MODULEX®
Modern Method of Construction

05th August, 2026
Ref.: MCTL/2026-27/BSE-083

To,
The Manager,
Department of Corporate Services,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001.

Security ID: MODULEX ***Scrip Code: 504273***

Sub: Outcome of the Board Meeting held on Wednesday, 05th August, 2026 and submission of Un-Audited Standalone and Consolidated Financial Results of the Company for the Quarter ended 30th June, 2026 and Disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

Dear Sir/Madam,

With reference to the earlier communication dated 30th July, 2026 and pursuant to the provisions of Regulation 30 and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company at its meeting held on Wednesday, i.e. 05th August, 2026 through video conferencing has inter-alia considered and approved the following business items:

1. Un-Audited Standalone and Consolidated Financial Results of the Company for the Quarter ended 30th June, 2026. We are also enclosing herewith a copy of the Un-Audited Standalone and Consolidated Financial Results for the Quarter ended 30th June, 2026 as Annexure A as approved by the Board of Directors and a copy of the Limited Review Reports thereon.

2. Statement on deviation or variation for proceeds of preferential issue. – Annexure - B attached herewith.

The meeting of the Board of Directors of the Company commenced at 3.20 P.M.IST and concluded at 3.41.P.M IST.

You are requested to kindly take the same on records.

Yours faithfully,

For Modulex Construction Technologies Limited

BHOOMI MEWADA Digitally signed by BHOOMI MEWADA Date: 2026.08.05 16:09:50 +05'30'

Bhoomi Mewada
Company Secretary and Compliance Officer

Encl: As above

MODULEX CONSTRUCTION TECHNOLOGIES LIMITED

CIN - L25999PN1973PLC182679

Regd. Office : A-82, MIDC Industrial Estate, Indapur, Pune, Maharashtra - 413132

Statement of Unaudited Standalone Financial Results for the Quarter ended June 30, 2026

(INR in Lakhs)

Sr. No.	Particulars	Standalone Financial Results			
		Quarter Ended			Year Ended
		June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
I	**Income**				
	Revenue from operations	-	-	-	-
	Other income	93.30	80.37	41.50	250.09
	Total income	**93.30**	**80.37**	**41.50**	**250.09**
II	**Expenses**				
	Employee benefits expense	39.10	39.41	28.96	143.99
	Finance costs	-	-	-	-
	Depreciation and amortisation expenses	0.02	0.05	0.05	0.20
	Other expenses	13.56	33.41	44.87	150.23
	Total expenses	**52.68**	**72.87**	**73.88**	**294.42**
III	**Profit / (Loss) before tax (I-II)**	**40.62**	**7.50**	**(32.37)**	**(44.33)**
IV	**Tax expenses**				
	Current Tax	-	-	-	-
	Deferred Tax	-	-	-	-
	Short / (Excess) Tax provision of earlier years	-	-	-	-
V	**Profit / (Loss) after tax (III-IV)**	**40.62**	**7.50**	**(32.37)**	**(44.33)**
VI	**Other comprehensive income / (loss)**				
	Items that will not be reclassified to profit or loss	**-**	**-**	-	**-**
	Items that will be reclassified to profit or loss	**-**	**-**	-	**-**
	Total comprehensive profit/(loss) net of tax (V+VI)	**40.62**	**7.50**	**(32.37)**	**(44.33)**
VII	Paid-up equity share capital (face value of Rs. 10/- each)	**10496.61**	**7107.03**	**6920.18**	**7107.03**
VIII	Other Equity (excluding Revaluation Reserves)			-	**33117.26**
IX	**Earnings per share (EPS) (not annualised)**				
	(a) Basic (in Rs.)	**0.05**	**0.01**	**(0.05)**	**(0.06)**
	(b) Diluted (in Rs.)	**0.05**	**0.01**	**(0.05)**	**(0.06)**

NOTES:

1 The above financial results (statement) have been reviewed and it is recommended by the Audit Committee of the Board which is approved by the Board of Directors at their meeting held on 05th August, 2026. The Statutory Auditors have reviewed these results.

