



Nirlon Limited

CIN:L17120MH1958PLC011045

Pahadi Village, off the Western Express Highway, Goregaon (East), Mumbai 400 063.

Tele:+91 (022) 4028 1919/2685 2257/58/59

E-mail id :info@nirlonltd.com, Website:www.nirlonltd.com

August 10, 2026

The Secretary,
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai- 400 001.

Dear Sir,

Security Code: 500307

Sub: Outcome of the Board meeting held on August 10, 2026

We would to inform you that at the Board of Directors meeting held on August 10, 2026, the Board of Directors have, interalia, approved, interalia, the following:

1. The Un-audited Financial Results for the 1st Quarter ended June 30, 2026 alongwith the Limited Review Report.
2. Earnings presentation for the 1st Quarter of the F.Y. 2026 – 27 with disclaimers.
3. The **67th Annual General Meeting** of Nirlon Limited will be held on **Friday, September 18, 2026 at 12.00 noon (IST)** through Video Conferencing (“**VC**”) / Other Audio Visual Means (“**OAVM**”).
4. Pursuant to Section 91 of the Act, the Register of Members of the Company will remain closed from **Friday, September 4, 2026 to Friday, September 18, 2026 (both days inclusive)** for the 67th AGM and payment of final dividend upon being declared thereat;
5. A final dividend of Rs.15.00 per equity share (@150%) has already been recommended by the Board of Directors for the F.Y. 2025-26 at their Board meeting held on May 25, 2026, subject to TDS and to the approval of Members at the 67th AGM. If the dividend, as recommended by the Board of Directors, is approved at the 67th AGM, payment of such dividend, subject to deduction of tax at source (“**TDS**”), will be made on

or after **Friday, Tuesday, September 25, 2025**, as under:

- i. To all Beneficial Owners in respect of shares held in **Dematerialized Form** as per the data as may be made available by National Security Depository Limited (“**NSDL**”) and Central Depository Services (India) Limited (“**CDSL**”) (both collectively referred to as “**Depositories**”) as of the close of business hours on **Thursday, September 3, 2026 (“Record Date”)**.
 - ii. To all Members in respect of shares held in **Physical Form** after giving effect to valid transmission and transposition requests lodged with the Company on or before the close of business hours on **Thursday, September 3, 2026 (“Record Date”)**;
6. The Board of Directors of the Company has appointed **Mr. Alwyn D’souza**, Practising Company Secretary (FCS No.5559 CP No.5137), or failing him Mr. Jay D’souza, Practising Company Secretary (FCS No.3058 CP No.6915) of Alwyn Jay & Co., Company Secretaries, Mumbai, as Scrutinizers to scrutinize the voting at the 67th AGM and remote e-voting for the 67th AGM to ensure the same is conducted in a fair and transparent manner.
7. The Company has appointed MUFG Intime India Pvt. Ltd. (**MUFGIPL**) to provide e-voting facility and voting at 67th AGM to Members to cast their votes electronically for the purpose of 67th AGM.
8. The Company has appointed MUFG Intime India Pvt. Ltd. (**MUFGIPL**) to provide Video Conferencing facility thru their “**InstaMeet**” for Members to attend the 67th AGM.

The Un-audited Financial Results will be uploaded on the website of the Company “www.nirlonltd.com”, and also being published in the newspapers in compliance with above mentioned Regulations.

We are also filing the Results in XBRL format with BSE Ltd.

Please note that the Board Meeting commenced at 12.00 noon (IST) and concluded at 12.10 p.m.(IST).

Thanking you,

Yours faithfully,

For Nirlon Limited



Jasmin K. Bhavsar

**Company Secretary, Vice President (Legal) & Compliance
Officer FCS 4178**

Encl:a.a.



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August 10, 2026

The Secretary,
BSE Limited,
P.J. Towers,
Dalal Street,
Mumbai- 400 001.

Security Code: 500307

Dear Sir,

Sub: Un-audited Financial Results for the 1st Quarter ended June 30, 2026 and Limited Review Report of S R B C & Co. LLP, the Statutory Auditors of the Company

Ref: Regulation 33 read with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Further to our letter dated June 29, 2026, we hereby inform you that the Board of Directors of the Company at their meeting held on **Monday, August 10, 2026** have interalia; considered and taken on record Un-audited Financial Results for the 1st Quarter ended June 30, 2026 alongwith the Limited Review Report.

We are attaching herewith the Un-audited Financial Results in the prescribed format as required under Regulation 33 read with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, with the Limited Review Report submitted by S R B C & Co. LLP.

