SIMPLEX REALTY LTD.

5th August, 2026

Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai-400001

Security Code 503229

Dear Sir,

Sub.: Outcome of the Board Meeting 5th August, 2026

Ref: Intimation under Regulations 30 and 33 of the SEBI (Listing Obligations and disclosure Requirements) Regulations, 2015 (the SEBI Listing Regulations)

We are pleased to inform you that the Board of Directors of the Company at its meeting held on today i.e, 5th August, 2026 *inter-alia*, considered and approved the following:

1. Un-audited Financial Results (Standalone and Consolidated) of the Company for the quarter ended 30th June, 2026 and the said Results have been reviewed by the Audit Committee. Annexure A

2. Re-constitution of the Committees of the Board of Directors of the Company with effect from 05.08.2026. The detail of updated composition of the Committees is provided in Annexure B.

A copy of the said Unaudited Financial Results together with the Limited Review Reports as issued by the Statutory Auditors is enclosed herewith. These are also being made available on the website of the Company at www.simplex-group.com.

The requisite disclosures as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circular no. SEBI/ HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026 are provided in Annexure B

The Board meeting commenced at 3:30 p.m. and concluded at 4:15 p.m.

Kindly take the same on your record.

Thanking you,
Yours faithfully,
For Simplex Realty Limited

POOJA PARESH BAGWE
Digitally signed by POOJA PARESH BAGWE
Date: 2026.08.05 16:20:09 +05'30'

Pooja Bagwe
Company Secretary and Compliance Officer
Mem. No. A33353

Encl: as above

Khandelwal & Mehta LLP
Chartered Accountants
(LLP No.AAE-3742)

Independent Auditor's Review Report on Quarterly Standalone Unaudited Financial Results of Simplex Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors,
Simplex Realty Limited
Mumbai.

1. We have reviewed the accompanying statement of Standalone unaudited financial results of **Simplex Realty Limited** ("the Company") for the quarter ended **30thJune, 2026** (the "Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("the Listing Regulation").

2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

GA-01 Divya Smruti, Link Road, Opposite Toyota Lakozy Showroom, Malad (W), Mumbai 64.
e-mail : contact@khandelwalandmehta.com
S.L. Khandelwal – 9821245353 ● N.S. Khandelwal – 9870553531
GSTIN : 27AAPFK6261N1ZL

5. Emphasis of matter

Investments in the Simplex Papers Limited (the Associates), an associate company, has been fully eroded as at 30th June, 2026. The management is of the view that no impairment is necessary; management is actively exploring business opportunities for the Associate. Accordingly, the financial result of the Company have been prepared on a going concern basis.

Our Conclusion is not modified in respect of this matter.

6. Other Matter

Attention is drawn to the fact that the figures for the quarter ended 31 March 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published unaudited year to date figures upto the third quarter of the previous financial year. The figures up to the end of the third quarter of the previous financial year had only been reviewed and not subjected to audit.

For **Khandelwal & Mehta LLP`**
Chartered Accountants
(Firm Regn.no.W100084)

SUNIL
LAKHMICHAND
KHANDELWAL

S.L Khandelwal
(Partner)
Mem. No. 101388

Place: Mumbai
Date: 05.08.2026.
UDIN: 26101388GBWIJT2254

SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED
UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026

(₹ In Lakhs)

Sr.No.	Particulars	Quarter ended			Year ended
		30.06.2026 (Unaudited)	31.03.2026 (Audited)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1	Revenue from operations	20.85	885.86	250.16	1,290.32
2	Other income	76.13	55.43	103.41	286.86
3	**Total income (1+2)**	**96.98**	**941.29**	**353.57**	**1,577.18**
4	**Expenses:**				
	a) Cost of development / sales	-	830.66	158.24	1,095.88
	b) Employee benefits expense	76.37	83.95	67.12	305.81
	c) Finance costs	0.48	0.44	27.28	28.59
	d) Depreciation	3.23	3.70	3.55	14.60
	e) Other expenses	43.77	38.66	46.36	179.66
	Total expenses	**123.85**	**957.41**	**302.55**	**1,624.54**
5	**Profit / (loss) before exceptional items and tax (3-4)**	**(26.87)**	**(16.12)**	**51.02**	**(47.36)**
6	Exceptional items	-	-	-	-
7	**Profit / (loss) before tax (5+/-6)**	**(26.87)**	**(16.12)**	**51.02**	**(47.36)**
8	Tax expenses :				
	Current tax	-	-	8.23	-
	Deferred tax liability / (asset)	(8.58)	189.31	155.52	331.10
	Taxes of earlier years	-	(17.82)	-	(17.82)
9	**Profit / (loss) for the period (7+/-8)**	**(18.29)**	**(187.61)**	**(112.73)**	**(360.64)**
10	**Other comprehensive income / (expense) - (OCI) (net of tax)**				
	a) Items that will not be reclassified to profit or loss	15.38	(9.09)	4.35	6.31
	b) Items that may be reclassified to profit or loss	(0.45)	(1.37)	0.32	(4.88)
	Total other comprehensive income / (expense)	14.93	(10.46)	4.67	1.43
11	**Total comprehensive income / (expense) for the period (9+/-10)**	**(3.36)**	**(198.07)**	**(108.06)**	**(359.21)**
12	Paid up equity share capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14
13	Other equity excluding revaluation reserve	-	-	-	11,415.51
14	**Basic & diluted earning per share (face value of ₹ 10/- each)***	(0.61)	(6.27)	(3.77)	(12.06)

