

General information about company	
Scrip code*	532868
NSE Symbol*	DLF
MSEI Symbol*	NOTLISTED
ISIN*	INE271C01023
Name of company	DLF Limited
Type of company	Main Board
Class of security	Equity
Date of start of financial year	01-04-2026
Date of end of financial year	31-03-2027
Date of board meeting when results were approved	16-10-2026
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	10-10-2026
Description of presentation currency	INR
Level of rounding	Crores
Reporting Type	Quarterly
Reporting Quarter	Second quarter
Nature of report standalone or consolidated	Consolidated
Whether results are audited or unaudited for the quarter ended	Unaudited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Unaudited
Segment Reporting	Multi segment
Description of single segment	
Start date and time of board meeting	16-10-2026 14:00
End date and time of board meeting	16-10-2026 15:45
Whether cash flow statement is applicable on company	Yes
Type of cash flow statement	Cash Flow Indirect
Declaration of unmodified opinion or statement on impact of audit qualification	Not applicable

Financial Results – Ind-AS

Particulars		3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period		01-07-2026	01-04-2026
Date of end of reporting period		30-09-2026	30-09-2026
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Consolidated	Consolidated
Part I	Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.		
1	Income		
	Revenue from operations	1260.58	2540.92
	Other income	1036.72	1361.94
	Total income	2297.3	3902.86
2	Expenses		
(a)	Cost of materials consumed	750.18	1464.52
(b)	Purchases of stock-in-trade	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0	0
(d)	Employee benefit expense	179.07	355.74
(e)	Finance costs	18.22	35.84
(f)	Depreciation, depletion and amortisation expense	38.2	73.34
(g)	Other Expenses		
1	Other Expenses	308.31	547.34
	Total other expenses	308.31	547.34
	Total expenses	1293.98	2476.78
3	Total profit before exceptional items and tax	1003.32	1426.08
4	Exceptional items	0	0
5	Total profit before tax	1003.32	1426.08
6	Tax expense		
7	Current tax	43.49	72.91
8	Deferred tax	157.76	243.03
9	Total tax expenses	201.25	315.94
10	Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0	0
11	Net Profit Loss for the period from continuing operations	802.07	1110.14
12	Profit (loss) from discontinued operations before tax	0	0
13	Tax expense of discontinued operations	0	0
14	Net profit (loss) from discontinued operation after tax	0	0
15	Share of profit (loss) of associates and joint ventures accounted for using equity method	499.28	985.11
16	Total profit (loss) for period	1301.35	2095.25
17	<u>Other comprehensive income net of taxes</u>	-0.58	-0.96
18	Total Comprehensive Income for the period	1300.77	2094.29
19	Total profit or loss, attributable to		
	Profit or loss, attributable to owners of parent	1301.35	2095.25
	Total profit or loss, attributable to non-controlling interests	0	0

20	Total Comprehensive income for the period attributable to			
	Comprehensive income for the period attributable to owners of parent	1300.77	2094.29	
	Total comprehensive income for the period attributable to owners of parent non-controlling interests	0	0	
21	Details of equity share capital			
	Paid-up equity share capital	495.06	495.06	
	Face value of equity share capital	2	2	
22	Reserves excluding revaluation reserve			
23	Earnings per share			
i	Earnings per equity share for continuing operations			
	Basic earnings (loss) per share from continuing operations	5.25	8.46	
	Diluted earnings (loss) per share from continuing operations	5.25	8.46	
ii	Earnings per equity share for discontinued operations			
	Basic earnings (loss) per share from discontinued operations	0	0	
	Diluted earnings (loss) per share from discontinued operations	0	0	
iii	Earnings per equity share (for continuing and discontinued operations)			
	Basic earnings (loss) per share from continuing and discontinued operations	5.25	8.46	
	Diluted earnings (loss) per share from continuing and discontinued operations	5.25	8.46	
24	Debt equity ratio			Textual Information(1)
25	Debt service coverage ratio			Textual Information(2)
26	Interest service coverage ratio			Textual Information(3)
27	Disclosure of notes on financial results	Textual Information(4)		

Text Block

Textual Information(4)

The above consolidated financial results of DLF Limited ("the Company"), its subsidiaries, partnership firms (together referred as "the Group") and its joint ventures, joint operations and associates have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 16 October 2026. The statutory auditors have carried out Limited Review of above consolidated financial results of the Group.

