



13th November, 2025

Department of Corporate Services

BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street, Mumbai-400001

Security Code 503229

Dear Sir,

Sub.: Outcome of the Board Meeting 13th November, 2025

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, 13th November, 2025 *inter-alia*, considered and approved the Un-audited Financial Results (Standalone and Consolidated) of the Company for the second quarter and half year ended 30th September, 2025 and the said Results have been reviewed by the Audit Committee.

In this regard, 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 Board meeting commenced at 12.15 p.m. and concluded at 1:30 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: 2025.11.13
13:33:35 +05'30'

Pooja Bagwe

Company Secretary and Compliance Officer

Encl: as above

CIN: L17110MH1912PLC000351

Registered Office: 30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011

T: +91 22 23082951 | E:mail: investors@simplex-group.com

| Website: www.simplex-group.com

company-secretary@simplex-group.com

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

Independent Auditor's Limited Review Report on Quarterly and Half Yearly 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 and half year ended **30th September, 2025** (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. 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. 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. 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.

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

SUNIL
LAKHMICHAND
KHANDEWAL

Digitaly signed by SUNIL LAKHMICHAND KHANDEWAL
DN: cn=SUNIL LAKHMICHAND KHANDEWAL, o=Khandelwal & Mehta LLP, email=sunil.khandelwal@khandelwal.com, c=IN
c=INDIA, o=Khandelwal & Mehta LLP, email=sunil.khandelwal@khandelwal.com, c=IN

Place: Mumbai
Date: 13-11-2025
UDIN: 25101388BMNVWT3856

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

SIMPLEX REALTY LIMITED
UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

(₹ In Lakhs)

Sr.No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	133.44	250.16	26.54	383.60	427.30	479.53
2	Other income	67.75	103.41	159.79	171.16	325.35	780.44
3	Total income (1+2)	201.19	353.57	186.33	554.76	752.65	1,259.97
4	Expenses:						
a)	Cost of development / sales	106.98	158.24	-	265.22	328.92	328.92
b)	Employee benefits expense	74.74	67.12	67.73	141.86	133.72	284.09
c)	Finance costs	0.43	27.28	1.53	27.71	2.15	131.34
d)	Depreciation	3.64	3.55	3.75	7.19	7.34	15.25
e)	Other expenses	49.20	46.36	94.41	95.56	141.81	340.88
	Total expenses	234.99	302.55	167.42	537.54	613.94	1,100.48
5	Profit / (loss) before exceptional items and tax (3-4)	(33.80)	51.02	18.91	17.22	138.71	159.49
6	Exceptional items	-	-	-	-	-	-
7	Profit / (loss) before tax (5+/-6)	(33.80)	51.02	18.91	17.22	138.71	159.49
8	Tax expenses :						
	Current tax	(7.81)	8.23	6.57	0.42	14.21	47.14
	Deferred tax liability / (asset)	(0.80)	155.52	(5.62)	154.72	14.01	(4.04)
	Taxes of earlier years	-	-	-	-	(4.16)	(15.25)
9	Profit / (loss) for the period (7+/-8)	(25.19)	(112.73)	17.96	(137.92)	114.65	131.64
10	Other comprehensive income / (expense) - (OCI) (net of tax)						
a)	Items that will not be reclassified to profit or loss	(0.40)	4.35	15.53	3.95	26.94	14.21
b)	Items that may be reclassified to profit or loss	(2.94)	0.32	2.88	(2.62)	0.48	(1.37)
	Total other comprehensive income / (expense)	(3.34)	4.67	18.41	1.33	27.42	12.84
11	Total comprehensive income / (expense) for the period (9+/-10)	(28.53)	(108.06)	36.37	(136.59)	142.07	144.48
12	Paid up equity share capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14	299.14
13	Other equity excluding revaluation reserve	-	-	-	-	-	11,774.72
14	Basic & diluted earning per share (face value of ₹ 10/- each)*	(0.84)	(3.77)	0.60	(4.61)	3.83	4.40

*Not annualised, except year end basic and diluted EPS

Notes :-

- The Unaudited Financial Results for the quarter and half year ended 30th September, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th November, 2025 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.
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and half year ended 30th September, 2025.
- The Company has only one reportable segment viz. "Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.