2 The above financial results ('Statement') have been prepared in accordance with the Indian Accounting Standards ("Ind-AS") prescribed under section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India.

3 In accordance with Ind AS 108 – Operating Segments, the Company has determined that it operates in a single business segment, namely, civil construction. All activities of the Company are aligned to this segment, and the management monitors and reviews the operational performance collectively for this line of business. Accordingly, no separate segment disclosures are required.

4 The fair value of the investment in the subsidiary, Modulex Modular Buildings Private Limited (MMBPL) and Give Vinduet Windows & Doors Limited (GVWDPL), as assessed by an independent valuer for the year ended March 31, 2026, is adequate to cover the carrying amount of the investment. The valuation considers the progress of the subsidiary's project and its projected business performance in the coming years. Based on management's long-term outlook and continued commitment to the subsidiary's future business potential, no impairment is considered necessary at this stage.

5 The Company has incurred a net loss (before Other Comprehensive Income) in previous years, primarily due to delay in the implementation of the project at Pune through its subsidiary, Modulex Modular Buildings Private Limited (MMBPL). These delays, along with other contributing factors, have resulted in a situation where the Company's current assets are insufficient to meet its current liabilities, thereby indicating the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.
However, since Q3 of FY 2024-25, MMBPL, a subsidiary of the Company, has completed the Phase - I internal construction activities for Shed 2 of the factory building and the installation of Plant & Machinery, after receiving a land re-allotment order from MIDC and subsequently executed a 95-year long-term lease agreement with the Sub-Registrar at Indapur. The promoters and other investors have extended financial support to facilitate the completion of this project. In view of these developments, the Standalone Financial Results have been prepared on a going concern basis.

MODULEX CONSTRUCTION TECHNOLOGIES LIMITED

CIN - L25999PN1973PLC182679

Regd. Office : A-82, MIDC Industrial Estate, Indapur, Pune, Maharashtra - 413132

Statement of Unaudited Standalone Financial Results for the Quarter ended June 30, 2026

6 During the FY 2024–25, the Board of Directors, in its meeting held on 13th November 2024, approved the issuance of up to 3,71,80,555 convertible warrants, aggregating to ₹6,292.49 lakhs, at an issue price of ₹18 per warrant, on a preferential basis. Subsequently, on 10th December 2024, the shareholders approved the issuance of 3,71,80,555 convertible warrants (aggregating to ₹6,292.49 lakhs) through a resolution passed at the Extraordinary General Meeting. The Company received in-principle approval from the Bombay Stock Exchange on 17th December 2024 for the proposed issue of 3,71,80,555 convertible warrants, each convertible into one equity share of face value ₹10, at a price not less than ₹18 per warrant, to non-promoters on a preferential basis. Further, on 18th December 2024, the Board of Directors approved the allotment of 1,16,89,473 convertible warrants, representing 25% of the total consideration (i.e., ₹1,573.12 lakhs, being 25% of ₹6,292.49 lakhs), in accordance with applicable regulations and received ₹ 1673.12 lakhs towards application money. In FY 2025-26, the Company received total ₹ 3049.97 lakhs towards 1st call and 2nd call money for the convertible warrants, aggregating to Rs. ₹ 4723.10 lakhs till 31.03.2026.
In Q1 2026-27, the Company received total ₹ 1525.96 lakhs towards final call money. As per the BOD meeting dated 16th June 2016 and 30th June 2026, the Company allotted 3,38,95,810 shares of Rs. 10 each at premium of Rs. 8 per share. The Company will take final decision w.r.t. the forfeiture of share warrants on which balance call money of ₹ 443.44 lakhs pending to be received.

7 As per the requirements of Ind AS 33 – Earnings Per Share, potential equity shares such as share warrants are included in the computation of diluted earnings per share only when they have a dilutive effect on earnings per share. In the current year, the Company has incurred a loss attributable to equity shareholders, and the outstanding share warrants, if converted, would result in an increase in earnings per share (i.e., reduce the loss per share). As such, these instruments are considered anti-dilutive in accordance with Paragraph 41 of Ind AS 33. Accordingly, the diluted earnings per share (DEPS) is the same as the basic earnings per share (BEPS) for the reporting period.