The Un-audited Financial Results will be uploaded on the website of the Company "www.nirlonltd.com", and also being published in the newspapers in compliance with above mentioned Regulations.

Please note that the Board Meeting commenced at
12.00 noon (IST) concluded at 12.10 p.m. (IST).

We are also filing the Results in XBRL format with BSE Ltd.

Thanking you,
Yours faithfully,
For Nirlon Ltd.,



Jasmin K. Bhavsar
Company Secretary, Vice President (Legal) & Compliance Officer
FCS4178
Encl: a/a

Independent Auditor's Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Nirlon Limited**

1. We have reviewed the accompanying statement of unaudited financial results of Nirlon 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, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement 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 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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 Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons 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 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. 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 aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003


per Hemal Shah
Partner
Membership No.: 110829
UDIN: 26110829IASMVH7543



Mumbai
August 10, 2026

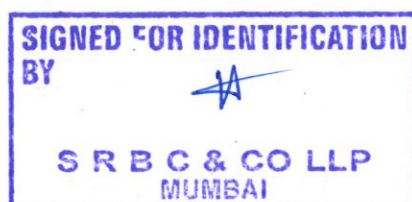
NIRLON LIMITED

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Goregaon(E),Mumbai-400063.
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**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026**

Sr. No.	Particulars	Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		Unaudited	Audited (Refer Note 3)	Unaudited	Audited
1	Income:				
	(a) Revenue from operations	16,830.54	17,093.68	16,299.60	66,917.12
	(b) Other income	435.76	337.31	405.13	1,415.15
	Total income	17,266.30	17,430.99	16,704.73	68,332.27
2	Expenses:				
	(a) Employee benefits expense	160.71	131.61	162.87	626.12
	(b) Finance costs	2,628.33	2,597.96	2,790.98	10,785.06
	(c) Depreciation and amortisation expenses	1,395.17	1,418.05	1,377.51	5,557.61
	(d) Property management expenses	1,496.27	1,824.62	1,383.93	6,143.04
	(e) Other expenses	2,255.19	1,903.92	1,974.12	8,026.10
	Total expenses	7,935.67	7,876.16	7,689.41	31,137.93
3	Profit before tax (1-2)	9,330.63	9,554.83	9,015.32	37,194.34
4	Tax expense				
	(a) Current Tax	2,189.74	2,464.96	2,465.61	7,988.35
	(b) Adjustment for tax relating to earlier periods	-	47.49	(32.72)	14.77
	(c) Deferred Tax	203.00	(16.39)	741.68	1,543.56
	(d) Remeasurement of deferred tax on account of new tax regime (Refer note 4)	-	-	-	(6,950.51)
	Total tax expense	2,392.74	2,496.06	3,174.57	2,596.17
5	Profit after tax (3-4)	6,937.89	7,058.77	5,840.75	34,598.17
6	Other comprehensive income / (expense)				
	Items that will not be reclassified to profit and loss (net of tax)	-	0.20	-	0.20
7	Total comprehensive income (5+6)	6,937.89	7,058.97	5,840.75	34,598.37
8	Paid-up equity share capital (Face value of Rs. 10/- per share)	9,011.80	9,011.80	9,011.80	9,011.80
9	Other Equity				37,848.59
10	Earnings per share (EPS) of Rs. 10/- each (not annualised)				
	(a) Basic (Rs.)	7.70	7.83	6.48	38.39
	(b) Diluted (Rs.)	7.70	7.83	6.48	38.39

See accompanying notes to the financial results



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**Notes :**

- 1 The results of the quarter ended June 30, 2026 were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on August 10, 2026.
- 2 The Company has determined "licensing of investment properties" as a reportable segment as evaluated by the chief operating decision makers for allocation of resources and assessing the performance. There are no other reportable segment as per Ind AS 108 - Operating Segment. Accordingly, no segment information has been disclosed.
- 3 The figures for quarter ended March 31, 2026 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures upto December 31, 2025 which were subjected to limited review.
- 4 In the FY 2025-26, the Company exercised the option available under section 115BAA of the Income Tax Act, 1961 (New Tax Regime) and accordingly remeasured opening deferred tax liability and reversed Rs. 6,950.51 lakhs.



For and on behalf of Board of Directors of Nirlon Limited

RAHUL SAGAR
EXECUTIVE DIRECTOR AND CEO
DIN: 388980

Place : Mumbai.

Date : August 10, 2026





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August 10, 2026

The Secretary,

BSE Limited,

P.J. Towers,

Dalal Street,

Mumbai- 400 001.

