MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620

Regd. Office:
1st Floor, Embassy Point
150 Infantry Road,
Bangalore – 560 001

Phone: 080-41799999
Email: investor.relations@maccharlesindia.com
website: www.maccharlesindia.com

November 02, 2026

Scrip Code: 507836
BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Dear Sir/Madam,

Sub: Outcome of the meeting of the Board of Directors of Mac Charles (India) Limited (the "Company") held on November 02, 2026, pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **("SEBI LODR Regulations")** as amended, we wish to inform that the Board of Directors of the Company **("Board")**, at its meeting held on November 02, 2026 (which commenced at 12:30 P.M. and concluded at 14:45 P.M.), considered and approved, inter-alia-

(i) Noted the Related Party Transactions for the half year ended 30th September 2026 as required under Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
(ii) Considered and approved the standalone and consolidated unaudited financial results for the quarter and half year ended 30th September 2026 pursuant to Regulation 33(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Request you to take the same on record.

Thanking you,

For Mac Charles (India) Limited

RICHA SAXENA Digitally signed by RICHA SAXENA Date: 2026.11.02 14:48:20 +05'30'

Richa Saxena
Company Secretary and Compliance Officer
ACS No A17163

Walker Chandiok & Co LLP

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of Mac Charles (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Mac Charles (India) Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Mac Charles (India) Limited ('the Company') for the quarter ended 30 September 2026 and the year to date results for the period 01 April 2026 to 30 September 2026, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Walker Chandiok & Co LLP is registered with limited liability with identification number AAC-2085 and has its registered office at L-41, Connaught Circus, Outer Circle, New Delhi, 110001, India

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of Mac Charles (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Madhu Sudan



Madhu Sudan Malpani
Partner
Membership No.: 517440

UDIN: 26517440DKMXYX6690

Place: Gurugram
Date: 02 November 2026

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of Unaudited Standalone Financial Results for the quarter and six-month period ended 30 September 2026

(₹ in million except per share data)

Sl. No.	Particulars	Quarter ended			Six-month period ended		Year ended
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**						
	a) Revenue from operations	330.11	322.34	237.47	652.45	455.48	1,103.04
	b) Other income	105.44	258.44	168.90	363.88	330.84	685.40
	Total income (a+b)	**435.55**	**580.78**	**406.37**	**1,016.33**	**786.32**	**1,788.44**
2	**Expenses**						
	a) Employee benefits expense	29.63	24.61	21.45	54.34	45.62	98.28
	b) Finance costs	223.19	258.84	318.71	482.03	632.88	1,195.66
	c) Depreciation and amortisation expenses	53.90	52.87	50.30	106.77	99.53	206.16
	d) Other expenses	22.81	26.80	31.20	49.61	70.95	138.44
	Total expenses (a+b+c+d)	**329.53**	**363.12**	**421.66**	**692.75**	**848.98**	**1,638.54**
3	**Profit/ (loss) before exceptional items and tax (1-2)**	**106.02**	**217.66**	**(15.29)**	**323.58**	**(62.66)**	**149.90**
4	Exceptional items (refer note 6)	-	-	-		-	607.20
5	**Profit/ (loss) before tax (3-4)**	**106.02**	**217.66**	**(15.29)**	**323.58**	**(62.66)**	**(457.30)**
6	**Tax expense**						
	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	-
7	**Profit/ (loss) after tax (5-6)**	**106.02**	**217.66**	**(15.29)**	**323.58**	**(62.66)**	**(457.30)**
8	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss:						
	- Remeasurement loss defined benefit plan	(0.20)	(0.10)	(0.25)	(0.20)	(0.75)	(7.45)
	- Equity instruments through other comprehensive income - net changes in fair value	(0.84)	2.36	(0.93)	1.53	0.41	(3.41)
	- Income tax relating to above items	-	-	-	-	-	-
9	**Total other comprehensive income, net of tax**	**(1.04)**	**2.25**	**(1.18)**	**1.33**	**(0.34)**	**(10.86)**
10	**Total comprehensive income (7+9)**	**104.98**	**219.91**	**(16.47)**	**324.91**	**(63.00)**	**(468.16)**
11	Paid-up equity share capital (face value of ₹ 10 each)	131.01	131.01	131.01	131.01	131.01	131.01
12	Reserves excluding revaluation reserve						3,477.94
13	Earnings per equity share (not annualised for the quarters and six months)						
	(a) Basic (₹)	8.09	16.61	(1.17)	24.70	(4.78)	(34.91)
	(b) Diluted (₹)	8.09	16.61	(1.17)	24.70	(4.78)	(34.91)