8 The figures for the quarter ended 31st March, 2026 are the balancing figures between unaudited figures in respect of full financial year and the unaudited published year-to-date figures up to 31st December, 2025 which were subject to limited review.

9 The figures of the previous period(s) have been regrouped / reclassified wherever necessary to conform to current year presentation.

For and on behalf of the Board of Directors of
Modulex Construction Technologies Limited

JAYESH NARENDRA SHETH
Digitally signed by JAYESH NARENDRA SHETH
Date: 2026.08.05 15:37:06 +05'30'

Jayesh Sheth
Jt. Managing Director
DIN:03506031

Place: Pune
Date: 05th August, 2026

Independent Auditor's Limited Review Report

Limited Review Report on Unaudited Standalone Financial Results of MODULEX CONSTRUCTION TECHNOLOGIES LIMITED for the quarter ended June 30, 2026 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To the Board of Directors of MODULEX CONSTRUCTION TECHNOLOGIES LIMITED

1. We have reviewed the accompanying Statement of unaudited standalone Financial Results of Modulex Construction Technologies Limited ("the Company") for the quarter ended June 30, 2026 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation') as amended (the "Listing Regulation").

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared 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 ("the Act") as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

   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 Engagement (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 from material misstatement. A review of internal financial information consists of making inquiries, primarily of the Company's personnel 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.

4. **Material uncertainty related to Going Concern**
   We draw attention to Note No. 5 of the Standalone Financial Results, which states that the implementation of the Pune project through its subsidiary, Modulex Modular Buildings Private Limited ("MMBPL"), has been delayed. Consequently, the Company has not commenced its commercial operations at full-fledged capacity and, therefore, has not generated any operating profit. As a result, the Company has accumulated negative retained earnings of ₹813.33 lakhs, including losses incurred in previous years, as at June 30, 2026. These events and conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

   However, MMBPL has completed the Phase-I internal construction activities for Shed 2 of the factory building and installation of plant and machinery pursuant to the land re-allotment order received from MIDC and subsequently executed a 95-year long-term lease agreement. Further, the promoters and other investors have continued to extend financial support for completion of the project and meeting the Company's financial obligations. Accordingly, the management has prepared the Standalone Financial Results on a going concern basis.

   Our conclusion is not modified with respect to this matter.

DHADDA & ASSOCIATES
CA
FRN 013*7S
CHARTERED ACCOUNTANTS

Emphasis of Matter

Without modifying our conclusion, attention is invited to the following:

a) We draw attention to Note 6 to the financial results, as of June 30, 2026, three share warrant holders have not paid the outstanding final call money within the stipulated period as prescribed under the terms of issue of the warrants. Accordingly, the warrants are liable to be forfeited, and the aggregate amount of INR 147.81 lakhs received against such warrants is liable to be transferred to Capital Reserve. The Company has not yet completed the forfeiture process or transferred the aforesaid amount to Capital Reserve as the requisite approval of the Board of Directors has not been obtained. The Company is in the process of obtaining the requisite approval and taking the necessary corrective actions.

b) As at June 30, 2026, Tax Deducted at Source (TDS) liabilities pertaining to previous years aggregating to INR 30.22 lakhs remain unpaid by the Company. The aforesaid amount includes provision for interest of INR 8.05 lakhs on account of delay in remittance. Further, the Company has also not deposited Goods and Services Tax (GST) payable under the Reverse Charge Mechanism (RCM) amounting to INR 28.86 lakhs. The Company has also made a provision for interest liability amounting to INR 5.42 lakhs as at June 30, 2026 arising due to delay in depositing the aforesaid GST dues. The Company is in the process of obtaining expert legal opinion regarding the appropriate resolution of these matters and intends to undertake the necessary corrective actions in the subsequent quarter.

