Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 29th May 2026

To,

The Manager,

BSE Limited

Corporate Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001

Scrip Code: 977519

Subject: Submission of Audited Standalone and Consolidated Financial Results for the quarter and financial year ended March 31, 2026 along with the disclosures required under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

In continuation to our letter dated May 25, 2026 and pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose the following:

i. Audited Standalone and Consolidated Financial Results of the Company for the quarter and financial year ended March 31, 2026;

ii. Auditors' Report issued by Price Waterhouse Chartered Accountants LLP, the Statutory Auditors of the Company on the Audited Standalone and Consolidated Financial Results for the quarter and financial year ended March 31, 2026;

iii. Information required as per Regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015.

The Audited Standalone and Consolidated Financial Results of the Company for the quarter and year ended March 31, 2026, have been duly approved by the Board of Directors at their meeting held today, May 29, 2026.

Kindly take the same on record.

For and on behalf **PUNE KHARADI TOWER PRIVATE LIMITED**

SHUBHAM GOEL
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Date: 2026.05.29 22:16:47 +05'30'

Shubham Goel
Director
DIN:- 08802249

Price Waterhouse Chartered Accountants LLP

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Pune Kharadi Tower Private Limited

Report on the Audit of Standalone Financial Results

Opinion

1. We have audited the accompanying standalone annual financial results of Pune Kharadi Tower Private Limited (the "Company") for the year ended March 31, 2026 and the notes that include the standalone statement of assets and liabilities as on that date and the standalone statement of cash flows for the year ended on that date, attached herewith, which are included in the accompanying Statement of Standalone Audited financial results for the Financial year ended 31 March 2026 (together referred to as the "standalone financial results") being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations") which has been digitally signed by us only for identification purposes.

2. In our opinion and to the best of our information and according to the explanations given to us, the standalone financial results:
   (i) are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and

   (ii) give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 (the "Act") and other accounting principles generally accepted in India, of net loss and other comprehensive income and other financial information of the Company for the year ended March 31, 2026 and the notes that include the standalone statement of assets and liabilities and the standalone statement of cash flows as at and for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Financial Results' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Board of Directors' Responsibilities for the Standalone Financial Results

4. These standalone financial results have been prepared on the basis of the standalone annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of these standalone financial results that give a true and fair view of the net loss and other comprehensive income and other financial information of the Company and the notes that include the standalone statement of assets and liabilities and the standalone statement of cash flows in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed

under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Board of Directors of the Company are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the standalone financial results by the Directors of the Company, as aforesaid.

5. In preparing the standalone financial results, the Board of Directors of the Company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

6. The Board of Directors of the Company are responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

7. Our objectives are to obtain reasonable assurance about whether the standalone financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial results.

8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
   - Identify and assess the risks of material misstatement of the standalone financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
   - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
   - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
   - Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.

9. We communicate with those charged with governance of the Company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

10. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

11. The standalone financial results include the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year and the unpublished unaudited year to date figures up to the third quarter of the current financial year, which have been approved by the Company's Board of Directors but have not been subject to limited review/ audit.

12. The standalone financial results for the corresponding quarters ended December 31, 2025 and March 31, 2025 included in the standalone financial results were neither audited nor subject to limited review by the statutory auditors of the Company as the Company got listed for the first time during the quarter ended March 31, 2026 .

For Price Waterhouse Chartered Accountants LLP
Firm Registration Number: 01275N/N500016

RITESH MAHENDRA DEDHIA
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Date: 2026.05.29 21:37:10 +05'30'

Ritesh Dedhia
Partner
Membership Number: 117607

UDIN: 26117607RXRYXX2668
Mumbai
May 29, 2026

Pune Kharadi Tower Private Limited

CIN: U70109PN2023PTC217580

Regd Office: Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014

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Statement of Standalone Audited Financial Results for the year ended 31 March 2026