The complete notes have been submitted along with the financial results submitted to the Stock Exchange.

Statement of Asset and Liabilities		
Particulars		Half Year ended (dd-mm-yyyy)
Date of start of reporting period		01-04-2026
Date of end of reporting period		30-09-2026
Whether results are audited or unaudited		Unaudited
Nature of report standalone or consolidated		Consolidated
	Assets	
1	Non-current assets	
	Property, plant and equipment	668.04
	Capital work-in-progress	82.1
	Investment property	2812.31
	Goodwill	944.25
	Other intangible assets	107.49
	Intangible assets under development	105.27
	Biological assets other than bearer plants	0
	Investments accounted for using equity method	21785.72
	Non-current financial assets	
	Non-current investments	632.96
	Trade receivables, non-current	0
	Loans, non-current	42.44
	Other non-current financial assets	
1	Other non-current financial assets	1266.81
2		
3		
4		
5		
	Details of other non-current financial assets	
	Total of other non-current financial assets	1266.81
	Total non-current financial assets	1942.21
	Deferred tax assets (net)	1184.11
	Other non-current assets	
1	Other non-current assets	1643.59
2		
3		
4		
5		
	Details of other non-current assets	
	Total of other non-current assets	1643.59
	Total non-current assets	31275.09
2	Current assets	
	Inventories	25452.98
	Current financial asset	
	Current investments	528.63
	Trade receivables, current	903.28

	Cash and cash equivalents	992.03
	Bank balance other than cash and cash equivalents	2176.26
	Loans, current	1094.12
	Other current financial assets	
1	Other current financial assets	11735.04
2		
3		
4		
5		
	Details of other current financial assets	
	Total of Other current financial assets	11735.04
	Total current financial assets	17429.36
	Current tax assets (net)	1097.32
	Other current assets	
1	Other current assets	2801.42
2		
3		
4		
5		
	Details of other current assets	
	Total of other current assets	2801.42
	Total current assets	46781.08
3	Non-current assets classified as held for sale	47.8
4	Regulatory deferral account debit balances and related deferred tax Assets	0
	Total assets	78103.97
	Equity and liabilities	
1	Equity	
	Equity attributable to owners of parent	
	Equity share capital	495.06
	Other equity	45092.35
	Total equity attributable to owners of parent	45587.41
	Non controlling interest	0
	Total equity	45587.41
2	Liabilities	
	Non-current liabilities	
	Non-current financial liabilities	
	Borrowings, non-current	0
	Trade Payables, non-current	
	(A) Total outstanding dues of micro enterprises and small enterprises	0
	(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	794.19
	Total Trade payable	794.19
	Other non-current financial liabilities	
1	Other non-current financial liabilities	370.82
2		
3		
4		
5		

	Details of other non-current financial liabilities	
	Total of other non-current financial liabilities	370.82
	Total non-current financial liabilities	1165.01
	Provisions, non-current	118.12
	Deferred tax liabilities (net)	2159.94
	Deferred government grants, Non-current	0
	Other non-current liabilities	
1	Other non-current liabilities	167.58
2	Lease Liabilities	257.59
3		
4		
5		
	Details of other non-current liabilities	
	Total of other non-current liabilities	425.17
	Total non-current liabilities	3868.24
	Current liabilities	
	Current financial liabilities	
	Borrowings, current	44.95
	Trade Payables, current	
	(A) Total outstanding dues of micro enterprises and small enterprises	330.76
	(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	1327.54
	Total Trade payable	1658.3
	Other current financial liabilities	
1	Other current financial liabilities	417.39
2		
3		
4		
5		
	Details of other current financial liabilities	
	Total of other current financial liabilities	417.39
	Total current financial liabilities	2120.64
	Other current liabilities	
1	Other current liabilities	26397.12
2	Lease Liabilities	11.85
3		
4		
5		
	Details of other current liabilities	
	Total of other current liabilities	26408.97
	Provisions, current	83.7
	Current tax liabilities (Net)	35.01
	Deferred government grants, Current	0
	Total current liabilities	28648.32
3	Liabilities directly associated with assets in disposal group classified as held for sale	0
4	Regulatory deferral account credit balances and related deferred tax liability	0
	Total liabilities	32516.56
	Total equity and liabilities	78103.97

