTS

● Consolidated Profit & Loss

● Consolidated Balance Sheet

● Debt Profile

CONSOLIDATED PROFIT & LOSS



(Amt in Lakhs)			
<u>Particulars</u>	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>
Revenue from operations	4,090	10,343	16,779
Other income	138	147	213
Total Income	4,228	10,490	16,993
Expenses	3,364	9,387	11,083
Profit before exceptional and extraordinary items and tax	864	1,103	5,910
Extraordinary Items	-	265	-
Profit before tax	864	838	5,910
Tax expense			
(1) Current tax	311	403	1,349
(2) Deferred tax	21	(1.65)	(1.71)
Profit (Loss) for the period from continuing operations	532	437	4,559
Share of Profit/(loss) transferred to Minority/ Associates	289	268	1,044
Profit/ (Loss)	243	169	3,515

CONSOLIDATED BALANCE SHEET



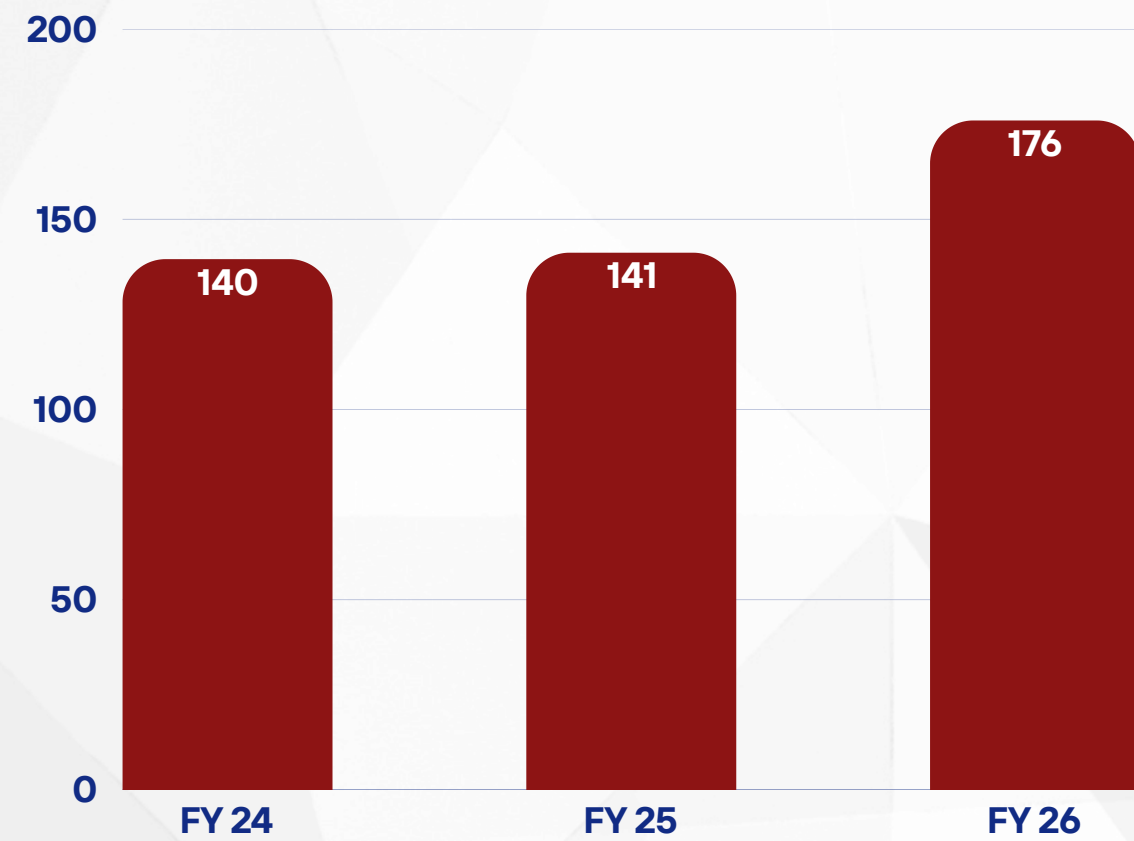
(Amt in Lakhs)			
<u>Particulars</u>	<u>FY 24</u>	<u>FY 25</u>	<u>FY 26</u>
I. Liabilities			
Equity	13,955	14,124	17,638
Long-term borrowings	4,304	3,764	11,298
Short term borrowings	11,113	4,081	7,431
Trade Payables	52	1,662	1,499
Other liabilities	15,072	9,522	11,204
Total	44,496	33,153	49,070
II.Assets			
Property, plant, equipment and Intangible assets	3,194	2,755	1,837
Non-current investments	1,294	431	2106
Other Non-current Assets	-	-	3,400
Long term loan & Advances	5,111	3,703	3,841
Inventories	20,174	10,339	15,933
Short Term loans & Advances	12,631	10,651	10,271
Other Assets	2,092	5,274	11,682
Total	44,496	33,153	49,070