Rs. In Thousands

Sl. No.	Particulars	Quarter ended			Year ended	
		31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
		(Unudited) Refer note 9	(Unaudited) Refer note 9	(Unaudited) Refer note 9	(Audited)	(Audited)
1	**Income**					
	Revenue from operations	-	-	-	-	-
	Other income	43,822	39,111	34,600	1,51,394	1,36,191
	Total income	**43,822**	**39,111**	**34,600**	**1,51,394**	**1,36,191**
2	**Expenses**					
	Finance costs	1,07,409	1,07,545	22,755	2,92,818	93,008
	Depreciation and amortization expense	10	10	5	42	5
	Other expenses	1,439	11,492	593	21,123	2,750
	Total expenses	**1,08,858**	**1,19,047**	**23,353**	**3,13,983**	**95,763**
3	**Profit/(Loss) before tax (1-2)**	**(65,036)**	**(79,936)**	**11,247**	**(1,62,589)**	**40,428**
4	**Tax expense (net)**					
	Current tax	-	-	-	-	-
	Deferred tax charge/ (credit)	-	-	-	-	-
		-	-	-	-	-
5	**Profit/ (Loss) for the period/ year (3-4)**	**(65,036)**	**(79,936)**	**11,247**	**(1,62,589)**	**40,428**
6	**Other Comprehensive income/ (loss)**	-	-	-	-	-
7	**Total Comprehensive (Loss) for the period/ year (5+6)**	**(65,036)**	**(79,936)**	**11,247**	**(1,62,589)**	**40,428**
8	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	1,86,955	53,830	53,830	1,86,955	53,830
9	**Earnings Per Share***					
	a) Basic & Diluted	(4.63)	(14.85)	2.73	(21.63)	39.70

(* Not annualised for the quarters end)

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NOTES:

1 **STANDALONE STATEMENT OF ASSETS AND LIABILITIES**

Rs. In Thousands

Particulars	As at 31-Mar-26 (Audited)	As at 31-Mar-25 (Audited)
A. ASSETS		
(1) Non-current assets		
(a) Property, plant and equipment	163	205
(b) Financial assets		
(i) Investments	29,57,945	-
(ii) Loans	-	8,95,241
(iii) Other financials assets	-	2,51,014
Sub-total	**29,58,108**	**11,46,460**
(2) Current assets		
(a) Financial assets		
(i) Cash and cash equivalents	55,746	43,345
(ii) Other bank balances	4,33,000	-
(iii) Loans	15,91,241	-
(iv) Other financials assets	3,04,440	1,520
(b) Other current assets	5,342	267
Sub-total	**23,89,769**	**45,132**
Total	**53,47,877**	**11,91,592**
B. EQUITY AND LIABILITIES		
(1) Equity		
(a) Equity share capital	1,86,955	53,830
(b) Other equity instruments	-	1,66,046
(c) Other equity	3,70,190	66,843
Sub-total	**5,57,145**	**2,86,719**
(2) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	47,83,542	9,03,498
Sub-total	**47,83,542**	**9,03,498**
(3) Current liabilities		
(a) Financial liabilities		
(i) Trade payables		
- dues to micro and small enterprises	36	12
- dues to creditors other than micro and small enterprises	6,642	1,126
(ii) Other financial liabilities	-	228
(b) Other current liabilities	512	9
Sub-total	**7,190**	**1,375**
Total	**53,47,877**	**11,91,592**

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2 STANDALONE STATEMENT OF CASH FLOWS

Rs. In Thousands

Particulars	**Year ended**	
	31-Mar-26 (Audited)	**31-Mar-25 (Audited)**
Cash flow from operating activities		
(Loss) before tax	**(1,62,589)**	**40,428**
Adjustments for non cash and non operating items:		
Depreciation and amortization expense	42	5
Finance costs	2,92,818	93,008
Other income	(1,48,890)	(1,36,164)
Working capital adjustments		
(Increase)/ decrease in other current assets	(5,075)	(247)
Increase/ (decrease) in trade payables	5,540	533
Increase/ (decrease) in other current liabilities	503	9
Cash generated from/ (used in) operations	**(17,651)**	**(2,428)**
Direct taxes (paid)/ refund	-	-
Net Cash generated from / (used in) operating activities - A	**(17,651)**	**(2,428)**
Cash flow from investing activity		
Capital expenditure on property, plant and equipment	-	(210)
Loan given to subsidiary	(6,96,000)	-
Purchase of investments	(28,66,570)	-
Investment in fixed deposits	(4,33,000)	-
Interest received on fixed deposits	3,302	695
Net Cash generated (used in) investing activities - B	**(39,92,268)**	**485**
Cash flow from financing activities		
Proceeds from issue of share capital	4,29,060	53,820
Proceeds from issue of compulsorily convertible debentures (net of transaction costs)	5,66,453	60,000
Proceeds from issue of Optionally convertible debentures (net of transaction costs)	21,25,191	-
Proceeds from issue of Non convertible debentures (net of transaction costs)	20,41,490	-
Repayment of term loan	(9,00,000)	-
Proceeds from issue of Commercial paper (net of transaction costs)	61,61,347	-
Repayment of Commercial paper including TDS	(63,31,022)	-
Interest paid	(70,199)	(84,788)
	40,22,320	**29,032**
Net increase/ (decrease) in cash and cash equivalents during the year (A+B+C)	**12,401**	**27,089**
Cash and cash equivalents at the beginning of the year	43,345	16,256
Cash and cash equivalents at the end of the year	**55,746**	**43,345**
Cash and cash equivalents at the end of the year as above comprises:		
Balance with banks		
- on current account	5,746	3,345
- on deposit account	50,000	40,000
Total cash and cash equivalents	**55,746**	**43,345**