c) As stated in Note 4 of the Standalone Financial Results, the Company has evaluated the carrying value of its investment in its subsidiary, Modulex Modular Buildings Private Limited (MMBPL). This evaluation is supported by an independent valuation as at March 31, 2026, indicated that the fair value of the investment is adequate to cover the investment cost. The management has also reaffirmed its commitment to completing the factory construction project at Indapur, District Pune, through MMBPL. Based on these developments and the independent valuation support, no impairment has been recognised in respect of the investment as at June 30, 2026.

d) Based on our review conducted as stated in para 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement is not prepared and presented, in all material respects, in accordance with the principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), prescribed under section 133 of the Act, as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies.

For & On Behalf of
DHADDA & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 013807S

DHADDA & ASSOCIATES
CA
FRN
013807S
CHARTERED ACCOUNTANTS

Harsha

HARSHA RAMNANI
PARTNER
Membership No: 411766

UDIN: 26411766XLMGYQ9255
Place: Jaipur
Date: 05 August 2026

MODULEX CONSTRUCTION TECHNOLOGIES LIMITED

CIN - L25999PN1973PLC182679

Regd. Office : A-82, MIDC Industrial Estate, Indapur, Pune, Maharashtra - 413132

Statement of Unaudited Consolidated Financial Results for the Quarter ended June 30, 2026

(INR in Lakhs)

Sr. No.	Particulars	Consolidated Financial Results			
		Quarter Ended			Year Ended
		June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
I	**Income from operations**				
	Income from operations	-	-	-	-
	Other income	0.61	129.11	3.95	203.01
	Total income from operations	**0.61**	**129.11**	**3.95**	**203.01**
II	**Expenses**				
	Employee benefits expense	205.25	175.59	119.64	685.31
	Finance costs	38.00	23.53	56.79	186.01
	Depreciation and amortisation expenses	180.57	109.39	63.47	305.28
	Other expenses	57.02	100.68	182.17	508.99
	Total expenses	**480.83**	**409.20**	**422.08**	**1685.60**
III	**Profit/(Loss) before share in (Loss) of Associate, exceptional item and tax (I-II)**	**(480.22)**	**(280.09)**	**(418.13)**	**(1482.58)**
IV	Share in Profit/ (Loss) of Associate	-	-	-	-
V	**Profit/(Loss) before exceptional items and tax (III-IV)**	**(480.22)**	**(280.09)**	**(418.13)**	**(1482.58)**
VI	Exceptional item				
VII	**Profit/(Loss) before tax (V-VI)**	**(480.22)**	**(280.09)**	**(418.13)**	**(1482.58)**
VIII	**Tax expenses**				
	Current tax	-	-	-	-
	Deferred tax	-	-	-	-
	Short / (Excess) Tax provision of earlier years	-	-	-	-
IX	**Profit / (Loss) after tax (III-IV)**	**(480.22)**	**(280.09)**	**(418.13)**	**(1482.58)**
X	**Other comprehensive income / (loss) net of tax**				
	Items that will not be reclassified to profit or loss				
	Change in Fair Value of Equity Instrument - FVTOCI	90.62	(97.75)	54.28	**(138.69)**
	Share in other comprehensive loss of Associate			-	-
	Remeasurement of the defined benefit plans (Net)	-	15.15	-	15.15
	Items that will be reclassified to profit or loss	-	**-**	-	
XI	**Total comprehensive profit/(loss) net of tax (V+VI)**	**(389.60)**	**(362.69)**	**(363.85)**	**(1606.13)**
	Profit / (Loss) for the period attributable to:				
	Owners of the Group	(478.46)	(344.51)	(411.04)	(1477.43)
	Non-Controlling interests	(1.76)	64.42	(7.09)	(5.16)
	Other Comprehensive Income for the period attributable to :				
	Owners of the Group	90.25	(81.62)	53.52	(123.03)
	Non-Controlling interests	0.37	(0.98)	0.76	(0.51)
	Total Comprehensive Income for the period attributable to :				
	Owners of the Group	(388.21)	(426.14)	(358.28)	(1600.46)
	Non-Controlling interests	(1.39)	63.44	(5.56)	(5.67)
XII	Paid-up equity share capital (face value of Rs. 10/- each)	**10496.61**	**7107.03**	**6920.18**	**7107.03**
XIII	Other Equity (excluding Revaluation Reserves)				**24928.05**
XIV	**Earnings per share (EPS) (not annualised)**				
	(a) Basic (in Rs.)	**(2.70)**	**(0.48)**	**(0.59)**	**(2.08)**
	(b) Diluted (in Rs.)	**(2.70)**	**(0.48)**	**(0.59)**	**(2.08)**

