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Maulana Azad Road, New Delhi 110001
CIN: L70101DL2005GOI132162
Website: www.hpil.co.in
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HEMISPHERE PROPERTIES INDIA LIMITED
(A Government of India Enterprise)

हेमीस्फेयर प्रॉपर्टीज इंडिया लिमिटेड
(भारत सरकार का उपक्रम)

HPIL/BS/Stx/2025-26

Dated: 28.10.2025

To, Manager, Listing Department BSE Limited, P.J. Towers, Dalal Street Mumbai: 400 001	To, Manager Listing Department National Stock Exchange of India Limited "Exchange Plaza", Plot No. C/1,G Block, Bandra Complex, Bandra (E), Mumbai -400 05
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Script Code: 543242

Symbol: HEMIPROP

Sub: Outcome of Board Meeting.

Sir/ Madam,

The Board of Directors, in their meeting held on Thursday, August 14, 2025, inter-alia considered and approved the Unaudited Standalone Financial Results of the Company for the quarter ended September 30, 2025, were approved and taken on record.

It may be noted that M/s Aggarwal & Rampal, Chartered Accountants, have issued a Limited Review Report with an unmodified opinion on the above-mentioned financial results.

The above stated documents are also available on the website of Company, www.hpil.co.in.

The Board meeting commenced at 3.00 PM and concluded at 4.30 pm.

This is for your information and dissemination.

Thanking you,

For **Hemisphere Properties India Limited**

Lubna
Company Secretary & Compliance Officer

Independent Auditor's Review Report on the Unaudited Financial Results for the Quarter and Six Months ended September 30, 2025 of the Hemisphere Properties India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To

The Board of Directors

Hemisphere Properties India Limited

- 1) We have reviewed the accompanying statement of unaudited financial results of **Hemisphere Properties India Limited** (the 'Company') for the quarter and six months ended on September 30, 2025 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Listing Regulation').
- 2) This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report 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 statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure 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.



Based on our review conducted as above, we observe the following-

1. During the Quarter ended September 30, 2025 the Company still has not complied, with the provisions contained in Section 149 of the Companies Act read with Rule – 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014 and Regulation 17(1)(b) & 2(A) , Regulation 18(1)(b)(d) & 2(b), Regulation 19(1)(c),(2) & 2(A), Regulation 20(2A), Regulation 25(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 in respect of the Appointment of the Independent Directors and no provision has been made for any penalty that may be imposed by the regulators.
2. During the quarter ended on 30.09.2025, the Office of the Collector, Pune, Maharashtra, vide letter dated 26.09.2025, has accorded its approval for the sale of the Bopkhel land parcel on payment of a premium of ₹ 130,55,66,000 subject to certain terms and conditions. The said premium has been considered as improvement in the inventory. Accordingly, the value of the closing inventory has been accounted in the financial statement.
3. Provision for Stamp Duty Payable towards registration/mutation of the complete land parcels in all states, amounting to Rs. 65,100 lacs, which has been computed based on the circle rates prevailing in Financial Year 2016- 17. The actual liability in this regard may vary, being dependent upon the Circles rates/stamp duty rates prevailing at the time of transfer of titles of land in future.

The Company has paid an amount of Rs. 774.30 lacs (out of the above provision of Rs. 65,100 lacs) during the financial year 2022-23 for the Chennai Land and the Conveyance Deed has been executed for the said land. Further, during financial year 2023-24, an amount of Rs. 316.02 lacs, being the Development Fees/Mutation Charges on Mutation of Kolkata land parcel has been appropriated out of Rs. 65100 lacs, and paid in May 2024 and updation of records for Kalas land parcel of Rs. 29.46 lacs in August 2025. However, the management has not re-assessed/reviewed the remaining outstanding liability of Rs. 63980.21 lacs as of September 30, 2025.



4. *Non-Recognition/Accounting of Property Tax/Urban Land Tax Liability by the Company in relation to the Land Parcel of 53.04 acres in Chennai. The management is of the view that the Liability for the said cost is not presently determinable, and shall be accounted for only when the demand is ascertained from the said local revenue authority.*

Apart from that 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 standard (Ind AS) specified under sec 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Aggarwal & Rampal

Chartered Accountants

F.R No. 003072N



Aditya Aggarwal

(Partner)

M.no: 515644

UDIN: 25515644BMLKQV8774

Place: New Delhi

Date: October 28, 2025

HEMISPHERE PROPERTIES INDIA LIMITED
CIN : L70101DL2005GOI132162
Statement of Assets and Liabilities
(For Half year Ended on 30 September 2025)

(₹ in Lakhs)