Security Code: 500307

Dear Sir,

Sub: Outcome of the Board meeting held on Monday, August 10, 2026:
Earnings Presentation for the 1st Quarter ended June 30, 2026

Ref: Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations
and Disclosure Requirements) Regulations, 2015

We hereby inform you that inter alia; the Board of Directors of the Company at their meeting held on Monday, August 10, 2026 considered Earnings presentation for the 1st Quarter ended June 30, 2026 with disclaimers, are attached herewith.

The said information with details will also be made available on the website of the Company "www.nirlonltd.com".

We request you to take the same on record.

Thanking you,

Yours faithfully,

For Nirlon Ltd.,

Jasmin K. Bhavsar

Company Secretary, Vice President (Legal) & Compliance Officer

FCS4178

Encl: a/a



NIRLON LIMITED

EARNINGS PRESENTATION
Q1-FY27

Snapshot

Key Strengths



Present in the commercial / IT-ITES real estate sector for 17 years



Experienced management team



GIC Singapore (through its affiliate) is the major shareholder

Focus on Sustainability



Environmentally Friendly Campus



LEED Platinum / Gold Certified Buildings (Core & Shell)



LEED Zero Water, TRUE Platinum (Net Zero Waste) and LEED Zero Waste certification for NKP Ph. 1 to 4

NKP Characteristics



Occupier friendly design with typical ~80% efficiency



Marquee licensees including leading companies from IT / Financial Services sectors



Historically high average occupancy

Key Financials



Consistent and Sustainable License Fee Income



3 Year CAGR (2023-2026) :
Revenue: 5.9%
PAT: 29.9 %

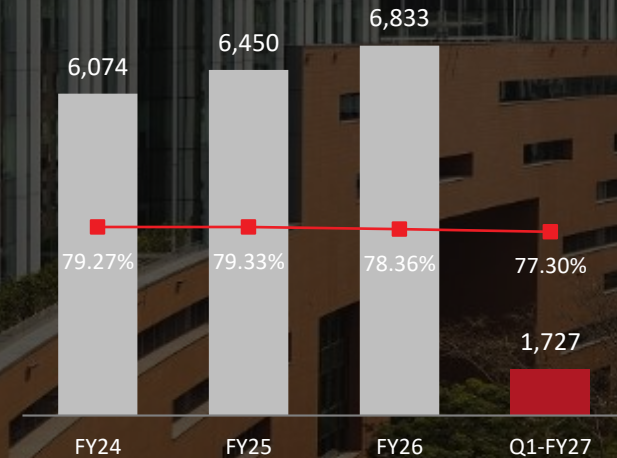


FY26
CFO: INR 4,775 Mn
ROE: 73.84%

Company Overview

- Nirlon Limited was incorporated in 1958 and was a pioneer in the manufacturing of synthetic yarns and industrial rubber products in India.
- Since 2006, Nirlon has primarily been in the business of development and management of commercial/ IT-ITES Real Estate.
- The company currently owns two primary assets: Nirlon Knowledge Park (NKP), which is an approx. 23 acre Information Technology Park located in Goregaon (East), Mumbai and also 75% of undivided interest in approx. 0.05 Mn sq. ft. in Nirlon House (NH), which is a building in the prime location of Worli, Mumbai.
- The development of the company's landmark project of Nirlon Knowledge Park began in phases from 2006, with the final phase i.e. Phase V completed in FY22.
- NKP has a total chargeable area of approximately 3.08 Mn.sq.ft.
- GIC Singapore became the majority shareholder and a co-promoter in 2015 vide an open offer through its affiliate, Reco Berry Private Limited (Reco) of Singapore, and currently has a 63.92% holding in the company.

Total Income (INR Mn) & EBITDA Margins (%)