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3 The standalone financial results (the 'Statement') have been prepared in accordance with and comply in all material aspects with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and the other accounting principles generally accepted in India and in compliance with the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Listing Regulations').

4 The above financial results of the Company for year ended March 31, 2026 have been reviewed and approved by the Board of Directors of the Company at their meeting held on 29th May 2026.

5 Non-Convertible Debentures issued are unsecured and there is no requirement regarding maintenance of security/ asset cover as at March 31, 2026.

6 **Segment information**
The Company operates in one business segment i.e. real estate and related support services within India. Consequently, the information presented in these financial results represent this segment and as such there are no separate reportable segments as per Ind AS 108 on Operating Segments.

7 **Ratios and Other Disclosure**

Particulars	Quarter ended			Year Ended	
	31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
	(Unudited) Refer note 9	(Unaudited) Refer note 9	(Unaudited) Refer note 9	(Audited)	(Audited)
a) Debts	47,83,542	41,93,596	9,03,498	47,83,542	9,03,498
b) Net worth	5,57,145	54,726	2,86,719	5,57,145	2,86,719
c) Reserves excluding revaluation reserve	3,70,190	896	2,32,889	3,70,190	2,32,889
d) Debenture redemption reserve (DRR)	NA	NA	NA	NA	NA
e) Debt equity ratio	8.59	76.63	3.15	8.59	3.15
f) Debt service coverage ratio*	0.04	0.26	1.49	0.11	1.43
g) Interest service coverage ratio*	0.39	0.26	1.49	0.44	1.43
h) Current ratio	332.37	0.43	32.83	332.37	32.83
i) Long term debt to working capital	2.01	(2.34)	20.65	2.01	20.65
j) Bad debts to accounts receivable ratio	NA	NA	NA	NA	NA
k) Current liability ratio	0.00	0.75	0.00	0.00	0.00
l) Total debts to total assets	0.89	0.98	0.76	0.89	0.76
m) Debtors turnover	NA	NA	NA	NA	NA
n) Inventory turnover	NA	NA	NA	NA	NA
o) Operating margin %*	NA **	NA **	NA **	NA **	NA **
p) Net profit margin %*	NA **	NA **	NA **	NA **	NA **
q) Outstanding redeemable preference shares (Nos. and value)	NA	NA	NA	NA	NA
r) Capital redemption reserve	NA	NA	NA	NA	NA

(* Not annualised for the quarters end), (** Since no revenue for the period)

Notes
(a) Debt represents borrowings outstanding as at reporting date including current maturities of long term debt.
(b) Net worth: Equity share capital + Reserves [i.e. other equity excluding Revaluation Reserve]
(c) Debt Equity ratio: Debt / Net Worth.
(d) Debt service coverage ratio: Earnings before interest and tax (EBIT)/ [interest charged + interest capitalised + Principal repayments during the year/ period]
(e) Interest service coverage ratio: EBIT/ (interest charged + interest capitalised)
(f) Current ratio: Current Assets/ Current Liabilities
(g) Long term debt to working capital : Non Current Borrowings (Including Current Maturities of Long Term Debt)/ Current Assets Less Current Liabilities (Excluding Current Maturities of Non Current Borrowings)
(h) Bad debts to accounts receivable ratio: Bad Debts/ Average Trade Receivables
(i) Current liability ratio : Current Liabilities/ Total Liabilities
(j) Total debts to total assets : Total Debt/ Total Assets
(k) Debtors turnover ratio : Revenue from operations/ Average Trade Receivables*365/no. of days
(l) Inventory turnover ratio : Revenue from operations/ Average Inventory
(m) Operating margin (%) : (EBITDA-Other income)/ Revenue from operations
(n) Net profit margin (%) : Net profit for the (period/year) / Revenue from operations

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8 The Company has incurred losses during the year. The Company based on its internal assessment is confident of its ability to meet the funds requirement in case of any shortfall in liquidity during the period of 12 months from the financial results date and to continue its business as a going concern and accordingly the financial results of the Company have been prepared on going concern basis.