Particulars	As at September 30,2025 (Unaudited)	As at March 31,2025 (Audited)
ASSETS		
Non-current Assets		
(a) Property, plant and equipment	0.74	0.93
(b) Investment Property	66568.49	66531.55
(c) Intangible Assets	28194.15	28194.15
(d) Deferred Tax Assets	1244.25	1244.25
(e) Other Non- Current Assets	3777.25	8827.62
Total Non-current assets	99784.88	104798.51
Current Assets		
Inventory	13055.84	0.18
(a) Financial Assets		
(i) Trade Receivables	14.15	6.37
(ii) Cash and cash equivalents	2546.68	5003.95
(iv) Other Financial Asstes	107.07	0.00
(b) Current Tax Assets(Tax)	85.01	78.05
(c) Other current assets	1646.35	312.63
Total current Assets	17455.10	5401.18
TOTAL ASSETS	117239.99	110199.69
Particulars	As at September 30,2025 (Unaudited)	As at March 31,2025 (Audited)
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity share capital	28500.00	28500.00
(b) Other equity	15496.07	11352.27
	43996.07	39852.27
LIABILITIES		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	8304.11	5379.08
Total Non Current Libilities	8304.11	5379.08
Current Liabilities		
(a) Financial liabilities		
(i) Borrowings	500.00	600.00
(ii) Trade Payables	124.17	103.99
(iii) Provisions	24.03	10.62
(iv) Other financial liabilities	64285.34	64243.41
(c) Other Current Liabilities	6.26	10.32
Total Current Liabilities	64939.80	64968.35
TOTAL EQUITY AND LIABILITIES	117239.99	110199.69

Place: New Delhi
Date: 28.10.2025




D Thara
Chairperson and Managing Director
DIN: 01911714



HEMISPHERE PROPERTIES INDIA LIMITED						
CIN : L70101DL2005GOI132162						
STATEMENT OF PROFIT AND LOSS FOR THE YEAR QUARTER AND SIX MONTHS ENDED AS ON 30th SEPTEMBER 2025						
	Quarter Ended			Six Months Ended		(₹ in Lakhs) Year Ended
Particulars	30-Sep-2025	30-Jun-2025	30-Sep-2024	30-Sep-2025	30-Sep-2024	31-Mar-2025
	(unaudited)	(unaudited)	(unaudited)	(unaudited)	(unaudited)	(audited)
Revenue :						
I. Revenue from operations	24.32	23.86	23.25	48.18	42.92	90.64
II. Other income	74.65	135.29	175.56	209.95	354.89	692.12
III. Total Income (I + II)	98.98	159.15	198.81	258.13	397.82	782.76
IV. Expenses:						
Change in Stock	-	-	-	-	-	-
Employee benefits expenses	12.53	12.53	11.29	25.07	22.57	46.33
Finance costs	181.48	169.24	157.21	350.72	311.40	609.41
Depreciation, amortization and impairment	3.53	3.52	2.11	7.05	3.65	12.16
Other Expenses	263.19	238.15	232.26	501.34	474.08	1043.08
Total Expenses (IV).	460.74	423.44	402.85	884.18	811.70	1710.98
V. Profit/loss Before exceptional items and Tax (III - IV)	-361.76	-264.29	-204.04	-626.05	-413.88	-928.23
VI. Exceptional items	-	-	-	-	-	-
VII. Profit/(Loss) before tax (V - VI)	-361.76	-264.29	-204.04	-626.05	-413.88	-928.23
VIII. Tax expense:						
(1) Current tax	0.00	0.00	0.00	0.00	0.00	0.00
- For the year	0.00	0.00	0.00	0.00	0.00	0.00
- For earlier years (net)	0.00	0.00	0.00	0.00	0.00	0.00
(2) Deferred tax (net)	0.00	0.00	0.00	0.00	0.00	-176.38
Total Tax Expense (VIII)	0.00	0.00	0.00	0.00	0.00	-176.38
IX Profit/(loss) for the period from continuing operation (VII - VIII)	-361.76	-264.29	-204.04	-626.05	-413.88	-751.85
X Profit/(loss) from discontinued operations	0.00	0.00	0.00	0.00	0.00	0.00
XI Tax Expense of discontinued operations	0.00	0.00	0.00	0.00	0.00	0.00
XII Profit/(loss) from discontinued operations (after tax) (X-XI)	0.00	0.00	0.00	0.00	0.00	0.00
XIII Profit/(loss) for the period (IX+XII)	-361.76	-264.29	-204.04	-626.05	-413.88	-751.85
XIV Other Comprehensive Income						
XV Total Comprehensive Income for the period	-361.76	-264.29	-204.04	-626.05	-413.88	-751.85
XVI Earnings Per Equity Share:						
(1) Basic	-0.13	-0.09	-0.07	-0.22	-0.15	-0.26
(2) Diluted	-0.13	-0.09	-0.07	-0.22	-0.15	-0.26



Place: New Delhi
Date : 28.10.2025


D Thara
Chairperson and Managing Director
DIN: 01911714



M/S HEMISPHERE PROPERTIES INDIA LIMITED
CIN : L70101DL2005GOI132162
UNAUDITED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2025