For Simplex Realty Limited



Nandan Damani

Chairman & Managing Director
DIN: 00058396

Place: Mumbai
Dated: 13th November, 2025

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011
T : +91 22 2308 2951 | F : +91 22 23072773 | E : realty@simplex-group.com | W : www.simplex-group.com



SIMPLEX REALTY LIMITED
UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS ON 30TH SEPTEMBER, 2025

(₹ In Lakhs)

Particulars		As at 30.09.2025 (Unaudited)	As at 31.03.2025 (Audited)
A ASSETS			
I Non-current assets			
Property, plant and equipment		76.35	80.90
Financial assets:			
Investments		1,540.70	1,869.08
Other financial assets		9.77	11.78
Deferred tax assets (net)		216.50	368.27
Other non-current assets		98.84	85.23
Total non-current assets		1,942.16	2,415.26
II Current Assets			
Inventories		4,418.61	3,634.58
Financial assets:			
Investments		517.55	506.35
Cash and cash equivalents		113.13	346.32
Bank balances other than above		1.87	1.87
Loans		1,242.37	3,429.72
Other financial assets		183.34	267.53
Other current assets		3,757.23	3,773.57
Total current assets		10,234.10	11,959.94
TOTAL ASSETS		12,176.26	14,375.20
B EQUITY AND LIABILITIES			
I Equity			
Equity share capital		299.37	299.37
Other equity		11,638.13	11,774.72
Total equity		11,937.50	12,074.09
Liabilities			
II Non-current liabilities:			
Financial liabilities :			
Other non-current financial liabilities		14.87	17.87
Provisions		18.50	18.51
Other non-current liabilities		1.22	3.36
Total non-current liabilities		34.59	39.74
III Current Liabilities			
Financial liabilities :			
Borrowings		-	2,000.00
Trade payables		6.48	1.57
Other financial liabilities		121.63	184.38
Other current liabilities		7.16	12.53
Provisions		68.90	62.89
Total current liabilities		204.17	2,261.37
Total liabilities		238.76	2,301.11
TOTAL EQUITY AND LIABILITIES		12,176.26	14,375.20

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011
T : +91 22 2308 2951 | F : +91 22 23072773 | E : realty@simplex-group.com | W : www.simplex-group.com



ND

SIMPLEX REALTY LIMITED
UNAUDITED STANDALONE CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2025

(₹ In Lakhs)

