



11th February, 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 11th February, 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, 11th February, 2026, *inter-alia*, considered and approved the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and nine months ended 31st December, 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 12.45 p.m. and concluded at 1:35 p.m

Kindly take the same on your record.

Thanking you,

Yours faithfully,

For **Simplex Realty Limited**

Pooja Bagwe

Company Secretary and Compliance Officer

M.No. 33353

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

Sr.No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	20.86	133.44	26.07	404.46	453.37	479.53
2	Other income	60.27	67.75	314.54	231.43	639.89	780.44
3	Total income (1+2)	81.13	201.19	340.61	635.89	1,093.26	1,259.97
4	Expenses:						
	a) Cost of development / sales	-	106.98	-	265.22	328.92	328.92
	b) Employee benefits expense	80.00	74.74	70.13	221.86	203.85	284.09
	c) Finance costs	0.44	0.43	91.34	28.15	93.49	131.34
	d) Depreciation	3.71	3.64	3.87	10.90	11.21	15.25
	e) Other expenses	45.44	49.20	105.57	141.00	247.38	340.88
	Total expenses	129.59	234.99	270.91	667.13	884.85	1,100.48
5	Profit / (loss) before exceptional items and tax (3-4)	(48.46)	(33.80)	69.70	(31.24)	208.41	159.49
6	Exceptional items	-	-	-	-	-	-
7	Profit / (loss) before tax (5+/-6)	(48.46)	(33.80)	69.70	(31.24)	208.41	159.49
8	Tax expenses :						
	Current tax	(0.42)	(7.81)	53.74	-	67.95	47.14
	Deferred tax liability / (asset)	(12.93)	(0.80)	(19.50)	141.79	(5.49)	(4.04)
	Taxes of earlier years	-	-	(11.12)	-	(15.28)	(15.25)
9	Profit / (loss) for the period (7+/-8)	(35.11)	(25.19)	46.58	(173.03)	161.23	131.64
10	Other comprehensive income / (expense) - (OCI) (net of tax)						
	a) Items that will not be reclassified to profit or loss	11.45	(0.40)	3.77	15.40	30.71	14.21
	b) Items that may be reclassified to profit or loss	(0.89)	(2.94)	(1.48)	(3.51)	(1.00)	(1.37)
	Total other comprehensive income / (expense)	10.56	(3.34)	2.29	11.89	29.71	12.84
11	Total comprehensive income / (expense) for the period (9+/-10)	(24.55)	(28.53)	48.87	(161.14)	190.94	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)*	(1.17)	(0.84)	1.56	(5.78)	5.39	4.40

*Not annualised, except year end basic and diluted EPS

Notes :-

- The Unaudited Financial Results for the quarter and nine months ended 31st December, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 11th February, 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.
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and nine months ended 31st December, 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.
- The Government of India has notified the implementation of the Code on Wages, 2019 and the Code on Social Security, 2020, with effect from 21st November, 2025. The Government is in the process of notifying related Central / State rules to the New Labour Codes and impact of these will be evaluated and accounted for, as needed, in accordance with applicable accounting standards in the period in which they are notified.

Place: Mumbai

Dated: 11th February, 2026

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

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

Independent Auditor's Limited Review Report on Quarterly and Nine Monthly 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 nine months ended **31st December, 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 substantially less in scope than an audit conducted in accordance with Standards on Auditing 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 of unaudited financial results, 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 recognised 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
KHANDELWAL



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

Place : Mumbai
Date : 11-02-2026
UDIN : 26101388LAISIH1344

401, Sheetal Enclave, b/h tangent furniture mall, Mindspace, Malad(W), Mumbai 400 064
e-mail : contact@khandelwalandmehta.com

S.L. Khandelwal – 9821245353 ● N.S. Khandelwal – 9870553531
GSTIN : 27AAPFK6261N1ZL

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

Independent Auditor's Limited Review Report on Quarterly and Nine Monthly 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 nine months ended **31st December, 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

401, Sheetal Enclave, b/h tangent furniture mall, Mindspace, Malad(W), Mumbai 400 064
e-mail : contact@khandelwalandmehta.com
S.L. Khandelwal – 9821245353 ● N.S. Khandelwal – 9870553531
GSTIN : 27AAPFK6261N1ZL

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 Regulation 33 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 the two associates, which has accumulated losses and their net worth has been fully eroded. This situation, along with other matters indicates the existence of an uncertainty that may cast doubt about the two associate's ability to continue as a going concern. However as informed by the management, the financial results of the both the associates companies have 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 these loans are 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.