9 The Company's Non-Convertible Debentures were listed on the BSE India Limited effective February 05, 2026 during quarter ended 31 March 2026. Accordingly, these are the first standalone financial results being published by the Company pursuant to Regulation 52 of SEBI(LODR) regulations, 2015.

The figures for the last quarter of the current and previous financial years are the balancing figures between figures in respect of the full financial year and the year-to-date figures up to the end of the third quarter of the current and previous financial years, which are calculated by the management of the Company and have been derived from the books of accounts maintained by the Company & approved by the Board of Directors. Accordingly, the figures for the quarter ended March 31, 2026 and March 31, 2025 have not been subject to limited review or audit by the statutory auditors of the Company.

Similarly, the corresponsing figures for the third quarter of the current financial year are calculated by the management of the Company and have been derived from the books of accounts maintained by the Company & approved by the Board of Directors. Accordingly, the figures for the quarter ended December 31, 2025 have not been subject to limited review or audit by the statutory auditors of the Company.

The management of the Company has exercised necessary due diligence to ensure that the standalone unaudited financial results for the above mentioned periods provide a true and fair view of Company's affairs.

10 During the year, the Company has acquired equity shares of Silverio Developers Private Limited from its shareholder, by which Silverio Developers Private Limited has become wholly owned subsidiary of the Company effective August 21, 2025. Further, the Company has waived off the interest on advance / loans to Silverio Developers Private Limited basis which interest accrual post the date of acquisition has been capitalised under Investment balances.

11 During the quarter ended March 31 2026, the Company has entered into following transactions :
(i) The Company has allotted 133,12,464 equity shares of face value of Rs.10 each at issue price of Rs. 45 per equity share.
(ii) The Company has allotted 3,777,778 equity shares of face value of Rs.10 each at issue price of Rs. 45 per equity share on conversion of CCDs.
(iii) The Company has allotted 567,659 no. of Comuplsory Convertible Debentures and 2,129,607 no. of Optionally Convertible Debentures, each having a face of value of Rs. 1,000.
(iv) The Company has allotted 20,434 no. of Non Convertible Debentures of face value of Rs. 100,000 each.

12 Pursuant to Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014 read with the Companies (Share Capital and Debentures) Amendment Rules, 2019, for listed companies, Debenture Redemption Reserve (DRR) is not required in case of public issue of debentures or private placement of debentures. Since, the Company has issued listed debentures through private placement, the Company is not required to create and maintain DRR.

For and on behalf of the Board of Directors of
Pune Kharadi Tower Private Limited

ABHIJIT KUKADE
Digitally signed by ABHIJIT KUKADE
Date: 2026.05.29 21:18:09 +05'30'

Abhijit Kukade
Whole Time Director
DIN: 07978648

Place: Pune
Date: 29 May 2026

SHUBHAM GOEL
Digitally signed by SHUBHAM GOEL
Date: 2026.05.29 21:09:27 +05'30'

Shubham Goel
Director
DIN: 08802249

Place: Mumbai
Date: 29 May 2026

RITESH MAHENDRA DEDHIA
Digitally signed by RITESH MAHENDRA DEDHIA
Date: 2026.05.29 21:45:01 +05'30'

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Pune Kharadi Tower Private Limited

Report on the Audit of Consolidated Financial Results

Opinion

1. We have audited the accompanying consolidated annual financial results of Pune Kharadi Tower Private Limited (the "Holding Company") and its subsidiary company (Holding Company and its subsidiary together referred to as "the Group"), (refer note 2 to the consolidated annual financial results) for the year ended March 31, 2026 and the notes that include the consolidated statement of assets and liabilities as on that date and the consolidated statement of cash flows for the year ended on that date, attached herewith, which are included in the accompanying Statement of Consolidated Audited financial results for the Financial year ended 31 March 2026 (the "consolidated financial results") being submitted by the Holding Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations") which has been digitally signed by us only for identification purposes.

2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial statements of the subsidiary company, the aforesaid consolidated financial results:

   (i) include the annual financial results of the following entity:

   Subsidiary Company
   Silverio Developers Private Limited

   (ii) are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and

   (iii) give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 (the "Act") and other accounting principles generally accepted in India, of net loss and other comprehensive income and other financial information of the Group for the year ended March 31, 2026 and the notes that include the consolidated statement of assets and liabilities and the consolidated statement of cash flows as at and for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Financial Results' section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Board of Directors' Responsibilities for the Consolidated Financial Results

4. These Consolidated financial results have been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of these consolidated financial results that give a true and fair view of the net loss and other comprehensive income and other financial information of the Group and the notes that include the consolidated statement of assets and liabilities and the consolidated statement of cash flows in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

5. In preparing the consolidated financial results, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

6. The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

7. Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial results.