(₹ in Lakhs)

PARTICULARS	For Half year ended September 30,2025	For Half year ended September 30,2024	For the year ended 31 March 2025
A. CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit/ (Loss) before tax as per Profit & Loss Account	-626.05	-413.88	-928.23
Adjusted for:-			
Add: Non Cash Debits			
Interest Expenses on Compound financial instruments	0.00	126.40	0.00
Depreciation from PPE & Investment Property	7.05	3.65	12.16
Interest Income	-207.80	-354.09	-690.93
Dividend on Preference Shares	0.00	0.00	1.30
Interest and Finance Charges	350.72	185.00	608.11
	-476.08	-452.92	-997.59
Movement in working capital			
Inventory	-13055.66	0.00	-0.18
Trade Receivables	-7.79	-8.03	-3.37
Other Current Assets	-1333.72	-443.38	-62.36
Other Financial liabilities	-13.08	-493.30	-631.09
Other Current Liabilities	-4.06	-7.55	-4.39
Borrowings	-100.00		
Trade Payables	20.18	-15.60	8.66
Provisions	13.42	1.48	1.50
	-14480.71	-966.38	-691.21
Cash generated from Operations	-14956.79	-1419.30	-1688.80
Taxes (Paid)/ Refund	-6.96	-4.94	2.75
Net Cash from Operating Activities	-14963.75	-1424.24	-1686.05
B. CASH FLOW FROM INVESTING ACTIVITIES			
Proceeds/(Payments) for Property Plant and Equipment	0.00	0.00	0.00
Realisation from deposits with bank	5050.37	1572.51	1901.11
Proceeds/(Payments) for Investment Property	-43.79	0.00	-71.48
Realisation of interest from deposits with bank	-107.07		26.89
Interest Income on Income-Tax Refund			3.71
Interest received on Investment	207.80	37.59	687.22
Net Cash Flow from/ (used in) Investing Activities	5107.31	1610.10	2547.45
C. CASH FLOW FROM FINANCING ACTIVITIES			
Proceed from Share application money pending allotment			5000.00
Proceed from issuance of Preference shares	7500.00		
Repayment of Borrowings	0.00		-500.00
Adjustment of Liability Component	0.00		248.33
Interest and Finance Charge	-100.83	-185.00	-608.33
Net Cash from/ (used in) Financing Activities	7399.17	-185.00	4140.00
Net Increase / (Decrease) in Cash and Cash Equivalents	-2457.27	0.86	5001.40
Opening Balance of Cash & Cash Equivalents	5003.95	2.55	2.55
Closing Balance of Cash & Cash Equivalents	2546.68	3.41	5003.95

Place: New Delhi
Date : 28.10.2025




D. Thakur
Chairperson and Managing Director
DIN: 0198724


Notes to the financial statement as on September 30, 2025

1. The above unaudited financial results for the quarter and half year ended on 30.09.2025, duly reviewed and recommended by Audit Committee of Company and taken on record by the Board of Directors at their meeting held on 28.10.2025
2. The unaudited financial results for the quarter ended on 30.09.2025 have been subject to limited review by the Statutory Auditor of the Company.
3. The financial statements are prepared in compliance with Indian Accounting Standards, "Ind-AS" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI circular dated 5th July 2016.
4. The Company is engaged in the business of Real Estate. In the context of Ind AS 108 on 'Segment Reporting', the results are considered to constitute a single reportable primary / business segment.
5. The provisions for Income Tax/ Deferred Tax is being assessed/ computed by the Company annually and not on quarterly/ half-yearly basis in the Interim Financials (Unaudited Results).
6. During the quarter ended on 30.09.2025, the Company has allotted 7,50,00,000 (Seven crore fifty lakh) Cumulative Redeemable Preference Shares ("Tranche-4") of face value ₹10/- each, at par, aggregating to 75,00,00,000 (Rupees Seventy-Five Crore only), on a private placement basis to the Promoter of the Company, i.e., the President of India acting through the Ministry of Housing & Urban Affairs. The shares are unlisted and the pricing and terms relating to the issue of shares will remain consistent with prior disclosures.
7. During the quarter ended on 30.09.2025, the Office of the Collector, Pune, Maharashtra, vide letter dated 26.09.2025, has accorded its approval for the sale of the Bopkhel land parcel on payment of a premium of ₹ 130,55,66,000 subject to certain terms and conditions. The said premium has been considered as improvement in the inventory. Accordingly, the closing inventory has been recognized in the financial statement.
8. Comparative figures have been regrouped / re-casted/ rearranged wherever deemed necessary to confirm to current period classification.

Place: New Delhi
Date: 28.10.2025



Hemisphere Properties India Limited


D Thara

(Chairperson & Managing Director)

DIN: 01911714