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

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KHANDELWAL



Digitally signed by SUNIL LAKHMICHAND KHANDELWAL
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Place : Mumbai
Date : 11.02.2026
UDIN : 26101388MWNQAB9344

Sunil Khandelwal
(Partner)
Mem. No. 101388



SIMPLEX REALTY LIMITED
UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

(₹ in Lakhs)

Sr.No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	20.86	133.44	26.07	404.46	453.37	479.53
2	Other income	60.13	67.75	314.54	231.29	639.89	780.44
3	Total income (1+2)	80.99	201.19	340.61	635.75	1,093.26	1,259.97
4	Expenses:						
	a) Cost of development/sales	-	106.98	-	265.22	328.92	328.92
	b) Employee benefits expense	80.00	74.74	70.13	221.86	203.85	284.09
	c) Finance costs	0.44	0.43	91.34	28.15	93.49	131.34
	d) Depreciation	3.71	3.64	3.87	10.90	11.21	15.25
	e) Other expenses	45.61	49.42	105.57	141.50	247.38	340.88
	Total expenses	129.76	235.21	270.91	667.63	884.85	1,100.48
5	Profit/(Loss) before share of profit/(loss) of associates, exceptional items and tax (3-4)	(48.77)	(34.02)	69.70	(31.88)	208.41	159.49
6	Share of profit/(loss) of associates	(0.88)	(1.02)	0.33	(2.89)	(0.69)	(1.55)
7	Profit/(Loss) before exceptional items and tax (5+6)	(49.65)	(35.04)	70.03	(34.77)	207.72	157.94
8	Exceptional items	-	-	-	-	-	-
9	Profit/(Loss) before tax (7+/-8)	(49.65)	(35.04)	70.03	(34.77)	207.72	157.94
10	Tax expenses :						
	Current tax	(0.42)	(7.81)	53.74	-	67.95	47.14
	Deferred tax liability/(asset)	(12.93)	(0.80)	(19.50)	141.79	(5.49)	(4.04)
	Taxes of earlier years	-	-	(11.12)	-	(15.28)	(15.25)
11	Profit/(Loss) for the period (9+/-10)	(36.30)	(26.43)	46.91	(176.56)	160.54	130.09
12	Other Comprehensive Income/(Expense) - (OCI)-(net of tax)	-	-	-	-	-	-
	a) Items that will not be reclassified to profit or loss	11.45	(0.40)	3.77	15.40	30.71	14.21
	b) Items that may be reclassified to profit or loss	(0.89)	(2.94)	(1.48)	(3.51)	(1.00)	(1.37)
	Other Comprehensive Income/(Expense)	10.56	(3.34)	2.29	11.89	29.71	12.84
13	Total Comprehensive Income/(Expense) for the period (11+/-12)	(25.74)	(29.77)	49.20	(164.67)	190.25	142.93
14	Profit/(Loss) attributable to						
	a) Owners of the Company	(36.21)	(26.27)	46.91	(176.31)	160.54	130.09
	b) Non-Controlling Interest	(0.09)	(0.16)	-	(0.25)	-	-
	Other Comprehensive Income/(Expense) attributable to						
	a) Owners of the Company	10.56	(3.34)	2.29	11.89	29.71	12.84
	b) Non-Controlling Interest	-	-	-	-	-	-
	Total Comprehensive Income/(Expense) attributable to						
	a) Owners of the Company	(25.65)	(29.61)	49.20	(164.42)	190.25	142.93
	b) Non-Controlling Interest	(0.09)	(0.16)	-	(0.25)	-	-
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)*	(1.21)	(0.88)	1.57	(5.89)	5.37	4.35

*Not annualised, except year end Basic and Diluted EPS

- Notes :-**
- The Unaudited Consolidated Financial Results for the quarter and nine months ended 31st December, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 11th February, 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.
 - The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and nine months ended 31st December, 2025.
 - Standalone information :

Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Total income (including other income)	81.13	201.19	340.61	635.89	1,093.26	1,259.97
Profit/(loss) before tax	(48.46)	(33.80)	69.70	(31.24)	208.41	159.49
Profit/(loss) after tax	(35.11)	(25.19)	46.58	(173.03)	161.23	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 |
- The Government of India has notified the implementation of the Code on Wages, 2019 and the Code on Social Security, 2020, with effect from 21st November, 2025. The Government is in the process of notifying related Central / State rules to the New Labour Codes and impact of these will be evaluated and accounted for, as needed, in accordance with applicable accounting standards in the period in which they are notified.

Place: Mumbai
Dated: 11th February, 2026

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