NOTES:

1 The unaudited consolidated financial results (Statement) have been reviewed as well as recommended by the Audit Committee of the Board which is approved and taken on record by the Board of Directors at their meeting held on 05th August, 2026. The Statutory Auditors have expressed an unmodified audit opinion on these result.

2 The above consolidated financial results ('Statement') have been prepared in accordance with the Indian Accounting Standards ("Ind-AS") prescribed under section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India.

3 The holding company has made investments in the subsidiary company, Modulex Modular Buildings Private Limited (MMBPL) and is recognised at cost in books of accounts. The subsidiary company had encountered significant delay in starting the commercial operations at Indapur Pune due to multiple factors including delay in raising the funds and non-receipt of an extension letter from MIDC. In FY 23-24, the company received a Letter of offer dated 04th March, 2024 from MIDC with condition of payment of additional re-allotment premium of INR 774.40 lakhs for re-allotment of the land at MIDC Indapur, Pune. After payment of re-allotment premium the company has received a land re-allotment order from MIDC in June 2024 and has registered the a long-term lease agreement for 95 years with the Sub Registrar.
The Phase - I construction activities for Shed 2 of the project site at Indapur, Pune have been completed and common area work around the shed is in progress including drainage system, road and inward outward gate etc. Prototype production has been in progress in Q4 of FY 25-26 and enquiries for commercial activities have started for which the Company has been providing quotations from time to time. The Company is taking efforts for converting these enquiries into final orders and expecting to book the sales in FY 2026-27.
Based on the latest developments and the shareholder's commitment to fund the project and completing the construction project, management believes that no impairment is required for the investment in the subsidiary.

4 In the case of Give Vinduet Windows and Doors Private Limited (GVWDPL), another subsidiary, did not commence their business operations till the date of signing of this report. This condition would raise substantial doubt about the company's ability to continue its operation for the foreseeable future. The Company's ability to continue as a going concern is dependent upon its ability to generate sufficient level of positive cash flows from its future operations and continued financial support of the company. However, the company is planning to start its manufacturing activities of windows and doors in the production facilities at Indapur MIDC, Pune which is currently been constructed by one of its group companies, Modulex Modular Buildings Pvt. Ltd. (MMBPL).

The group Company has completed the Phase - I construction activities for Shed 2 and installation of machinery. A common area work around the shed including drainage system, road and inward outward gate etc. is in progress at the factory at Indapur, Pune. The trial production of prototype is in progress and the Company is hopeful that commercial production activities are expected to be taken up at the factory in FY 2026-27. Considering this, the Financial Statements are prepared on a going concern basis.

5 There are no reportable segments under Ind AS-108 'Operating Segments' as all the activities relate to only one segment i.e. civil construction. Further the Group is also reviewing the results / operations as single segment i.e. civil construction.

6 The Group has continuously incurred losses in the current period and previous years due to the delay in implementing the project at Pune through its subsidiary company, Modulex Modular Buildings Private Limited (MMBPL). Due to delays faced in the implementation of the project and other factors, the group's current assets are not sufficient to meet its current liabilities and therefore material uncertainty that may cast significant doubt on the group continuing as a going concern.
In June 2024, the subsidiary received a land re-allotment order from MIDC and subsequently registered a 95-year long-term lease agreement with the Sub-Registrar in Indapur on August 9, 2024. The Company had completed Phase - I construction of Shed 2 of factory building and installation of machinery at the Indapur factory. The trial production of prototype is in progress and the Company is in process of starting commercial production activities in FY 2026-27.
The promoters are also committed to providing financial support as needed. Consequently, the Consolidated Financial Results have been prepared on a going concern basis.