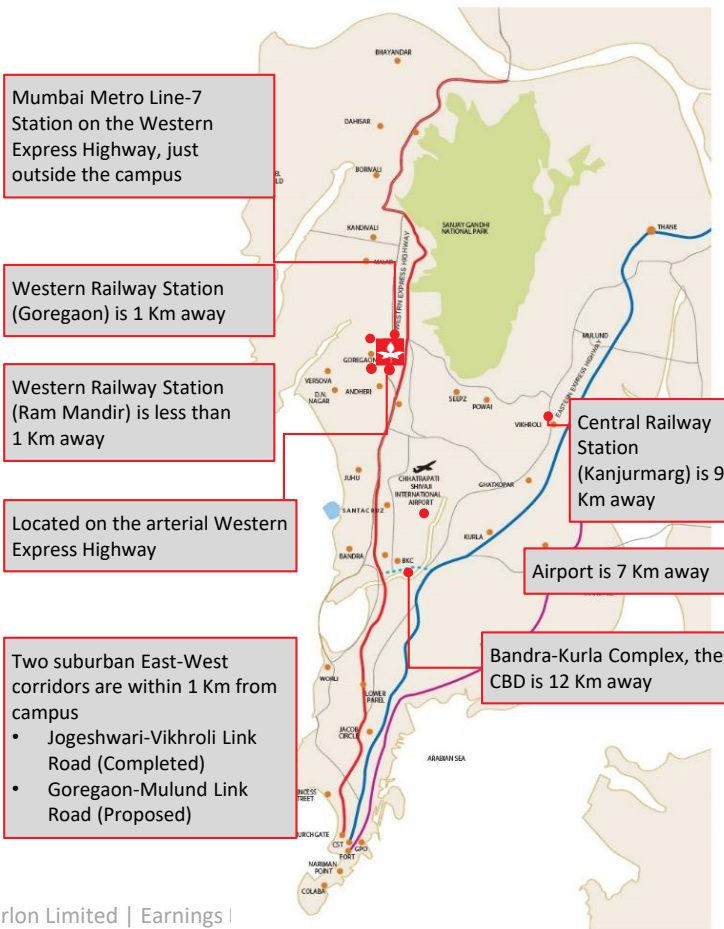


NIRLON LIMITED

FY18 onward figures as per Ind AS

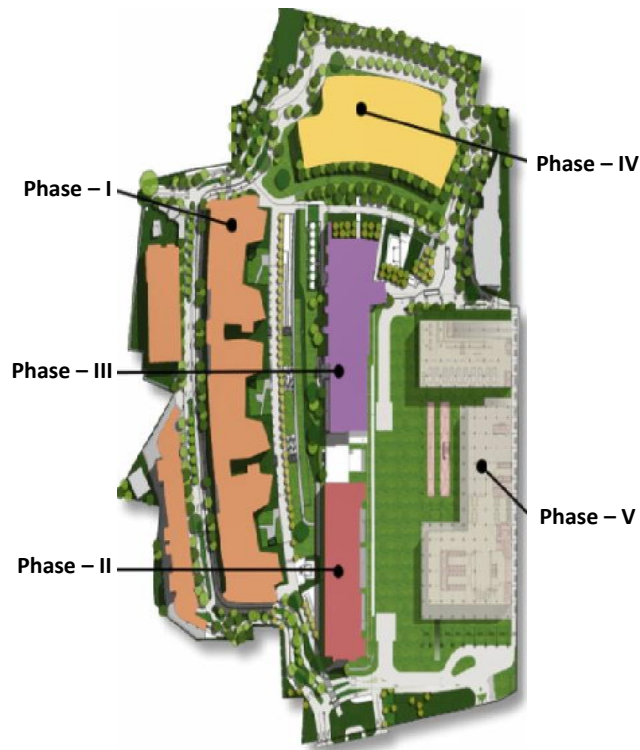


Nirlon Knowledge Park – The Master Plan



Conveniently located on Mumbai's Western Express Highway, one of Mumbai's main arterial roads, NKP is an easy commute from the western and eastern suburbs of Mumbai. A majority of the city's professional workforce live in the western suburbs, which have a ready availability of residential accommodation. NKP is also located close to educational institutions, hospitals, and recreational facilities.

≈ **3.08**
Mn Sq. ft. Total office space

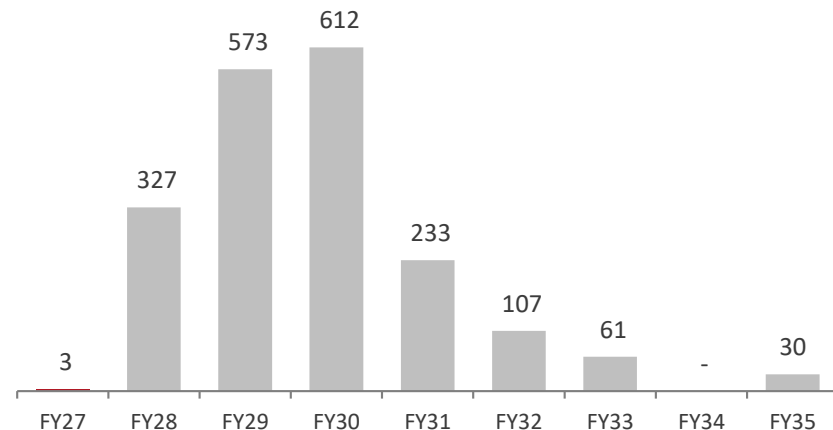




Phase Wise Details & License Renewals

Phases	I	II	III	IV	V	Total
Constructed Area (Mn Sq. Ft.)	1.29	0.38	0.55	0.76	1.78	4.77
Chargeable Area (Mn Sq. Ft.)	0.79	0.31	0.40	0.43	1.16	3.08
Date of Completion	Oct-09	Jun-10	Sep-13	Mar-15	FY22	NA

License Due for Renewals/Resets (Thousands Sq. ft.)
as on 30th June 2026



As on 30th June 2026, approx. 1,800 sq. ft. at NKP and 5,000 sq.ft at Nirlon House was vacant.