See accompanying notes to the unaudited standalone financial results

MAC CHARLES (INDIA) LTD.

WALKER, CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Unaudited Standalone Balance Sheet *(₹ in million)*

Particulars	As at 30 September 2026	As at 31 March 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	168.82	179.61
Investment property	6,282.83	6,352.69
Financial assets		
(i) Investments	6,191.04	4,435.63
(ii) Loans	1,620.47	2,940.72
(iii) Other financial assets	15.86	19.36
Income-tax assets (net)	47.73	47.35
Other non-current assets	342.23	371.95
Total non-current assets	**14,668.98**	**14,347.31**
Current assets		
Financial assets		
(i) Investments	464.24	459.17
(ii) Trade receivables	24.03	19.19
(iii) Cash and cash equivalents	8.40	31.99
(iv) Bank balances other than cash and cash equivalents	87.46	116.67
(v) Loans	7.00	821.44
(vi) Other financial assets	2.79	7.07
Other current assets	104.00	175.32
	697.92	**1,630.85**
Assets held for sale	4.57	4.57
Total current assets	**702.49**	**1,635.42**
Total assets	**15,371.47**	**15,982.73**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	131.01	131.01
Other equity	3,802.86	3,477.94
Total equity	**3,933.87**	**3,608.95**
Liabilities		
Non-current liabilities		
Financial liabilities		
(i) Borrowings	10,567.19	10,634.35
(ii) Other financial liabilities	328.45	311.90
Provisions	26.45	22.83
Other non-current liabilities	150.49	163.48
Total non-current liabilities	**11,072.58**	**11,132.56**
Current liabilities		
Financial liabilities		
(i) Borrowings	117.27	983.02
(ii) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	-	-
Total outstanding dues other than to micro enterprises and small enterprises	25.87	23.39
(iii) Other financial liabilities	162.85	176.87
Other current liabilities	52.59	51.94
Provisions	2.97	2.53
	361.55	**1,237.75**
Liabilities associated with discontinued operations	3.47	3.47
Total current liabilities	**365.02**	**1,241.22**
Total equity and liabilities	**15,371.47**	**15,982.73**

See accompanying notes to the unaudited standalone financial results

MAC CHARLES (INDIA) LTD. No. 150, 1st Floor, Embassy Point, Infantry Road, Bengaluru-560 001.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

MAC CHARLES (INDIA) LIMITED

CIN: L55101KA1979PLC003620

Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of Unaudited Standalone Cashflows *(₹ in million)*