*Not annualised, except year end basic and diluted EPS

Notes : -

1 The Unaudited Financial Results for the quarter ended 30th June, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 05th August, 2026 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These results have been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

2 The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter ended 30th June, 2026.

3 The Company has only one reportable segment viz."Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.

4 The figures for the quarter ended 31st March, 2026 are the balancing figures between audited figures in respect of the full financial year up to 31st March, 2026 and the unaudited published year to date figures up to 31st December, 2025 being the date of the end of the third quarter of the financial year which were subjected to a limited review.

5 Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.

For Simplex Realty Limited

SIMPLEX REALTY LTD. MUMBAI

Nandan Damani
Chairman & Managing Director
DIN: 00058396

Place: Mumbai
Dated: 05th August, 2026

Khandelwal & Mehta LLP
Chartered Accountants
(LLP No.AAE-3742)

Independent Auditor's Review Report on Quarterly Consolidated Unaudited Financial Results of Simplex Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors,
Simplex Realty Limited
Mumbai.

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Simplex Realty Limited** ("the Holding company") , its subsidiaries (the Holding company and it's Subsidiaries together referred to as "the Group"), and its share of net profit after tax and total comprehensive income of its associate for the quarter ended **30thJune, 2026** ("the Statement"), being submitted by the Holding pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in Accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, "Interim Financial Reporting" (Ind AS 34) as prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant Rules issued thereunder and other accounting principles generally accepted in India and in Compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Consolidated Unaudited Financial Results in the Statement includes the results of Simplex Realty Limited ("the Holding company"), Simplex Modern Homes Private Limited and Simplex Dream Homes LLP ("the Subsidiaries") and Simplex Mills Company Limited and Simplex Papers Limited ("the Associates").

5. Based on our review conducted above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies has not

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GSTIN : 27AAPFK6261N1ZL

disclosed the information required to be disclosed in terms of the Listing Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Emphasis of Matter

We draw your attention to the Consolidated Financial Results which indicates that one of the associates Simplex Papers Ltd (SPL), which has accumulated losses and its net worth has been fully eroded. This situation, along with other matters indicates the existence of an uncertainty that may cast doubt about the associate's ability to continue as a going concern. However as informed by the management, the financial results of the associate company has been prepared on a going concern basis.

Further Financial Statements of Simplex Mills Company Limited (SMCL) has been consolidated, SMCL has Loans and Advances recoverable from Simplex Papers Limited (SPL), which has negative net worth and this loan is not impaired by SMCL in its financial results because as per the management of Simplex Papers Limited, is exploring business opportunities.

Our Conclusion is not modified in respect of these matters.

7. Other Matter

Attention is drawn to the fact that the figures for the quarter ended 31st March 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published unaudited year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subject to audit.

For **Khandelwal & Mehta LLP**
Chartered Accountants
(Firm Regn.no.W100084)

SUNIL LAKHMICHAND KHANDELWAL

Digitally signed by SUNIL LAKHMICHAND KHANDELWAL
Date: 2026.08.05 15:47:44 +05'30'

Sunil Khandelwal
(Partner)
Mem. No. 101388

Place: Mumbai
Date : 05.08.2026.
UDIN: 26101388MBRTMQ5764

SIMPLEX REALTY LTD.

SIMPLEX REALTY LIMITED

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026

(₹ in Lakhs)