	For the half year ended 30.09.2025	For the half year ended 30.09.2024
	(Unaudited)	(Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
NET PROFIT BEFORE TAX	17.22	138.71
Adjustments for		
Depreciation on property, plant and equipment	7.19	7.34
Interest expenses	27.72	2.15
Profit on sale of investments (net)	(4.56)	0.35
Dividend income	(4.28)	(0.83)
Interest income	(130.02)	(298.72)
Changes in fair value of financial assets at fair value through profit or loss	(3.75)	(0.35)
Unwinding of discount on security deposit	(0.73)	(2.52)
OPERATING PROFIT / (LOSS) BEFORE WORKING CAPITAL CHANGES	(91.21)	(153.87)
Adjustment for changes in working capital		
Adjustment for (increase) / decrease in operating assets:		
Inventories	(784.03)	225.66
Other financial assets	2,182.85	(4.06)
Other Non Current Assets	13.61	(72.79)
Other current assets	16.35	(44.76)
Other bank balances	-	(0.75)
Adjustment for increase / (decrease) in operating liabilities:		
Other financial liabilities	(62.40)	14.03
Trade payables	4.91	3.60
Long-term provisions	(1.75)	(19.35)
Short-term provisions	6.01	29.82
Other liabilities	(12.96)	28.44
CASH GENERATED FROM / (USED IN) OPERATIONS	1,271.38	5.97
Direct taxes refund received / (paid)	(23.28)	47.98
NET CASH USED IN OPERATING ACTIVITIES (A)	1,248.10	53.95
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of fixed assets	(2.65)	-
Purchase of investments	(826.00)	(0.24)
Sale of investments	1,151.85	381.90
Dividend received	4.28	0.83
Interest received	216.12	36.81
Loans / Inter corporate deposits refund / (given) - net	-	(460.00)
NET CASH GENERATED FROM / (USED IN) INVESTING ACTIVITIES (B)	543.60	(40.70)
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from / (repayment) of borrowings (net)	(2,000.00)	-
Interest paid	(24.89)	-
Dividend paid	-	(29.91)
NET CASH USED IN FINANCING ACTIVITIES (C)	(2,024.89)	(29.91)
NET DECREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(233.19)	(16.66)
CASH AND CASH EQUIVALENTS - AT THE START OF THE YEAR	346.32	26.00
CASH AND CASH EQUIVALENTS - AT THE END OF THE PERIOD	113.13	9.34
Cash and cash equivalents comprise of :	As on	As on
	30.09.2025	30.09.2024
Balances with Banks :		
- in Current accounts	112.77	9.01
Cash on hand	0.36	0.33
Cash and cash equivalents	113.13	9.34



ND

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

Independent Auditor's Limited Review Report on Quarterly and Half Yearly 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 Parent"), its subsidiary and its Associates, (the Parent, the Subsidiary and its Associates together referred to as "the Group"), and its share of net profit after tax and total comprehensive income of its associate for the quarter and half year ended **30th September, 2025** ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
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 Parent Company's management and has been approved by the Board of Directors of the Parent 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. 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 parent"), Simplex Modern Homes Private Limited ("the Subsidiary"), 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 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.

SIMPLEX REALTY LIMITED

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

(₹ in Lakhs)

Sr.No.	Particulars	Quarter ended			Half-year ended		Year ended
		30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	133.44	250.16	26.54	383.60	427.30	479.53
2	Other income	67.75	103.41	159.79	171.16	325.35	780.44
3	Total income (1+2)	201.19	353.57	186.33	554.76	752.65	1,259.97
4	Expenses:						
a)	Cost of development/sales	106.98	158.24	-	265.22	328.92	328.92
b)	Employee benefits expense	74.74	67.12	67.73	141.86	133.72	284.09
c)	Finance costs	0.43	27.28	1.53	27.71	2.15	131.34
d)	Depreciation	3.64	3.55	3.75	7.19	7.34	15.25
e)	Other expenses	49.42	46.47	94.41	95.89	141.81	340.88
	Total expenses	235.21	302.66	167.42	537.87	613.94	1,100.48
5	Profit/(Loss) before share of profit/(loss) of associates, exceptional items and tax (3-4)	(34.02)	50.91	18.91	16.89	138.71	159.49
6	Share of profit/(loss) of associates	(1.02)	(0.99)	(0.58)	(2.01)	(1.02)	(1.55)
7	Profit/(Loss) before exceptional items and tax (5+/-6)	(35.04)	49.92	18.33	14.88	137.69	157.94
8	Exceptional items	-	-	-	-	-	-
9	Profit/(Loss) before tax (7+/-8)	(35.04)	49.92	18.33	14.88	137.69	157.94
10	Tax expenses :						
	Current tax	(7.81)	8.23	6.57	0.42	14.21	47.14
	Deferred tax liability/(asset)	(0.80)	155.52	(5.62)	154.72	14.01	(4.04)
	Taxes of earlier years	-	-	-	-	(4.16)	(15.25)
11	Profit/(Loss) for the period (9+/-10)	(26.43)	(113.83)	17.38	(140.26)	113.63	130.09
12	Other Comprehensive Income/(Expense) - (OCI)-(net of tax)						
a)	Items that will not be reclassified to profit or loss	(0.40)	4.35	15.53	3.95	26.94	14.21
b)	Items that may be reclassified to profit or loss	(2.94)	0.32	2.88	(2.62)	0.48	(1.37)
	Other Comprehensive Income/(Expense)	(3.34)	4.67	18.41	1.33	27.42	12.84
13	Total Comprehensive Income/(Expense) for the period (11+/-12)	(29.77)	(109.16)	35.79	(138.93)	141.05	142.93
14	Profit/(Loss) attributable to						
a)	Owners of the Company	(26.27)	(113.83)	17.38	(140.10)	113.63	130.09
b)	Non-Controlling Interest	(0.16)	-	-	(0.16)	-	-
	Other Comprehensive Income/(Expense) attributable to						
a)	Owners of the Company	(3.34)	4.67	18.41	1.33	27.42	12.84
b)	Non-Controlling Interest	-	-	-	-	-	-
	Total Comprehensive Income/(Expense) attributable to						
a)	Owners of the Company	(29.61)	(109.16)	35.79	(138.77)	141.05	142.93
b)	Non-Controlling Interest	(0.16)	-	-	(0.16)	-	-
15	Paid up Equity Share Capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14	299.14
16	Other Equity excluding Revaluation Reserve	-	-	-	-	-	11,310.96
17	Basic & Diluted earning per share (face value of ₹ 10/- each)*	(0.88)	(3.81)	0.58	(4.68)	3.80	4.35