DEBT PROFILE

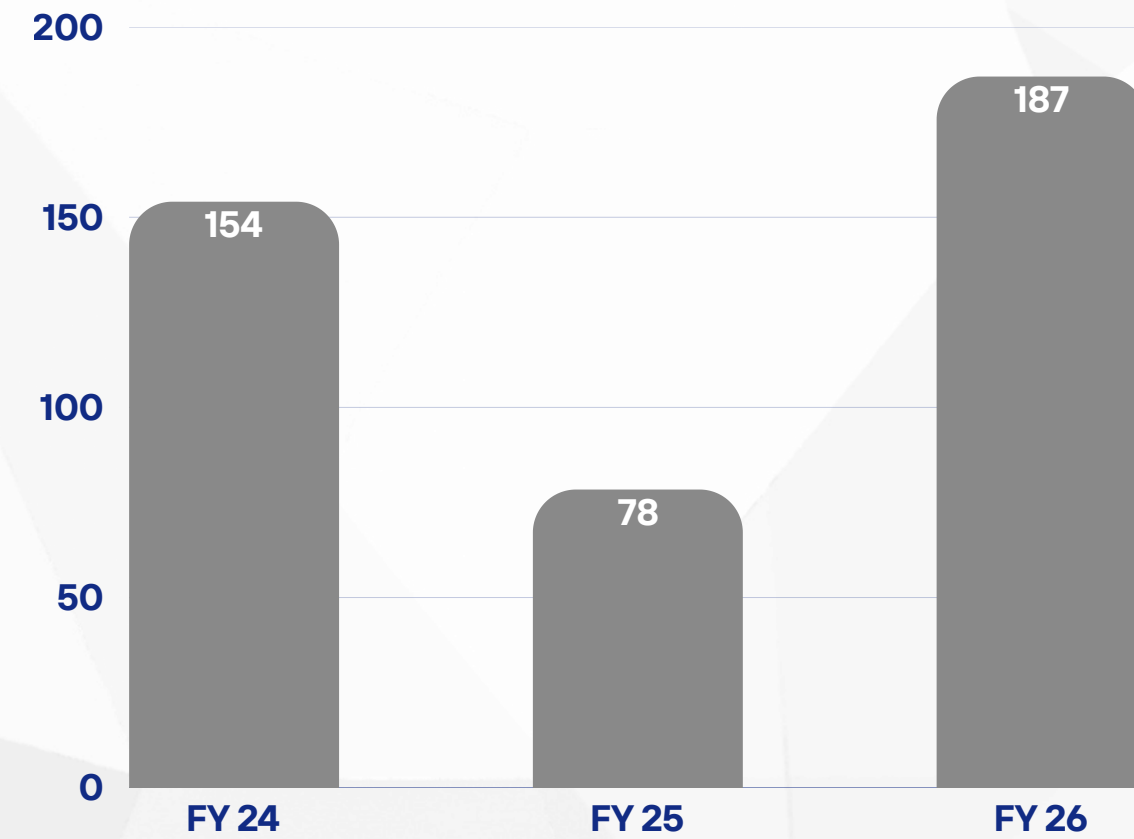


B-Right
Real Estate Limited
Building Real Value Homes

NET WORTH (RS. CR)



DEBT (RS. CR)



Debt / Equity



Debt / PBT



LENDERS & INSTITUTIONAL RELATIONSHIPS

HDFC Bank

- ₹30 Cr Working Capital Limit



ICICI Bank

- ₹11 Cr Working Capital Limits



Capri Global Capital Limited

- ₹45 Cr Construction Finance Limit



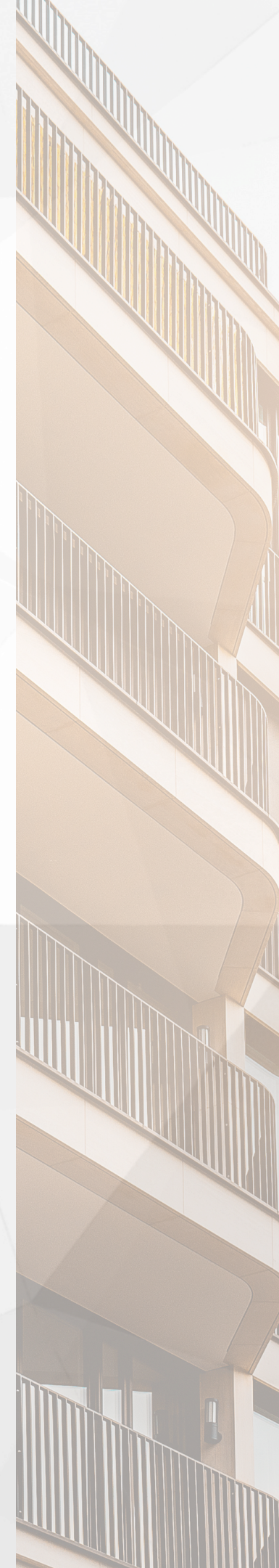
State Bank of India

- Construction Finance Limit Facility Fully Repaid



Malani Ventures (Promoter Family Office)

- ₹25.26 Cr Promoter Funding at Project Level



BUSINESS DEVELOPMENT PARTNERS

BOMBAY
HIGHLINES



SINCE 1984



ROHINTON MEHTA
GROUP OF COMPANIES



Tathaastu Group



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Thank You

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