Sr.No.	Particulars	Quarter ended 30.06.2026 (Unaudited)	Quarter ended 31.03.2026 (Audited)	Quarter ended 30.06.2025 (Unaudited)	Year ended 31.03.2026 (Audited)
1	Revenue from operations	20.85	885.86	250.16	1,290.32
2	Other income	87.95	53.89	103.41	285.18
3	**Total income (1+2)**	**108.80**	**939.75**	**353.57**	**1,575.50**
4	**Expenses:**				
	a) Cost of development/sales	-	830.66	158.24	1,095.88
	b) Employee benefits expense	76.37	83.95	67.12	305.81
	c) Finance costs	0.48	0.44	27.28	28.59
	d) Depreciation	3.23	3.70	3.55	14.60
	e) Other expenses	44.14	50.34	46.47	191.84
	Total expenses	**124.22**	**969.09**	**302.66**	**1,636.72**
5	**Profit/(Loss) before share of profit/(loss) of associates, exceptional items and tax (3-4)**	**(15.42)**	**(29.34)**	**50.91**	**(61.22)**
6	Share of profit/(loss) of associates	(1.83)	(5.53)	(0.99)	(8.42)
7	**Profit/(Loss) before exceptional items and tax (5+/-6)**	**(17.25)**	**(34.87)**	**49.92**	**(69.64)**
8	Exceptional items	-	-	-	-
9	**Profit/(Loss) before tax (7+/-8)**	**(17.25)**	**(34.87)**	**49.92**	**(69.64)**
10	Tax expenses :				
	Current tax	-	-	8.23	-
	Deferred tax liability/(asset)	(8.58)	186.48	155.52	328.27
	Taxes of earlier years	-	(17.82)		(17.82)
11	**Profit/(Loss) for the period (9+/-10)**	**(8.67)**	**(203.53)**	**(113.83)**	**(380.09)**
12	**Other Comprehensive Income/(Expense) - (OCI)-(net of tax)**				
	a) Items that will not be reclassified to profit or loss	15.38	(9.09)	4.35	6.31
	b) Items that may be reclassified to profit or loss	(0.45)	(1.37)	0.32	(4.88)
	Other Comprehensive Income/(Expense)	14.93	(10.46)	4.67	1.43
13	**Total Comprehensive Income/(Expense) for the period (11+/-12)**	**6.26**	**(213.99)**	**(109.16)**	**(378.66)**
14	**Profit/(Loss) attributable to**				
	a) Owners of the Company	(14.57)	(198.56)	(113.83)	(374.87)
	b) Non-Controlling Interest	5.90	(4.97)	-	(5.22)
	Other Comprehensive Income/(Expense) attributable to				
	a) Owners of the Company	14.93	(10.46)	4.67	1.43
	b) Non-Controlling Interest	-	-	-	-
	Total Comprehensive Income/(Expense) attributable to				
	a) Owners of the Company	0.36	(209.02)	(109.16)	(373.44)
	b) Non-Controlling Interest	5.90	(4.97)	-	(5.22)
15	Paid up Equity Share Capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14
16	Other Equity excluding Revaluation Reserve		-	-	10,937.52
17	**Basic & Diluted earning per share (face value of ₹ 10/- each)***	(0.49)	(6.64)	(3.81)	(12.53)

*Not annualised, except year end Basic and Diluted EPS

Notes : -

1 The Unaudited Consolidated Financial Results for the quarter ended 30th June, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 5th August, 2026 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These results have been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015.

2 The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter ended 30th June, 2026.

3 Standalone information :

Particulars	Quarter ended 30.06.2026 (Unaudited)	Quarter ended 31.03.2026 (Audited)	Quarter ended 30.06.2025 (Unaudited)	Year ended 31.03.2026 (Audited)
Total income (including other income)	96.98	941.29	353.57	1,577.18
Profit/(loss) before tax	(26.87)	(16.12)	51.02	(47.36)
Profit/(loss) after tax	(18.29)	(187.61)	(112.73)	(360.64)

4 The Company has only one reportable segment viz."Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.

5 The figures for the quarter ended 31st March, 2026 are the balancing figures between audited figures in respect of the full financial year up to 31st March, 2026 and the unaudited published year to date figures up to 31st December, 2025 being the date of the end of the third quarter of the financial year which were subjected to a limited review.

6 Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.

7 The Statement includes the results of the following entities :

Name of the Entity	Relationship
Simplex Realty Limited	Holding Company
Simplex Mills Company Limited	Associate Company
Simplex Papers Limited	Associate Company
Simplex Modern Homes Private Limited	Subsidiary Company
Simplex Dream Homes LLP	Wholly Owned Subsidiary Company

For Simplex Realty Limited

SIMPLEX REALTY LTD. MUMBAI

Nandan Damani
Chairman & Managing Director
DIN: 00058396

Place: Mumbai
Dated: 5th August, 2026

Annexure B

Composition of Committees of Board of Director of the Company are as detailed hereunder :-

1. Audit Committee

SR NO.	NAME OF THE COMMITTEE MEMBER	DESIGNATION	CATEGORY
1	Shri Anil Lohia	Chairman	Independent Director
2	Shri Sanjay N Damani	Member	Executive Director
3	Shri Navratan Damani	Member	Independent Director
4	Shri Satyan Israni	Member	Independent Director
5	Smt. Sita Sunil	Member	Independent Director

2. Nomination & Remuneration Committee:

SR NO.	NAME OF THE COMMITTEE MEMBER	DESIGNATION	CATEGORY
1	Shri Navratan Damani	Chairman	Independent Director
2	Shri Satyan Israni	Member	Independent Director
3	Shri Anil Lohia	Member	Independent Director