	Disclosure of notes on assets and liabilities	
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Format for Reporting Segmenet wise Revenue, Results and Capital Employed along with the company results			
Particulars		3 months/ 6 month ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period		01-07-2026	01-04-2026
Date of end of reporting period		30-09-2026	30-09-2026
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Consolidated	Consolidated
1	Segment Revenue (Income)		
	(net sale/income from each segment should be disclosed)		
1	Real Estate	1102.98	2243.81
2	Rental	164.57	310.23
	Total Segment Revenue	1267.55	2554.04
	Less: Inter segment revenue	6.97	13.12
	Revenue from operations	1260.58	2540.92
2	Segment Result		
	Profit (+) / Loss (-) before tax and interest from each segment		
1	Real Estate	244.67	643.45
2	Rental	854.04	936.9
	Total Profit before tax	1098.71	1580.35
	i. Finance cost	18.22	35.84
	ii. Other Unallocable Expenditure net off Unallocable income	77.17	118.43
	Profit before tax	1003.32	1426.08
3	(Segment Asset - Segment Liabilities)		
	Segment Asset		
1	Real Estate	47338.15	47338.15
2	Rental	24315.71	24315.71
	Total Segment Asset	71653.86	71653.86
	Un-allocable Assets	6450.11	6450.11
	Net Segment Asset	78103.97	78103.97
4	Segment Liabilities		
	Segment Liabilities		
1	Real Estate	29347.82	29347.82
2	Rental	705.84	705.84
	Total Segment Liabilities	30053.66	30053.66
	Un-allocable Liabilities	2462.9	2462.9
	Net Segment Liabilities	32516.56	32516.56
	Disclosure of notes on segments	Textual Information(1)	

Text Block

Textual Information(1)

The Share of profit/ (loss) of joint ventures (net) for the quarter ended 30th September 2026:
a) Real Estate : (3.15)
b) Rental: 502.43
Total Profit : 499.28

The Share of profit/ (loss) of joint ventures (net) for the half year ended 30th September 2026:
a) Real Estate : (7.14)
b) Rental: 992.25
Total Profit : 985.11

The complete results have already been filed in pdf form.

Other Comprehensive Income			
Date of start of reporting period		01-07-2026	01-04-2026
Date of end of reporting period		30-09-2026	30-09-2026
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Consolidated	Consolidated
	Other comprehensive income [Abstract]		
1	Amount of items that will not be reclassified to profit and loss		
1	Amount of items that will not be reclassified to profit and loss	-0.69	-1.19
	Total Amount of items that will not be reclassified to profit and loss	-0.69	-1.19
2	Income tax relating to items that will not be reclassified to profit or loss	-0.11	-0.23
3	Amount of items that will be reclassified to profit and loss		
	Total Amount of items that will be reclassified to profit and loss		
4	Income tax relating to items that will be reclassified to profit or loss		
5	Total Other comprehensive income	-0.58	-0.96