*Not annualised, except year end Basic and Diluted EPS

Notes :-

- The Unaudited Consolidated Financial Results for the quarter and half year ended 30th September, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th November, 2025 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.
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and half year ended 30th September, 2025.
- Standalone information :

Particulars	Quarter ended			Half year ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Total income (including other income)	201.19	353.57	186.33	554.76	752.65	1,259.97
Profit/(loss) before tax	(33.80)	51.02	18.91	17.22	138.71	159.49
Profit/(loss) after tax	(25.19)	(112.73)	17.96	(137.92)	114.65	131.64

- The Company has only one reportable segment viz. "Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.
- 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

Place: Mumbai
Dated: 13th November, 2025

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai - 400011
T : +91 22 2308 2951 | F : +91 22 23072773 | E : realty@simplex-group.com | W : www.simplex-group.com



For Simplex Realty Limited

Nandan Damani
Chairman & Managing Director
DIN: 00058396



SIMPLEX REALTY LIMITED
UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS ON 30TH SEPTEMBER, 2025
(₹ In Lakhs)

Particulars	As at 30.09.2025 (Unaudited)	As at 31.03.2025 (Audited)
A ASSETS		
I Non-Current Assets		
Property, Plant and Equipment	76.35	80.90
Financial Assets:		
Investments accounted for using the equity method	727.59	729.60
Other Investments	347.34	675.72
Other Financial Assets	9.87	11.78
Deferred Tax Assets (Net)	216.50	368.27
Other Non-Current Assets	98.84	85.23
Total Non-current Assets	1,476.49	1,951.50
II Current Assets		
Inventories	4,612.40	3,634.58
Financial Assets:		
Investments	517.04	506.35
Cash and Cash Equivalents	113.63	346.32
Bank Balances other than above	1.87	1.87
Loans	1,242.37	3,429.72
Other Financial Assets	183.34	267.53
Other Current Assets	3,757.39	3,773.57
Total Current Assets	10,428.04	11,959.94
TOTAL ASSETS	11,904.53	13,911.44
B EQUITY AND LIABILITIES		
I Equity		
Equity Share Capital	299.37	299.37
Other Equity	11,172.19	11,310.96
Non-controlling Interests	0.33	-
Total Equity	11,471.89	11,610.33
Liabilities		
II Non-Current Liabilities:		
Financial Liabilities :		
Other Non-Current Financial Liabilities	14.87	17.87
Provisions	18.50	18.51
Other Non-Current Liabilities	1.22	3.36
Total Non-Current Liabilities	34.59	39.74
III Current Liabilities		
Financial Liabilities :		
Borrowings	-	2,000.00
Trade Payables	6.48	1.57
Other Financial Liabilities	315.50	184.38
Other Current Liabilities	7.17	12.53
Provisions	68.90	62.89
Total Current Liabilities	398.05	2,261.37
Total Liabilities	432.64	2,301.11
TOTAL EQUITY AND LIABILITIES	11,904.53	13,911.44