The chart assumes all licenses continue for their total tenure of License / notice period, including renewal options.

Only NL's share considered for co-owned space at Nirlon House.



Q1-FY27 Financial Overview



Operational Highlights

Marketing Updates

- As on 30 June 26, approx. 6,900 sq.ft. area was vacant in NKP + NH combined.
- An office of approx. 1,100 sq.ft. (NL's share of space) at Nirlon House has been licensed in Q1FY27.

Debt Summary (As of 30th June 2026)

- Total secured debt facility sanctioned by HSBC is INR 1,230 Cr which includes an OD facility.
- Debt outstanding as on 30 June 26 from HSBC Bank was INR 1,150 Cr.
- CRISIL has reaffirmed 'CRISIL AA+/Stable' rating to this facility.

Other Updates

- The Board proposes a final dividend of INR 15 (150%) per share for FY26, subject to approval by the shareholders in the forthcoming AGM.

Q1-FY27 Financial Highlights

Q1-FY27 Financial Highlights:

INR 1,727 Mn

Total Income

INR 1,335 Mn

EBITDA

77.30%

EBITDA Margin

INR 933 Mn

PBT

INR 694 Mn

PAT

40.19%

PAT Margin

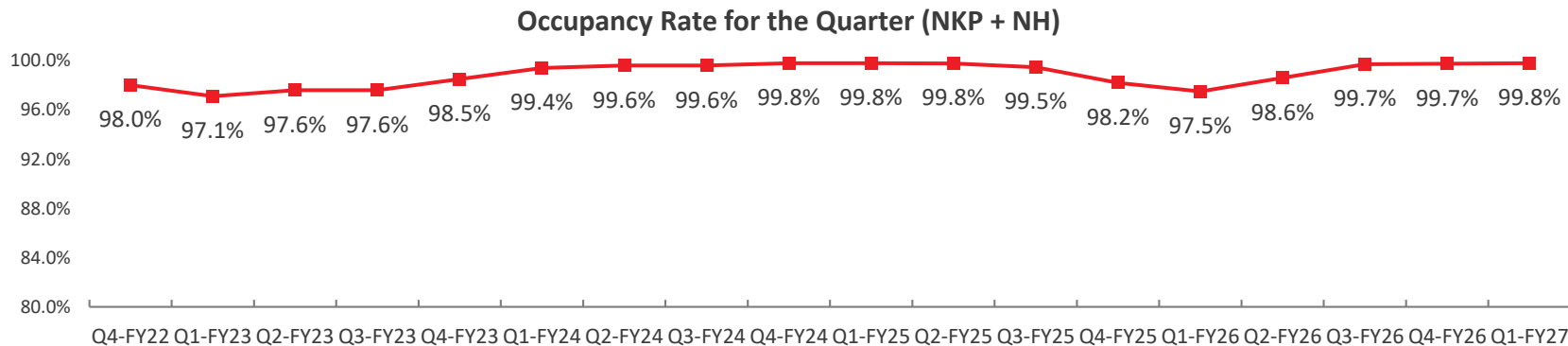
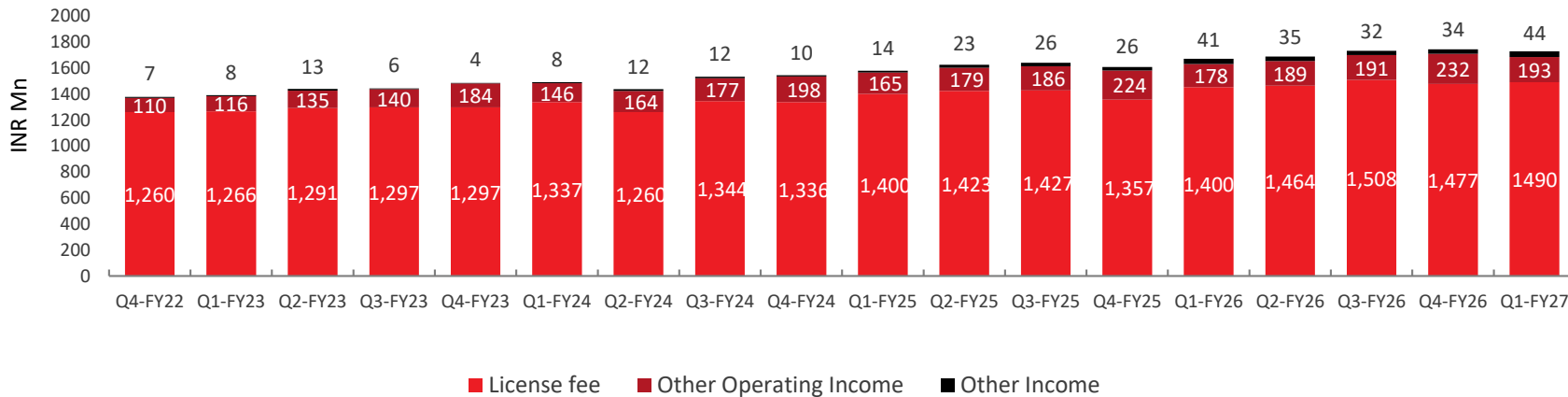