7 In respect of Subsidiary (MMBPL), One of the independent directors demanded the fees of INR 96.33 lakhs in FY 2021-22. The said former Independent Director was brought on board on the mutual understanding that fees will be payable on achieving financial closure of the project and since financial closure was not achieved, the fees were not payable to the said Director. However, in FY 2021-22 and 2022-23, the company had paid INR 47.18 lakhs as expended goodwill, and the balance amount were treated as contingent liabilities in the previous year pending the outcome final dispute/settlement. The entire amount of INR 61.34 lakhs is considered as contingent liabilities as on June 30, 2026.

8 In FY 2024–25, the Board of Directors, in its meeting held on 13th November 2024, approved the issuance of up to 3,71,80,555 convertible warrants, aggregating to ₹ 6,292.49 lakhs, at an issue price of ₹ 18 per warrant, on a preferential basis. Subsequently, on 10th December 2024, the shareholders approved the issuance of 3,71,80,555 convertible warrants (aggregating to ₹ 6,292.49 lakhs) through a resolution passed at the Extraordinary General Meeting. The Company received in-principle approval from the Bombay Stock Exchange on 17th December 2024 for the proposed issue of 3,71,80,555 convertible warrants, each convertible into one equity share of face value ₹ 10, at a price not less than ₹ 18 per warrant, to non-promoters on a preferential basis. Further, on 18th December 2024, the Board of Directors approved the allotment of 1,16,89,473 convertible warrants, representing 25% of the total consideration (i.e., ₹1,573.12 lakhs, being 25% of ₹6,292.49 lakhs), in accordance with applicable regulations. In Q4 24-25, the Company had received ₹1,673.12 lakhs towards application money for the convertible warrants.
During Q1 25-26, the Company made first call money of ₹ 4.5 per warrant and received ₹ 1524.99 lakhs towards the same. During Q3 25-26, the Company made second call money of ₹ 4.5 per warrant and received ₹ 1479.98 lakhs towards the same. As on 31st March 2026, the Company received total ₹ 4723.10 lakhs towards application money, 1st call and 2nd call money for the convertible warrants.
In Q1 2026-27, the Company received total ₹ 1525.96 lakhs towards final call money. As per the BOD meeting dated 16th June 2016 and 30th June 2026, the Company allotted 3,38,95,810 shares of Rs. 10 each at premium of Rs. 8 per share. The Company will take final decision w.r.t. the forfeiture of share warrants on which balance call money of ₹ 443.44 lakhs pending to be received.

9 As per the requirements of Ind AS 33 – Earnings Per Share, potential equity shares such as share warrants are included in the computation of diluted earnings per share only when they have a dilutive effect on earnings per share. In the current year, the Company has incurred a loss attributable to equity shareholders, and the outstanding share warrants, if converted, would result in an increase in earnings per share (i.e., reduce the loss per share). As such, these instruments are considered anti-dilutive in accordance with Paragraph 41 of Ind AS 33. Accordingly, the diluted earnings per share (DEPS) is the same as the basic earnings per share (BEPS) for the reporting period.

10 The figures for the quarter ended 31st March, 2026 are the balancing figures between unaudited figures in respect of full financial year and the unaudited published year-to-date figures up to 31st December, 2025 which were subject to limited review.

11 The figures of the previous period(s) have been regrouped / reclassified wherever necessary, to conform to current year presentation.

