

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	01-04-2025
Date of end of financial year	31-03-2026
Date of board meeting when results were approved	13-05-2026
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	08-05-2026
Description of presentation currency	INR
Level of rounding	Crores
Reporting Type	Quarterly
Reporting Quarter	Fourth quarter
Nature of report standalone or consolidated	Consolidated
Whether results are audited or unaudited for the quarter ended	Audited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Audited
Segment Reporting	Single segment
Description of single segment	Real estate Development
Start date and time of board meeting	13-05-2026 15:30
End date and time of board meeting	13-05-2026 17:45
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	Declaration of unmodified opinion

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		01-01-2026	01-04-2025
Date of end of reporting period		31-03-2026	31-03-2026
Whether results are audited or unaudited		Audited	Audited
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	1814.06	8194.02
	Other income	279.76	1622.02
	Total income	2093.82	9816.04
2	Expenses		
(a)	Cost of materials consumed	806.74	4848.57
(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	181.64	640.3
(e)	Finance costs	21.09	199.07
(f)	Depreciation, depletion and amortisation expense	48.25	142.41
(g)	Other Expenses		
1	Other Expenses	414.91	1256.79
	Total other expenses	414.91	1256.79
	Total expenses	1472.63	7087.14
3	Total profit before exceptional items and tax	621.19	2728.9
4	Exceptional items	27.88	202.92
5	Total profit before tax	649.07	2931.82
6	Tax expense		
7	Current tax	-98.35	86.77
8	Deferred tax	6.24	223.2
9	Total tax expenses	-92.11	309.97
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	741.18	2621.85
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	527.38	1792.83
16	Total profit (loss) for period	1268.56	4414.68
17	Other comprehensive income net of taxes	-3.96	-6.34
18	Total Comprehensive Income for the period	1264.6	4408.34
19	Total profit or loss, attributable to		
	Profit or loss, attributable to owners of parent	1268.56	4414.68
	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	1264.6	4408.34
	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		44978.31	
23	Earnings per share			
i	Earnings per equity share for continuing operations			
	Basic earnings (loss) per share from continuing operations	5.12	17.83	
	Diluted earnings (loss) per share from continuing operations	5.12	17.83	
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	5.12	17.83	
	Diluted earnings (loss) per share from continuing and discontinued operations	5.12	17.83	
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 13 May 2026 and have been audited by the Statutory Auditors of the Company.

The complete notes are submitted with the financial results.

Statement of Asset and Liabilities		
Particulars		Year ended (dd-mm-yyyy)
Date of start of reporting period		01-04-2025
Date of end of reporting period		31-03-2026
Whether results are audited or unaudited		Audited
Nature of report standalone or consolidated		Consolidated
Assets		
1	Non-current assets	
	Property, plant and equipment	592.12
	Capital work-in-progress	158.72
	Investment property	2360.63
	Goodwill	944.25
	Other intangible assets	216.78
	Intangible assets under development	3.04
	Biological assets other than bearer plants	0
	Investments accounted for using equity method	20481.01
	Non-current financial assets	
	Non-current investments	638.21
	Trade receivables, non-current	0
	Loans, non-current	663.31
	Other non-current financial assets	
1	Other non-current financial assets	5170.64
2		
3		
4		
5		
	Details of other non-current financial assets	
	Total of other non-current financial assets	5170.64
	Total non-current financial assets	6472.16
	Deferred tax assets (net)	1410.15
	Other non-current assets	
1	Other non-current assets	1515.5
2		
3		
4		
5		
	Details of other non-current assets	
	Total of other non-current assets	1515.5
	Total non-current assets	34154.36
2	Current assets	
	Inventories	24717.48
	Current financial asset	
	Current investments	572.97
	Trade receivables, current	847.38
	Cash and cash equivalents	2273.22
	Bank balance other than cash and cash equivalents	5473.18
	Loans, current	448.39
	Other current financial assets	
1	Other current financial assets	2280.79
2		

3		
4		
5		
	Details of other current financial assets	
	Total of Other current financial assets	2280.79
	Total current financial assets	11895.93
	Current tax assets (net)	1246.86
	Other current assets	
1	Other current assets	2808.84
2		
3		
4		
5		
	Details of other current assets	
	Total of other current assets	2808.84
	Total current assets	40669.11
3	Non-current assets classified as held for sale	51.3
4	Regulatory deferral account debit balances and related deferred tax Assets	0
	Total assets	74874.77
	Equity and liabilities	
1	Equity	
	Equity attributable to owners of parent	
	Equity share capital	495.06
	Other equity	44978.31
	Total equity attributable to owners of parent	45473.37
	Non controlling interest	0
	Total equity	45473.37
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	356.84
2		
3		
4		
5		
	Details of other non-current financial liabilities	
	Total of other non-current financial liabilities	356.84
	Total non-current financial liabilities	1151.03
	Provisions, non-current	107.75
	Deferred tax liabilities (net)	2143.18
	Deferred government grants, Non-current	0
	Other non-current liabilities	
1	Other non-current liabilities	147.91
2	Lease Liability	250.54
3		
4		
5		