Quarterly Financial Performance (Ind AS)

Particulars (INR Mn)	Q1-FY27	Q4-FY26	Q-o-Q	Q1-FY26	Y-o-Y
License Fees	1,490	1,477	0.9%	1,452	2.6%
Other Operating Income (CAM, etc.)	193	232	(16.8)%	178	8.4%
Other Income	44	34	29.4%	41	7.3%
Total Income	1,727	1,743	(0.9)%	1,671	3.4%
Total Expenses	392	386	1.6%	352	11.4%
EBITDA	1,335	1,357	(1.6)%	1,319	1.2%
EBITDA Margins (%)	77.30%	77.85%	(55) Bps	78.93%	(163) Bps
Depreciation	139	142	(2.1)%	138	0.7%
Finance Cost	263	260	1.2%	279	(5.7)%
PBT	933	955	(2.3)%	902	3.4%
Tax	239	249	(4.0)%	318	(24.8)%
Profit After Tax / Total Comprehensive Income	694	706	(1.7)%	584	18.8%
PAT Margins (%)	40.19%	40.50%	(31) Bps	34.95%	524 Bps
Diluted EPS (INR per share)	7.70	7.83	(1.7)%	6.48	18.8%



License Fees & Occupancy Rates



Historical Financial Performance (Ind AS)

Particulars (INR Mn)	FY24	FY25	FY26	Q1-FY27
License Fees	5,348	5,607	5,901	1,490
Other Operating Income (CAM, etc.)	684	754	790	193
Other Income	42	89	142	44
Total Income	6,074	6,450	6,833	1,727
Total Expenses	1,260	1,333	1,479	392
EBITDA	4,814	5,117	5,354	1,335
EBITDA Margins (%)	79.26%	79.33%	78.36%	77.30%
Depreciation	564	563	556	139
Finance Cost*	1,235	1,170	1,079	263
PBT	3,015	3,384	3,719	933
Tax	959	1,202	259	239
Profit After Tax	2,056	2,182	3,460	694
PAT Margins (%)	33.85%	33.83%	50.64%	40.19%
Diluted EPS (INR per share)	22.81	24.21	38.39	7.70

* - Pursuant to the amendment in Ind AS-23 "Borrowing Costs," the Company has considered the specific borrowings obtained for completed phases as a part of general borrowings. Accordingly, the finance cost related to such borrowings has been capitalized as a part of Capital Work in Progress until Phase V was capitalized i.e. 15 December 2021.



Balance Sheet (Ind AS)

Particulars (INR Mn)	FY24	FY25	FY26
EQUITY	3,731	3,569	4,686
a) Equity Share Capital	901	901	901
b) Other Equity	2,830	2,668	3,785
LIABILITIES			
Non-Current Liabilities	15,586	16,312	15,904
a) Financial Liabilities			
i) Borrowings	11,456	11,464	11,467
ii) Other Financial Liabilities	1,690	1,948	2,206
b) Provisions	3	3	14
c) Deferred Tax Liabilities (Net)	1,963	2,485	1,944
d) Other Non-Current Liabilities	474	412	273
Current Liabilities	1,945	2,549	1,907
a) Financial Liabilities			
i) Borrowings	-	-	2
ii) Trade Payables	133	213	165
iii) Other Financial Liabilities	1,378	1,381	1,416
b) Other Current Liabilities	299	272	289
c) Provisions	1	3	9
d) Current Tax Liabilities (Net)	134	680	26
GRAND TOTAL - EQUITIES & LIABILITIES	21,262	22,430	22,497