For and on behalf of the Board of Directors of Modulex Construction Technologies Limited

JAYESH NARENDRA SHETH

Digitally signed by JAYESH NARENDRA SHETH
Date: 2026.08.05 15:38:05 +05'30'

Jayesh Sheth
Director
DIN:03506031

Place: Pune
Date: 05th Aug., 2026

Independent Auditor's Limited Review Report

Limited Review Report on Unaudited Consolidated Financial Results of MODULEX CONSTRUCTION TECHNOLOGIES LIMITED for the quarter ended June 30, 2026 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To the Board of Directors of MODULEX CONSTRUCTION TECHNOLOGIES LIMITED

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Modulex Construction Technologies Limited ("the Holding Company ") and its Subsidiaries (the Holding Company and its Subsidiaries together referred to as "the Group") for the quarter ended June 30, 2026 ("the Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the " Listing Regulation").

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared 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 ("the Act") as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

   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 Engagement (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 from material misstatement. A review of internal financial information consists of making inquiries, primarily of the Company's personnel 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.

   The statement includes the results/information of the following entities:

Sr No.	Name of the Entity	Relationship
i.	Modulex Construction Technologies Limited	Holding Company
ii.	Modulex Modular Buildings Private Limited	Subsidiary
iii.	Give Vinduet Windows and Doors Private Limited	Subsidiary

4. **Material uncertainty related to going concern**
   We draw attention to Note No. 6 to the Consolidated Financial Results, which states that the Group has incurred losses during the current period and in previous years, primarily due to delays in implementation of the project through its subsidiary, Modulex Modular Buildings Private Limited ("MMBPL"). Further, delays in execution of the project and other related factors have resulted in the Group's current liabilities exceeding its current assets as at the reporting date. These events and conditions

DHADDA & ASSOCIATES CA FRN 013187S CHARTERED ACCOUNTANTS indicate the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern.

As stated in the said note, MMBPL has received the land re-allotment order from the Maharashtra Industrial Development Corporation (MIDC) and subsequently executed a 95-year long-term lease agreement. Further, MMBPL has completed the Phase-I construction activities for Shed 2 of the factory building and installation of plant and machinery at the Indapur MIDC, Pune facility. Prototype production is in progress and the Group expects to commence commercial production during FY 2026–27. Further, the promoters have continued to extend financial and strategic support for completion of the project and meeting the Group's operational and financial obligations.

Accordingly, the Consolidated Financial Results have been prepared on a going concern basis.

Our Conclusion is not modified with respect to this matter.

5. **Emphasis of Matters**

Without modifying our conclusion, we draw attention to the following matters:

a) In case of Modulex Construction Technologies Limited (MCTL), the holding company, as at June 30, 2026, Tax Deducted at Source (TDS) liabilities pertaining to previous years aggregating to INR 30.22 lakhs remain unpaid by the Company. The aforesaid amount includes provision for interest of INR 8.05 lakhs on account of delay in remittance. Further, the Company has also not deposited Goods and Services Tax (GST) payable under the Reverse Charge Mechanism (RCM) amounting to INR 28.86 lakhs. The Company has also made a provision for interest liability amounting to INR 5.42 lakhs as at June 30, 2026 arising due to delay in depositing the aforesaid GST dues. The Company is in the process of obtaining expert legal opinion regarding the appropriate resolution of these matters and intends to undertake the necessary corrective actions in the subsequent quarter.

b) In case of Modulex Construction Technologies Limited (MCTL), the holding company, as stated in Note 4 of the Standalone Financial Results, the Company has evaluated the carrying value of its investment in its subsidiary, Modulex Modular Buildings Private Limited (MMBPL). This evaluation is supported by an independent valuation as at March 31, 2026, indicated that the fair value of the investment is adequate to cover the investment cost. The management has also reaffirmed its commitment to completing the factory construction project at Indapur, District Pune, through MMBPL. Based on these developments and the independent valuation support, no impairment has been recognised in respect of the investment as at June 30, 2026.