Particulars	Six-month period ended	
	30 September 2026	30 September 2025
	Unaudited	Unaudited
Profit/(Loss) before tax	**323.58**	**(62.66)**
Adjustments:		
- Impact of straightlining of rent	10.13	(397.36)
- Amortisation of deferred revenue	(19.21)	(11.53)
- Interest income	(343.43)	(310.19)
- Liability no longer required written back	-	(10.25)
- Interest expense	482.03	632.88
- Depreciation and amortisation expenses	106.77	99.53
- Profit on sale of investments in mutual funds	(15.45)	(9.34)
- Fair value changes in financial instruments	(0.10)	(0.45)
- Corporate guarantee income	(4.89)	-
Operating profit/ (loss) before working capital changes	**539.43**	**(69.37)**
Working capital adjustments:		
- Trade receivables	(4.84)	(2.38)
- Current and non-current financial assets	5.79	(0.20)
- Other current and non-current assets	90.92	(136.78)
- Trade payables, Current and non-current financial liabilities	(11.59)	215.26
- Other current and non-current liabilities	(2.52)	121.14
- Provisions	3.86	1.06
Cash flows from operating activitites	**621.05**	**128.73**
Income taxes refund, net	(0.38)	(1.13)
Net cash flows from operating activitites [A]	**620.67**	**127.60**
Cash flows from investing activities		
Purchase of property, plant and equipment and investment property (including capital advances)	(26.14)	(84.56)
Loans given	(161.78)	(93.80)
Loans received back	900.00	5.00
Purchase of investments in mutual funds	(690.26)	(185.70)
Proceeds from sale of investments in mutual funds	700.74	420.98
Investments in fixed deposits	(5.00)	(490.03)
Proceed from maturity of fixed deposits	36.45	880.60
Interest received	0.12	(17.87)
Net cash flows from investing activities [B]	**754.13**	**434.62**
Cash flows from financing activities		
Proceeds from long-term borrowings	-	5.43
Processing fees and other costs paid	(1.10)	(39.50)
Repayment of long-term borrowings	(538.87)	(1.83)
Interest paid	(858.42)	(560.37)
Net cash used in financing activities [C]	**(1,398.39)**	**(596.27)**
Net decrease in cash and cash equivalents [A+B+C]	**(23.59)**	**(34.05)**
Cash and cash equivalents at the beginning of the period	31.99	56.77
Cash and cash equivalents at the end of the period	**8.40**	**22.72**

Note: The standalone statement of cash flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS 7) - Statement of Cash flows

See accompanying notes to the unaudited standalone financial results

MAC CHARLES (INDIA) LTD. No.150, 1st Floor, Embassy Point, Infantry Road, Bengaluru-560 001

WALKER, CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of Unaudited Standalone Financial Results for the quarter and six-month period ended 30 September 2026

1 The Statement of unaudited standalone financial results ('the Statement') of Mac Charles (India) Limited ('the Company') for the quarter and six-month period ended 30 September 2026 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in its meeting held on 02 November 2026.

2 Pursuant to the Regulation 33 of the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (hereinafter referred to as "Listing Regulations"), the management has decided to publish unaudited standalone and consolidated financial results in the newspapers. The said financial results of the Company will also be made available on the Company's website www.maccharlesindia.com and also on the website of BSE (www.bseindia.com).

3 The unaudited standalone financial results have been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

4 Segment information has been provided under the notes forming part of the consolidated unaudited financial results for the quarter and six-month period ended 30 September 2026 as per Indian Accounting Standard (Ind AS) 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.

5 The Company has entered into an agreement to release a maximum sum of ₹ 6,000 million as inter corporate deposits which shall be interest free and repayable in 5 years from the date of execution of agreement which is further extended by another 5 years during the quarter, to Mac Charles Hub Projects Private Limited, a wholly owned subsidiary. The Company had released ₹ 81.40 million and received back ₹ 900.00 million during the six-month period ended 30 September 2026. Total funds released (net) as at 30 September 2026 amounts to ₹ 3,391.66 million.

6 During the previous year ended 31 March 2026, the Company prepaid its existing term loans availed from ICICI Bank Limited and Hero Fincorp Limited pursuant to the sanction and drawdown of a new term loan facility from State Bank of India. In connection with such prepayment, the Company recognised an aggregate expense of ₹ 607.20 million, comprising prepayment penalties, unamortised processing fees, and unamortised notional guarantee costs relating to the term loans from ICICI Bank Limited and Hero Fincorp Limited. Considering the materiality and non-recurring nature of this transaction, the entire amount is classified and presented as an exceptional item in the standalone financial results.

7 The Board of Directors of the Company, in its meeting held on 13 September 2024, has approved the Scheme of Arrangement ("Scheme") in accordance with the provisions laid down under Sections 230-232 of the Companies Act, 2013 to consider the Demerger of Demerged Undertaking from Mac Charles (India) Limited ("Demerged Company") to Embassy Prism Ventures Limited ("Resulting Company"), wholly owned subsidiary of the Company. The Company has received no objection on the Scheme from BSE and further final order from National Company Law Tribunal is awaited. Accordingly, there is no impact on the financial results for the six-month period ended and as at 30 September 2026.