Particulars (INR Mn)	FY24	FY25	FY26
Non-Current Assets	20,480	20,339	19,117
a) Property, Plant and Equipment	4	4	4
b) Capital Work In Progress	26	90	70
c) Investment Properties	19,096	18,693	18,314
d) Financial Assets			
i) Loans	-	-	-
ii) Other Financial Assets	96	96	81
f) Non-Current Tax Assets (Net)	284	735	34
g) Other Non-Current Assets	974	721	614
Current Assets	783	2,091	3,380
a) Financial Assets			
i) Trade Receivables	32	38	33
ii) Cash and Cash Equivalents	539	1,639	100
iii) Bank Balances other than ii) above	70	100	2,878
iv) Other Financial Assets	29	55	56
b) Other Current Assets	112	259	313
GRAND TOTAL – ASSETS	21,262	22,430	22,497

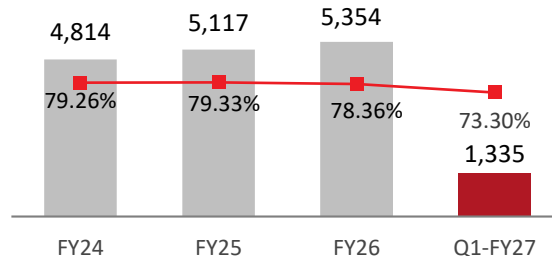


Key Financial Highlights

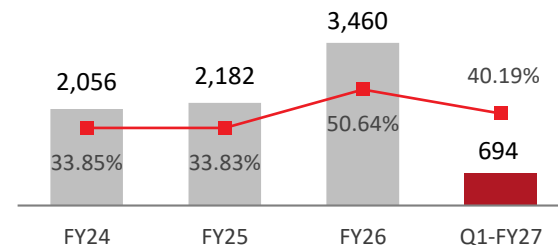
Total Income (INR Mn)



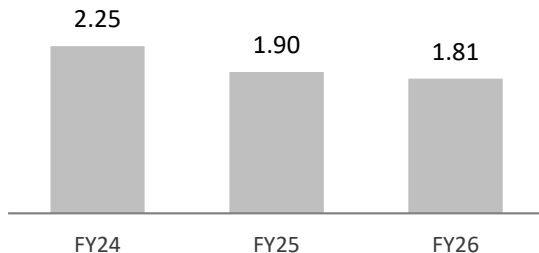
EBITDA (INR Mn) & EBITDA Margin (%)



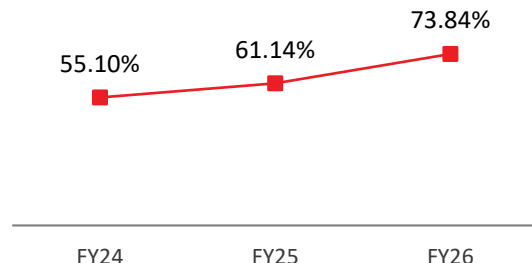
PAT* (INR Mn) & PAT Margin (%)



Net Debt to EBITDA (x)



ROE* (%)



Dividend Track Record (INR/share)



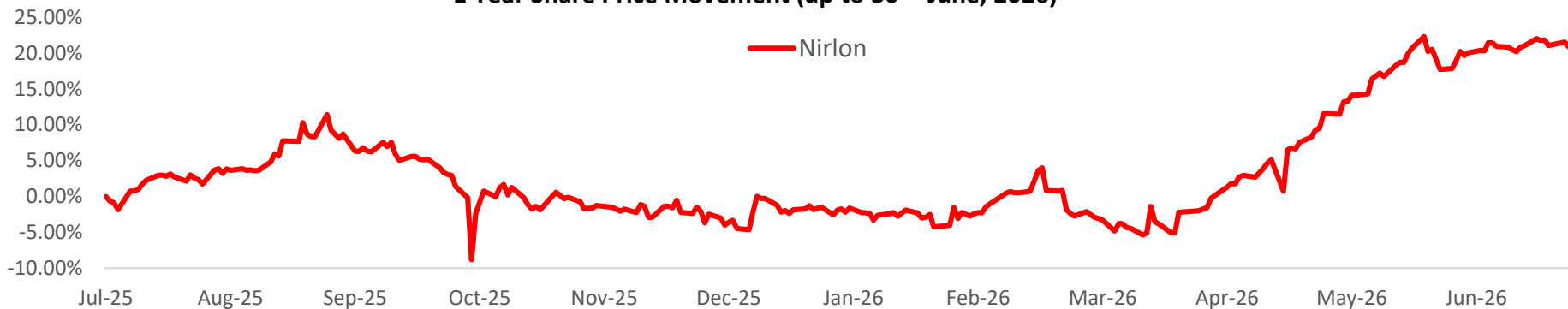
[^] Interim Dividend.