8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
   - Identify and assess the risks of material misstatement of the consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
   - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group to express an opinion on the Consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

9. We communicate with those charged with governance of the Holding Company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

10. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Other Matter

12. The financial statements of one subsidiary company included in the consolidated financial results, reflect total assets of Rs. 7,008,294 thousand and net assets of Rs. (664,156) thousand as at March 31, 2026, total revenues of Rs. 8,612 thousand, net loss after tax of Rs. (473,717) thousand, and total comprehensive income of Rs. (473,717) thousand for the for the period ended March 31, 2026 and cash flows (net) of Rs. (87,679) thousand for the period ended March 31, 2026, as considered in the consolidated financial results. The financial statements of this subsidiary company have been audited by other auditors whose reports have been furnished to us by the Holding Company's Management and other auditors and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of this subsidiary company, is based on the reports of the other auditors and the procedures performed by us as stated in paragraph 11 above.

    Our opinion on the Consolidated Financial Results is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

13. The consolidated financial results include the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year and the unpublished unaudited year to date figures up to the third quarter of the current financial year, which have been approved by the Holding Company's Board of Directors but have not been subject to limited review or audited by us.

14. The consolidated financial results for the quarters ended December 31, 2025 included in the statement of consolidated financial results were neither audited nor subject to limited review by the statutory auditors of the Holding Company as the Holding Company has got listed for the first time during the quarter ended March 31, 2026.

For Price Waterhouse Chartered Accountants LLP
Firm Registration Number: 01275N/N500016

RITESH MAHENDRA DEDHIA
Digitally signed by RITESH MAHENDRA DEDHIA
Date: 2026.05.29 21:39:38 +05'30'

Ritesh Dedhia
Partner
Membership Number: 117607
UDIN: 26117607YDBUQP2298

Mumbai
May 29, 2026

Pune Kharadi Tower Private Limited
Regd Office: Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email Id: secretarial@tensteps.co.in Website: www.tensteps.co.in
CIN: U70109PN2023PTC217580

Statement of Consolidated Audited Financial Results for the year ended 31 March 2026

Rs. In Thousands

Sl. No.	Particulars	Quarter ended		Year ended
		31-Mar-26	31-Dec-25	31-Mar-26
		(Unaudited) Refer note 8	(Unaudited) Refer note 8	(Audited)
1	**Income**			
	Revenue from operations	-	-	-
	Other income	12,607	689	66,131
	Total income	**12,607**	**689**	**66,131**
2	**Expenses**			
	Finance costs	2,28,565	2,31,393	5,37,851
	Depreciation and amortization expense	41,464	41,947	83,511
	Other expenses	23,675	72,145	1,04,408
	Total expenses	**2,93,704**	**3,45,485**	**7,25,770**
3	**Profit/(Loss) before tax (1-2)**	**(2,81,097)**	**(3,44,796)**	**(6,59,639)**
4	**Tax expense (net)**			
	Current tax	(761)	-	-
	Deferred tax charge/ (credit)	-	-	-
		(761)	-	-
5	**Profit/ (Loss) for the period/ year (3-4)**	**(2,80,336)**	**(3,44,796)**	**(6,59,639)**
6	**Other Comprehensive income/ (loss)**	-	-	-
7	**Total Comprehensive (Loss) for the period/ year (5+6)**	**(2,80,336)**	**(3,44,796)**	**(6,59,639)**
8	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	1,86,955	53,830	1,86,955
9	**Earnings Per Share***			
	a) Basic & Diluted	(19.96)	(64.05)	(87.74)

(* Not annualised for the quarters end)

Pune Kharadi Tower Private Limited

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CIN: U70109PN2023PTC217580

NOTES:

1 **CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES**

Rs. In Thousands

Particulars	**As at 31-Mar-26 (Audited)**
A. ASSETS	
(1) Non-current assets	
Property, plant and equipment	7,63,755
Investment properties	75,66,470
Goodwill	30,509
Financial assets	
(i) Other financials assets	40,117
Sub-total	**84,00,851**
(2) Current assets	
Financial assets	
(i) Cash and cash equivalents	3,69,542
(ii) Other bank balances	8,68,808
(iii) Other financials assets	7,858
Current tax assets (net)	2,259
Other current assets	6,76,205
Sub-total	**19,24,672**
Total	**1,03,25,523**
B. EQUITY AND LIABILITIES	
(1) Equity	
(a) Equity share capital	1,86,955
(b) Other equity	(4,30,117)
Sub-total	**(2,43,162)**
(2) Non-current liabilities	
Financial liabilities	
(i) Borrowings	1,01,32,062
Sub-total	**1,01,32,062**
(3) Current liabilities	
Financial liabilities	
(i) Borrowings	1,83,748
(ii) Other financial liabilities	29,232
(iii) Trade payables	
(a) Total outstanding dues of micro and small enterprises	25,145
(b) Total outstanding dues of creditors other than micro and small enterprises	1,94,952
Other current liabilities	3,546
Sub-total	**4,36,623**
Total	**1,03,25,523**

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2 CONSOLIDATED STATEMENT OF CASH FLOWS

Rs. In Thousands

Particulars	**Year ended 31-Mar-26 (Audited)**
Cash flow from operating activities	
(Loss) before tax	**(6,59,639)**
Adjustments for non cash and non operating items:	
Depreciation and amortization expense	83,511
Finance costs	5,37,851
Other income	(66,127)
Working capital adjustments	
(Increase)/ decrease in other current assets	(35,194)
(Increase)/Decrease in Other financial assets	(397)
Increase/ (decrease) in trade payables	1,29,522
Increase/ (decrease) in other current liabilities	(1,80,367)
Increase/(Decrease) in Other financial Liabilities	5,000
Cash generated from/ (used in) operations	**(1,85,840)**
Direct taxes (paid)/ refund	860
Net Cash generated from / (used in) operating activities - A	**(1,86,700)**
Cash flow from investing activity	
Purchase of Property, plant and equipment, intangibles assets	(25,536)
Payment for acquisition of subsidiary	(28,66,570)
Investment in fixed deposits	(7,16,698)
Interest received on fixed deposits	11,915
Net Cash generated (used in) investing activities - B	**(35,96,889)**
Cash flow from financing activities	
Proceeds from issue of share capital	4,29,061
Proceeds from issue of compulsorily convertible debentures (net of transaction costs)	5,66,452
Proceeds from issue of Optionally convertible debentures (net of transaction costs)	21,25,190
Proceeds from issue of Non convertible debentures (net of transaction costs)	20,41,490
Repayment of borrowings	(9,37,732)
Proceeds from issue of Commercial paper (net of transaction costs)	61,61,347
Repayment of Commercial paper including TDS	(63,31,022)
Interest paid	(3,46,474)
	37,08,312
Net increase/ (decrease) in cash and cash equivalents during the year (A+B+C)	**(75,278)**
Cash and cash equivalents at the beginning of the year	43,345
Cash acquired on acquisition of subsidiary	4,01,475
Cash and cash equivalents at the end of the year	**3,69,542**
Cash and cash equivalents at the end of the year as above comprises:	
Balance with banks	
- on current account	1,00,844
- on deposit account	2,68,698
Total cash and cash equivalents	**3,69,542**

3 The above consolidated financial results (the 'Statement') have been prepared in accordance with and comply in all material aspects with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and the other accounting principles generally accepted in India and in compliance with the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Listing Regulations').

The consolidated financial results of Holding and its subsidiaries [collectively referred as 'Group'], include the result of the Company and following entities:

Name of the entity	Relationship
Silverio Developers Private Limited	Subsidiary Company

4 The above consolidated financial results of the Company for year ended March 31, 2026 have been reviewed and approved by the Board of Directors of the Company at their meeting held on 29th May 2026.

5 Non-Convertible Debentures issued are unsecured and there is no requirement regarding maintenance of security/ asset cover as at March 31, 2026.

6 **Segment information**

The Group operates in one business segment i.e. real estate and related support services within India. Consequently, the information presented in these financial results represent this segment and as such there are no separate reportable segments as per Ind AS 108 on Operating Segments.