8 Previous period figures have been reclassed/ regrouped wherever necessary to match current period classification. Such reclassifications/ regroupings are not material to the standalone financial results.

For and on behalf of Board of Directors of
Mac Charles (India) Limited

Harish Kumar Anand
Whole-time Director

Bengaluru
02 November 2026

MAC CHARLES (INDIA) LTD. No. 150, 1st Floor, Embassy Point, Infantry Road, Bengaluru - 560 001

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

Walker Chandiok & Co LLP

Walker Chandiok & Co LLP
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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Result of Mac Charles (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Mac Charles (India) Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Mac Charles (India) Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the list of subsidiaries included in the Statement) for the quarter ended 30 September 2026 and the consolidated year to date results for the period 01 April 2026 to 30 September 2026 being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Result of Mac Charles (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

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

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review report of the other auditor referred to in paragraph 5 below, 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We did not review the interim financial information of one subsidiary included in the Statement whose financial information reflects total asset of ₹ 0.86 million as at 30 September 2026, and total revenues of ₹ Nil and ₹ Nil, total net loss after tax of ₹ 0.01 million and ₹ 1.86 million and total comprehensive loss of ₹ 0.01 million and ₹ 1.86 million, for the quarter and year-to-date six-month period ended on 30 September 2026 and cash flows (net) of ₹ 0.84 million for the period ended 30 September 2026, as considered in the Statement. These interim financial information have been reviewed by other auditor whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of the said subsidiary is based solely on the review report of such other auditor and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the report of the other auditor.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

UDIN: 26517440CVNZWF1961

Place: Gurugram
Date: 02 November 2026

Walker Chandiok & Co LLP

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Result of Mac Charles (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

Annexure 1

List of subsidiaries included in the statement

1. Neptune Real Estate Private Limited
2. Blue Lagoon Real Estate Private Limited
3. Mac Charles Hub Projects Private Limited
4. Embassy Prism Ventures Limited



MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of Unaudited Consolidated Financial Results for the quarter and six-month period ended 30 September 2026

(₹ in million except per share data)

Sl. No.	Particulars	Quarter ended			Six-month period ended		Year Ended
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**						
	a) Revenue from operations	330.12	322.33	237.46	652.45	455.47	1,103.03
	b) Other income	31.02	31.44	27.39	62.46	48.96	132.08
	Total income (a+b)	**361.14**	**353.77**	**264.85**	**714.91**	**504.43**	**1,235.11**
2	**Expenses**						
	a) Land purchase and related cost	5.46	-	-	5.46	1.25	1,518.67
	b) Changes in inventories	(5.46)	-	-	(5.46)	(1.25)	(1,518.67)
	c) Employee benefits expense	47.29	37.56	32.62	84.85	70.49	149.59
	d) Finance costs	425.85	424.05	316.66	849.90	630.83	1,314.29
	e) Depreciation and amortisation expenses	53.86	52.90	50.31	106.76	99.55	206.24
	f) Other expenses	28.54	33.79	30.38	62.33	76.96	161.97
	Total expenses (a+b+c+d+e+f)	**555.54**	**548.30**	**429.97**	**1,103.84**	**877.83**	**1,832.09**
3	**Loss before exceptional items and tax (1-2)**	**(194.40)**	**(194.53)**	**(165.12)**	**(388.93)**	**(373.40)**	**(596.98)**
4	Exceptional items (refer note 6)	-	-	-	-	-	565.59
5	**Loss before tax (3-4)**	**(194.40)**	**(194.53)**	**(165.12)**	**(388.93)**	**(373.40)**	**(1,162.57)**
6	**Tax expense**						
	- Current tax	-	-	-	-	-	0.21
	- Deferred tax	-	-	-	-	-	-
7	**Loss after tax (5-6)**	**(194.40)**	**(194.53)**	**(165.12)**	**(388.93)**	**(373.40)**	**(1,162.78)**
8	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss:						
	- Remeasurements gain/(loss) of defined benefit plan	2.31	0.40	(0.50)	2.71	(1.50)	(21.19)
	- Equity instruments through other comprehensive income - net changes in fair value	(0.84)	2.36	(0.93)	1.53	0.41	(3.41)
	- Income tax relating to above items	-	-	-	-	-	-
9	**Total other comprehensive income, net of tax**	**1.47**	**2.76**	**(1.43)**	**4.24**	**(1.09)**	**(24.60)**
10	**Total comprehensive income (7+9)**	**(192.93)**	**(191.77)**	**(166.55)**	**(384.69)**	**(374.49)**	**(1,187.38)**
11	Paid-up equity share capital (face value of ₹ 10 each)	131.01	131.01	131.01	131.01	131.01	131.01
12	Reserves excluding revaluation reserve						(236.00)
13	Earnings per equity share (not annualised for the quarters and six months)						
	(a) Basic (₹)	(14.84)	(14.85)	(12.61)	(29.69)	(28.50)	(88.75)
	(b) Diluted (₹)	(14.84)	(14.85)	(12.61)	(29.69)	(28.50)	(88.75)