Cash flow statement, indirect		
Particulars		Half Year ended (dd-mm-yyyy)
Date of start of reporting period		01-04-2026
Date of end of reporting period		30-09-2026
Whether results are audited or unaudited		Unaudited
Nature of report standalone or consolidated		Consolidated
Part I	Blue color marked fields are non-mandatory.	
1	Statement of cash flows	
	Cash flows from used in operating activities	
	Profit before tax	1426.08
2	Adjustments for reconcile profit (loss)	
	Adjustments for finance costs	35.84
	Adjustments for decrease (increase) in inventories	-1183.61
	Adjustments for decrease (increase) in trade receivables, current	-47.8
	Adjustments for decrease (increase) in trade receivables, non-current	0
	Adjustments for decrease (increase) in other current assets	-114.9
	Adjustments for decrease (increase) in other non-current assets	0
	Adjustments for other financial assets, non-current	0
	Adjustments for other financial assets, current	-25.19
	Adjustments for other bank balances	0
	Adjustments for increase (decrease) in trade payables, current	-60.15
	Adjustments for increase (decrease) in trade payables, non-current	0
	Adjustments for increase (decrease) in other current liabilities	3036.81
	Adjustments for increase (decrease) in other non-current liabilities	0
	Adjustments for depreciation and amortisation expense	73.34
	Adjustments for impairment loss reversal of impairment loss recognised in profit or loss	20.22
	Adjustments for provisions, current	2.99
	Adjustments for provisions, non-current	0
	Adjustments for other financial liabilities, current	33.96
	Adjustments for other financial liabilities, non-current	0
	Adjustments for unrealised foreign exchange losses gains	1.11
	Adjustments for dividend income	0
	Adjustments for interest income	583.04
	Adjustments for share-based payments	0
	Adjustments for fair value losses (gains)	-739.37
	Adjustments for undistributed profits of associates	0
	Other adjustments for which cash effects are investing or financing cash flow	-1.86
	Other adjustments to reconcile profit (loss)	0
	Other adjustments for non-cash items	-41.58
	Share of profit and loss from partnership firm or association of persons or limited liability partnerships	0
	Total adjustments for reconcile profit (loss)	406.77
	Net cash flows from (used in) operations	1832.85
	Dividends received	0
	Interest paid	0
	Interest received	0

	Income taxes paid (refund)	-120.53
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) operating activities	1953.38
3	Cash flows from used in investing activities	
	Cash flows from losing control of subsidiaries or other businesses	0
	Cash flows used in obtaining control of subsidiaries or other businesses	0
	Other cash receipts from sales of equity or debt instruments of other entities	56.59
	Other cash payments to acquire equity or debt instruments of other entities	4.6
	Other cash receipts from sales of interests in joint ventures	0
	Other cash payments to acquire interests in joint ventures	0
	Cash receipts from share of profits of partnership firm or association of persons or limited liability partnerships	0
	Cash payment for investment in partnership firm or association of persons or limited liability partnerships	0
	Proceeds from sales of property, plant and equipment	4.36
	Purchase of property, plant and equipment	22.26
	Proceeds from sales of investment property	0
	Purchase of investment property	0
	Proceeds from sales of intangible assets	0
	Purchase of intangible assets	0
	Proceeds from sales of intangible assets under development	0
	Purchase of intangible assets under development	0
	Proceeds from sales of goodwill	0
	Purchase of goodwill	0
	Proceeds from biological assets other than bearer plants	0
	Purchase of biological assets other than bearer plants	0
	Proceeds from government grants	0
	Proceeds from sales of other long-term assets	0
	Purchase of other long-term assets	1848.63
	Cash advances and loans made to other parties	19.78
	Cash receipts from repayment of advances and loans made to other parties	42.27
	Cash payments for future contracts, forward contracts, option contracts and swap contracts	0
	Cash receipts from future contracts, forward contracts, option contracts and swap contracts	0
	Dividends received	419.58
	Interest received	145.54
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) investing activities	-1226.93
4	Cash flows from used in financing activities	
	Proceeds from changes in ownership interests in subsidiaries	0
	Payments from changes in ownership interests in subsidiaries	0
	Proceeds from issuing shares	0
	Proceeds from issuing other equity instruments	0
	Payments to acquire or redeem entity's shares	0
	Payments of other equity instruments	0
	Proceeds from exercise of stock options	0
	Proceeds from issuing debentures notes bonds etc	0
	Proceeds from borrowings	0
	Repayments of borrowings	12.54

	Payments of lease liabilities	0.26
	Dividends paid	1979.99
	Interest paid	13.55
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) financing activities	-2006.34
	Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes	-1279.89
5	Effect of exchange rate changes on cash and cash equivalents	
	Effect of exchange rate changes on cash and cash equivalents	-1.29
	Net increase (decrease) in cash and cash equivalents	-1281.18
	Cash and cash equivalents cash flow statement at beginning of period	2273.22
	Cash and cash equivalents cash flow statement at end of period	992.04