	Details of other non-current liabilities	
	Total of other non-current liabilities	398.45
	Total non-current liabilities	3800.41
	Current liabilities	
	Current financial liabilities	
	Borrowings, current	44.95
	Trade Payables, current	
	(A) Total outstanding dues of micro enterprises and small enterprises	529.29
	(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	1190.3
	Total Trade payable	1719.59
	Other current financial liabilities	
1	Other current financial liabilities	340.59
2		
3		
4		
5		
	Details of other current financial liabilities	
	Total of other current financial liabilities	340.59
	Total current financial liabilities	2105.13
	Other current liabilities	
1	Other current liabilities	23396.23
2	Lease Liability	10.4
3		
4		
5		
	Details of other current liabilities	
	Total of other current liabilities	23406.63
	Provisions, current	79.38
	Current tax liabilities (Net)	9.85
	Deferred government grants, Current	0
	Total current liabilities	25600.99
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	29401.4
	Total equity and liabilities	74874.77
	Disclosure of notes on assets and liabilities	

Other Comprehensive Income

	Date of start of reporting period	01-01-2026	01-04-2025
	Date of end of reporting period	31-03-2026	31-03-2026
	Whether results are audited or unaudited	Audited	Audited
	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	-4.33	-8.19
	Total Amount of items that will not be reclassified to profit and loss	-4.33	-8.19
2	Income tax relating to items that will not be reclassified to profit or loss	-0.37	-1.85
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	0.00	0.00
5	Total Other comprehensive income	-3.96	-6.34

Cash flow statement, indirect

	Particulars	Year ended (dd-mm-yyyy)
	Date of start of reporting period	01-04-2025
	Date of end of reporting period	31-03-2026
	Whether results are audited or unaudited	Audited
	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	2931.82
2	Adjustments for reconcile profit (loss)	
	Adjustments for finance costs	199.07
	Adjustments for decrease (increase) in inventories	139.18
	Adjustments for decrease (increase) in trade receivables, current	-19.36
	Adjustments for decrease (increase) in trade receivables, non-current	0
	Adjustments for decrease (increase) in other current assets	-461.22
	Adjustments for decrease (increase) in other non-current assets	0
	Adjustments for other financial assets, non-current	0
	Adjustments for other financial assets, current	31.49
	Adjustments for other bank balances	0
	Adjustments for increase (decrease) in trade payables, current	-506.22
	Adjustments for increase (decrease) in trade payables, non-current	0
	Adjustments for increase (decrease) in other current liabilities	6250.63
	Adjustments for increase (decrease) in other non-current liabilities	0
	Adjustments for depreciation and amortisation expense	142.41
	Adjustments for impairment loss reversal of impairment loss recognised in profit or loss	61.26
	Adjustments for provisions, current	15.78
	Adjustments for provisions, non-current	0
	Adjustments for other financial liabilities, current	28.66
	Adjustments for other financial liabilities, non-current	0
	Adjustments for unrealised foreign exchange losses gains	0.13
	Adjustments for dividend income	0
	Adjustments for interest income	1265.58
	Adjustments for share-based payments	0
	Adjustments for fair value losses (gains)	10.8
	Adjustments for undistributed profits of associates	0
	Other adjustments for which cash effects are investing or financing cash flow	-5.69
	Other adjustments to reconcile profit (loss)	0
	Other adjustments for non-cash items	-539.83
	Share of profit and loss from partnership firm or association of persons or limited liability partnerships	0
	Total adjustments for reconcile profit (loss)	4081.51
	Net cash flows from (used in) operations	7013.33
	Dividends received	0
	Interest paid	0
	Interest received	0
	Income taxes paid (refund)	665.96
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) operating activities	6347.37
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	5
	Other cash payments to acquire equity or debt instruments of other entities	24
	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	13.16
	Purchase of property, plant and equipment	129.19
	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	50.62
	Purchase of other long-term assets	1834.81
	Cash advances and loans made to other parties	114
	Cash receipts from repayment of advances and loans made to other parties	532.92
	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	1334.22
	Interest received	887.18
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) investing activities	721.1
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	3814
	Payments of lease liabilities	29.59
	Dividends paid	1480.47
	Interest paid	218.04
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	-4.66
	Net cash flows from (used in) financing activities	-5546.76
	Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes	1521.71
5	Effect of exchange rate changes on cash and cash equivalents	
	Effect of exchange rate changes on cash and cash equivalents	0
	Net increase (decrease) in cash and cash equivalents	1521.71
	Cash and cash equivalents cash flow statement at beginning of period	751.51
	Cash and cash equivalents cash flow statement at end of period	2273.22

Details of Impact of Audit Qualification

Whether results are audited or unaudited		Audited	
Declaration of unmodified opinion or statement on impact of audit qualification		Declaration of unmodified opinion	
Auditor's opinion			
Declaration pursuant to Regulation 33 (3) (d) of SEBI (LODR) Regulation, 2015: The company declares that its Statutory Auditor/s have issued an Audit Report with unmodified opinion for the period on Consolidated results		Yes	
	Audit firm's name	Whether the firm holds a valid peer review certificate issued by Peer Review Board of ICAI	Certificate valid upto
1	S.R. Batliboi & Co. LLP	Yes	31-07-2027