7 **Ratios and Other Disclosure**

Particulars	Quarter ended		Year Ended
	31-Mar-26	31-Dec-25	31-Mar-26
	(Unaudited) Refer note 8	(Unaudited) Refer note 8	(Audited)
a) Debts	1,03,15,810	97,63,596	1,03,15,810
b) Net worth	(2,43,162)	(4,78,490)	(2,43,162)
c) Reserves excluding revaluation reserve	(4,30,117)	(5,32,320)	(4,30,117)
d) Debenture redemption reserve (DRR)	NA	NA	NA
e) Debt equity ratio	(42.42)	(20.41)	(42.42)
f) Debt service coverage ratio*	(0.05)	(0.49)	(0.08)
g) Interest service coverage ratio*	(0.23)	(0.49)	(0.23)
h) Current ratio	4.41	0.30	4.41
i) Long term debt to working capital	6.93	(3.95)	6.93
j) Bad debts to accounts receivable ratio	NA	NA	NA
k) Current liability ratio	0.04	0.35	0.04
l) Total debts to total assets	1.00	1.03	1.00
m) Debtors turnover	NA	NA	NA
n) Inventory turnover	NA	NA	NA
o) Operating margin %*	NA **	NA **	NA **
p) Net profit margin %*	NA **	NA **	NA **
q) Outstanding redeemable preference shares (Nos. and value)	NA	NA	NA
r) Capital redemption reserve	NA	NA	NA

(* Not annualised for the quarters end), (** Since no revenue for the period)

Notes

(a) Debt represents borrowings outstanding as at reporting date including current maturities of long term debt.
(b) Net worth: Equity share capital + Reserves [i.e. other equity excluding Revaluation Reserve]
(c) Debt Equity ratio: Debt / Net Worth.

(d) Debt service coverage ratio: Earnings before interest and tax (EBIT)/ [interest charged + interest capitalised + Principal repayments during the year/ period]
(e) Interest service coverage ratio: EBIT/ (interest charged + interest capitalised)
(f) Current ratio: Current Assets/ Current Liabilities
(g) Long term debt to working capital : Non Current Borrowings (Including Current Maturities of Long Term Debt)/ Current Assets Less Current Liabilities (Excluding Current Maturities of Non Current Borrowings)
(h) Bad debts to accounts receivable ratio: Bad Debts/ Average Trade Receivables
(i) Current liability ratio : Current Liabilities/ Total Liabilities
(j) Total debts to total assets : Total Debt/ Total Assets
(k) Debtors turnover ratio : Revenue from operations/ Average Trade Receivables*365/no. of days
(l) Inventory turnover ratio : Revenue from operations/ Average Inventory
(m) Operating margin (%) : (EBITDA-Other income)/ Revenue from operations
(n) Net profit margin (%) : Net profit for the (period/year) / Revenue from operations

8 The Holding Company's Non-Convertible Debentures were listed on the BSE India Limited effective February 05, 2026 during quarter ended 31 March 2026. Accordingly, these are the first consolidated financial results being published by the group pursuant to Regulation 52 of SEBI(LODR) regulations, 2015. These are first consolidated financial results, post acquisition of subsidiary in August 21, 2025. Accordingly, disclosure for quarter and year ended March 31, 2025 is not applicable.

The figures for the last quarter of the current financial year are the balancing figures between figures in respect of the full financial year and the year to date figures up to the end of third quarter of the current financial year, which are calculated by management of group and have been derived from the books of accounts maintained by the Group entities & approved by the Board of Directors. Accordingly, figures for the quarter ended March 31, 2026 have not subject to limited review or audit by the statutory auditors of the Holding Company.

Similarly, the corresponsing figures for the third quarter of the current financial year are calculated by the management of the group and have been derived from the books of accounts maintained by the group entities & approved by the Board of Directors. Accordingly, the figures for the quarter ended December 31, 2025 have not been subject to limited review or audit by the statutory auditors of the Holding Company.

The management of the Holding Company has exercised necessary due diligence to ensure that the consolidated unaudited financial results for the above mentioned periods provide a true and fair view of Holding Company's affairs.

9 During the quarter ended March 31 2026, the Holding Company has entered into following transactions :
(i) The Holding Company has allotted 133,12,464 equity shares of face value of Rs.10 each at issue price of Rs. 45 per equity share.
(ii) The Holding Company has allotted 3,777,778 equity shares of face value of Rs.10 each at issue price of Rs. 45 per equity share on conversion of CCDs.
(iii) The Holding Company has allotted 567,659 no. of Comuplsory Convertible Debentures and 2,129,607 no. of Optionally Convertible Debentures, each having a face of value of Rs. 1,000.
(iv) The Holding Company has allotted 20,434 no. of Non Convertible Debentures of face value of Rs. 100,000 each.

10 Pursuant to Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014 read with the Companies (Share Capital and Debentures) Amendment Rules, 2019, for listed companies, Debenture Redemption Reserve (DRR) is not required in case of public issue of debentures or private placement of debentures. Since, the Holding Company has issued listed debentures through private placement, the Holding Company is not required to create and maintain DRR.