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai - 400011
T : +91 22 2308 2951 | F : +91 22 23072773 | E : realty@simplex-group.com | W : www.simplex-group.com



ND



SIMPLEX REALTY LIMITED
UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2025

(₹ In Lakhs)

	For the half year ended 30.09.2025	For the half year ended 30.09.2024
	(Unaudited)	(Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES :		
NET PROFIT BEFORE TAX	14.88	137.69
Adjustments for		
Depreciation on property, plant and equipment	7.19	7.34
Interest expenses	27.72	2.15
Profit on sale of investments (net)	(4.56)	0.35
Dividend income	(4.28)	(0.83)
Interest income	(130.02)	(298.72)
Changes in fair value of financial assets at fair value through profit or loss	(3.75)	(0.35)
Unwinding of discount on security deposit	(0.73)	(2.52)
Share of (profit) / loss in associate	2.01	1.02
OPERATING PROFIT / (LOSS) BEFORE WORKING CAPITAL CHANGES	(91.54)	(153.87)
Adjustment for changes in working capital		
Adjustment for (increase) / decrease in operating assets:		
Inventories	(977.81)	225.66
Other financial assets	2,182.75	(4.06)
Other Non Current Assets	13.61	(72.79)
Other current assets	16.19	(44.76)
Other bank balances	-	(0.75)
Adjustment for increase / (decrease) in operating liabilities:		
Other financial liabilities	131.47	14.03
Trade payables	4.91	3.60
Long-term provisions	(1.75)	(19.35)
Short-term provisions	6.01	29.82
Other liabilities	(12.96)	28.44
CASH GENERATED FROM / (USED IN) OPERATIONS	1,270.88	5.97
Direct taxes refund received / (paid)	(23.28)	47.98
NET CASH USED IN OPERATING ACTIVITIES (A)	1,247.60	53.95
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of fixed assets	(2.65)	-
Purchase of investments	(825.49)	(0.24)
Sale of investments	1,151.85	381.90
Dividend received	4.28	0.83
Interest received	216.12	36.81
Proceeds from sale of stake in subsidiary	0.49	(460.00)
NET CASH GENERATED FROM / (USED IN) INVESTING ACTIVITIES (B)	544.60	(40.70)
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from / (repayment) of borrowings (net)	(2,000.00)	-
Interest paid	(24.89)	-
Dividend paid	-	(29.91)
NET CASH USED IN FINANCING ACTIVITIES (C)	(2,024.89)	(29.91)
NET DECREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(232.69)	(16.66)
CASH AND CASH EQUIVALENTS - AT THE START OF THE YEAR	346.32	26.00
CASH AND CASH EQUIVALENTS - AT THE END OF THE PERIOD	113.63	9.34
Cash and cash equivalents comprise of :	As on	As on
	30.09.2025	30.09.2024
Balances with Banks :		
- in Current accounts	113.26	9.01
Cash on hand	0.37	0.33
Cash and cash equivalents	113.63	9.34



CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai - 400011
T : +91 22 2308 2951 | F : +91 22 23072773 | E : realty@simplex-group.com | W : www.simplex-group.com

ND