Board has recommended final dividend of Rs.15, subject to approval in the forthcoming AGM.

* - Pursuant to the amendment in Ind AS-23 "Borrowing Costs," the Company has considered the specific borrowings obtained for completed phases as a part of general borrowings. Accordingly, the finance cost related to such borrowings has been capitalized as a part of Capital Work in Progress until Phase V was capitalized i.e. 15 December 2021.

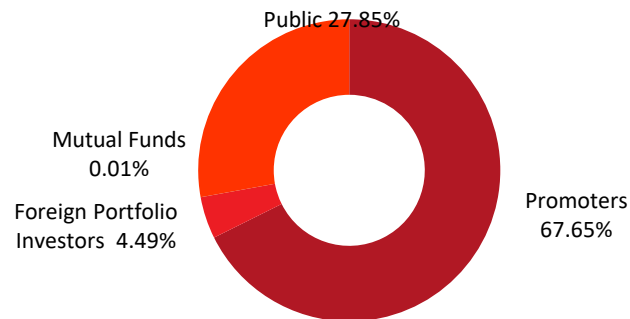
Capital Market Data

1 Year Share Price Movement (up to 30th June, 2026)



Price Data (As on 30 th June, 2026)	INR
Face Value	10.00
Market Price	618.20
52 Week H/L	646.00 / 445.00
Market Cap (INR Mn)	55,710.97
Equity Shares Outstanding (in Mn)	90.12
1 Year Avg Trading Volume ('000)	31.20

Shareholding Pattern (As on 30th June, 2026)



Disclaimer



NIRLON LIMITED

Nirlon Limited

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Nirlon Limited

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Tele:+91 (022) 4028 1919/2685 2257/58/59

E-mail id :**info@nirlonltd.com**, Website:**www.nirlonltd.com**

August 10, 2026

The Secretary,
BSE Limited,
P.K. Towers, Dalal Street,
Mumbai- 400 001.

Dear Sir,

Security Code: 500307

Sub: 67th AGM of the Company for the F.Y. 2025-26

This is to inform you that the 67th Annual General Meeting of the Company will be held on **Friday, September 18, 2026 at 12.00 noon** (IST) through Video Conferencing (“VC”) / Other Audio Visual Means (“OAVM”).

You are requested to take note of the same and oblige.

Thanking you,

Yours faithfully,
For Nirlon Limited

Jasmin K. Bhavsar

Company Secretary, V.P. (Legal) & Compliance Officer

FCS 4178



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August 10, 2026

The Secretary,
BSE Limited,
P.L. Towers, Dalal Street,
Mumbai- 400 001.

Dear Sir,

Security Code: 500307

Sub: Book closure and Record Date

This is to inform you that the Board of Directors of the Company at their meeting held on August 10, 2026 have fixed the following dates:

*Scrip Code	Security symbol *	Type of Security	Book Closure From To	Record date	Purpose
500307	NIRLON LTD.	Equity Shares	Friday, September 4, 2026 to Friday, September 18, 2026 (both days inclusive)	Thursday, September 3, 2026	For the purpose of 67 th Annual General Meeting scheduled on Friday, September 18, 2026 at 12.00 noon (IST), and payment of final dividend @150% i.e. Rs.15/- per share for the F.Y. 2025-26 upon being declared thereat

***As allotted by the BSE Limited**

A final dividend of Rs.15.00 per equity share (@150%) has been recommended by the Board for the F.Y. 2025-26, and subject to the approval of Members at this ensuing 67th AGM to be held on Friday, September 18, 2026.

If the dividend as recommended by the Board is approved at the 67th

AGM, payment of such dividend, subject to deduction of tax at source (TDS), will be made on or after **Friday, September 25, 2026** to Members as under:

- i. To all Beneficial Owners in respect of shares held in **Dematerialized Form**, as per the data made available by the National Securities Depository Limited and the Central Depository Services (India) Limited, as on the close of business hours on **Thursday, September 3, 2026**.
- ii. To all Members in respect of shares held in **Physical Form**, after giving effect to valid Transmission and transposition in respect of requests lodged with the Company on or before the close of business hours on **Thursday, September 3, 2026**.

The payment of Dividend will be credited/dispatched on or after **Friday, September 25, 2026**.

Thanking you,

Yours faithfully,

For Nirlon Limited



Jasmin K. Bhavsar

**Company Secretary & Vice President (Legal) & Compliance
Officer FCS 4178**