For and on behalf of the Board of Directors of
Pune Kharadi Tower Private Limited

ABHIJIT KUKADE
Digitally signed by ABHIJIT KUKADE
Date: 2026.05.29 21:19:50 +05'30'

Abhijit Kukade
Whole Time Director
DIN: 07978648

Place: Pune
Date: 29 May 2026

SHUBHAM GOEL
Digitally signed by SHUBHAM GOEL
Date: 2026.05.29 21:11:53 +05'30'

Shubham Goel
Director
DIN: 08802249

Place: Mumbai
Date: 29 May 2026

RITESH MAHENDRA DEDHIA
Digitally signed by RITESH MAHENDRA DEDHIA
Date: 2026.05.29 21:46:12 +05'30'

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 29th May 2026

To,

The Manager,

BSE Limited

Corporate Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001

Scrip Code: 977519

Sub: Declaration pursuant to Regulation 52(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We, enclose herewith the Audited Standalone and Consolidated Financial Results of the Company for the quarter and financial year ended March 31, 2026 together with the Statutory Auditor's audit report thereon.

Pursuant to Regulation 52(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby state that M/s. Price Waterhouse Chartered Accountants LLP, (Firm Registration No.: 01275N/ N500016), Statutory Auditors of the Company have issued an Unmodified Opinion on Standalone and Consolidated Audited Financial Results for quarter and year ended 31 March, 2026.

Kindly take the same on your record and oblige.

Thanking you.

Yours sincerely,

For **Pune Kharadi Tower Private Limited**

SHUBHAM GOEL
Digitally signed by SHUBHAM GOEL
Date: 2026.05.29 22:16:24 +05'30'

Shubham Goel
Director
DIN:- 08802249

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 29th May 2026

To,
The Manager,
BSE Limited
Corporate Compliance Department
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai - 400 001

Scrip Code: 977519

Sub: Declaration pursuant to Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended 31 March, 2026.

With reference to the captioned subject, we hereby state that the securities listed with BSE Limited are **Unsecured, Redeemable, Rated, Transferable, Listed Non-Convertible Debentures (NCDs)** of the Company. Accordingly, no security has been created in respect of the said NCDs.

In view of the above, the requirement of maintaining asset cover and submission of a Security Cover Certificate under Regulation 54 of SEBI (LODR) Regulations, 2015 is not applicable to the Company.

Kindly take the same on your record and oblige.

Thanking you.

Yours sincerely,

For **Pune Kharadi Tower Private Limited**

SHUBHAM GOEL
Digitally signed by SHUBHAM GOEL
Date: 2026.05.29 22:16:00 +05'30'

Shubham Goel

Director

DIN:- 08802249

Pune Kharadi Tower Private Limited
Survey No. 69/4, Plot A, Grant Road, Zen One, Vadgaon Sheri, Pune, Pune City, Maharashtra, India, 411014
Email: secretarial@tensteps.co.in
CIN -U70109PN2023PTC217580

Date: 29th May 2026

To,

The Manager,

BSE Limited

Corporate Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai - 400 001

Scrip Code: 977519

Sub: Statement of utilization of issue proceeds of Non-Convertible Debentures (NCDs) as at quarter and financial year ended March 31 2026.

Pursuant to Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015 as amended from time to time, we wish to inform you that the proceeds raised from the issue of Listed Non-Convertible Debentures (NCDs) have been utilized for the purposes as mentioned in the Offer Document and there is no material deviation in the utilization of such proceeds.

Further, a statement indicating the utilization of issue proceeds of non-convertible securities is enclosed below in Table 1.

Table 1

Name of the Issuer	ISIN	Mode of fund raising (Public issues/ Private Placement)	Type of instrument	Date of raising funds	Amount raised (Rs. in Crores)	Fund utilized (Rs. in Crores)	Any deviation (Yes/ No)	If Point 8 is Yes, then specify the purpose of which the funds were utilized	Remarks (if any)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Pune Kharadi Tower Private Limited	INE0XUB08013	Private Placement	Unsecured, Redeemable, Rated Transferable Listed Non-Convertible Debentures (NCD)	02-02-2026	204.34	204.34	No	NA	NA

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Pursuant to Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended from time to time there were no material deviation in the use of issue proceeds of non-convertible securities from the objects of the issue.

Kindly take the same on your record and oblige.

Thanking you.

Yours sincerely,

For **Pune Kharadi Tower Private Limited**

SHUBHAM GOEL
Digitally signed by SHUBHAM GOEL
Date: 2026.05.29 22:15:42 +05'30'

Shubham Goel
Director
DIN:- 08802249