c) In case of Modulex Construction Technologies Limited (MCTL), the holding company, we draw attention to Note 6 to the Standalone financial results, as of June 30, 2026, three share warrant holders have not paid the outstanding final call money within the stipulated period as prescribed under the terms of issue of the warrants. Accordingly, the warrants are liable to be forfeited, and the aggregate amount of INR 147.81 lakhs received against such warrants is liable to be transferred to Capital Reserve. However, the Company has not completed the forfeiture process or transferred the aforesaid amount to Capital Reserve as the requisite approval of the Board of Directors has not been

DHADDA & ASSOCIATES CA FRN 013807S CHARTERED ACCOUNTANTS obtained. The Company is in the process of obtaining the requisite approval and taking the necessary corrective actions.

d) In the case of Modulex Modular Buildings Private Limited (MMBPL), a subsidiary, as of June 30, 2026, the Company has not deposited Tax Deducted at Source (TDS) aggregating to INR 198.38 lakhs. Further, the Company has not deposited Goods and Services Tax (GST) under the Reverse Charge Mechanism (RCM) amounting to INR 6.44 lakhs, along with a provision for interest thereon amounting to INR 0.78 lakhs. The Company is in the process of obtaining an expert legal opinion on the appropriate resolution of these matters and intends to take the necessary corrective action in the subsequent quarter.

e) In the case of Modulex Modular Buildings Private Limited (MMBPL), a subsidiary, we draw attention to Note 6 of the Standalone Statement of financial results, which describes a demand for fees amounting to INR 96.33 lakhs made by a former Independent Director during FY 2021–22. As disclosed, the said Director was engaged based on a mutual understanding that the fees would become payable only upon the achievement of financial closure of the project. Since financial closure was not achieved, the fees were not considered payable. The Company paid INR 47.18 lakhs during FY 2021–22 and FY 2022–23 as a goodwill gesture. The remaining balance was disclosed as a contingent liability in the previous year, pending the outcome of the final dispute resolution or settlement. As of June 30, 2026, the entire unpaid balance of INR 61.34 lakhs continues to be recognized as a contingent liability

Our conclusion is not modified in respect of the above matters.

6. 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 applicable 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 Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For & On Behalf of
DHADDA & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Registration No: 013807S

Harsha

DHADDA & ASSOCIATES CA FRN 013807S CHARTERED ACCOUNTANTS

HARSHA RAMNANI
PARTNER
Membership No: 411766
UDIN: 26411766HWEMGE3027

Place: Jaipur
Date: 05 August 2026

STATEMENT ON DEVIATION OR VARIATION FOR THE PROCEEDS OF PREFERENTIAL ISSUE

Statement on Deviation/ Variation in utilization of funds raised	
Name of listed entity	Modulex Construction Technologies Limited
Mode of Fund Raising	Preferential Issue of warrants
Date of Raising Funds	18th December 2024, 01st January, 2025
Amount Raised	Rs. 16,73,12,498/-
Amount received on application and calls money	Rs. 15,25,95,951/-
Report filed for Quarter ended	30th June, 2026
Monitoring Agency	Not applicable
Monitoring Agency Name, if applicable	Not applicable
Is there a Deviation/ Variation in use of funds raised	No
If yes, whether the same is pursuant to change in NA terms of a contract or objects, which was approved by the shareholders	Not applicable
If Yes, Date of shareholder Approval	Not applicable
Explanation for the Deviation/ Variation	Not applicable
Comments of the Audit Committee after review	No comments
Comments of the auditors, if any	No comments

Objects for which funds have been raised and where there has been a deviation, in the following table

Original Object	Modified Object, if any	Original Allocation	Modified Allocation if any	Funds Utilized	Amount of Deviation/ Variation for the quarter according to applicable object	Remark if any
The Company will utilize the proceeds from the preferential issue of Warrants as a loan to its Subsidiary Company for the construction of the factory at Indapur, Pune, Maharashtra.	NA	Rs. 15,25,95,951/-	NIL	Rs. 15,25,95,951/-	Nil	NA

Deviation or variation could mean:

a) Deviation in the objects or purposes for which the funds have been raised or

(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or

(c) Change in terms of a contract referred to in the fund-raising document i.e. prospectus, letter of offer, etc.