See accompanying notes to the unaudited consolidated financial results

MAC CHARLES (INDIA) LTD. No. 150, 1st Floor, Embassy Point, Infantry Road, Bengaluru - 560001

WALKER, CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Unaudited Consolidated Balance Sheet *(₹ in million)*

Particulars	As at 30 September 2026	As at 31 March 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	168.97	179.61
Investment property	10,359.21	10,105.20
Financial assets		
(i) Investments	10.45	8.93
(ii) Loans	33.91	33.85
(iii) Other financial assets	235.13	230.88
Income-tax assets (net)	52.80	49.14
Other non-current assets	455.43	484.65
Total non-current assets	**11,315.90**	**11,092.26**
Current assets		
Inventories	2,487.91	2,482.45
Financial assets		
(i) Investments	464.23	459.18
(ii) Trade receivables	24.03	20.19
(iii) Cash and cash equivalents	17.75	40.83
(iv) Bank balances other than cash and cash equivalents	1,183.82	1,527.08
(v) Loans	7.70	2.84
(vi) Other financial assets	0.79	7.13
Other current assets	128.61	176.20
	4,314.84	**4,715.90**
Assets held for sale	4.57	4.57
Total current assets	**4,319.41**	**4,720.47**
Total assets	**15,635.31**	**15,812.73**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	131.01	131.01
Other equity	(606.44)	(236.00)
Total equity	**(475.43)**	**(104.99)**
Liabilities		
Non-current liabilities		
Financial liabilities		
(i) Borrowings	15,253.34	14,091.26
(ii) Other financial liabilities	328.45	311.90
Provisions	52.65	50.12
Other non-current liabilities	96.07	115.28
Total non-current liabilities	**15,730.51**	**14,568.56**
Current liabilities		
Financial liabilities		
(i) Borrowings	117.27	984.39
(ii) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	-	-
Total outstanding dues other than to micro enterprises and small enterprises	32.80	71.26
(iii) Other financial liabilities	173.72	222.34
Other current liabilities	42.04	57.62
Provisions	10.93	10.07
	376.76	**1,345.68**
Liabilities associated with discontinued operations	3.47	3.47
Total current liabilities	**380.23**	**1,349.15**
Total equity and liabilities	**15,635.31**	**15,812.73**

See accompanying notes to the unaudited consolidated financial results

MAC CHARLES (INDIA) LTD. No.150, 1st Floor, Embassy Point, Infantry Road, Bengaluru - 560001.

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of unaudited Consolidated Cashflows *(₹ in million)*

Particulars	**Six-month period ended**	
	30 September 2026	**30 September 2025**
	Unaudited	**Unaudited**
Loss before tax	**(388.93)**	**(373.40)**
Adjustments:		
- Impact of straightlining of rent	10.13	(397.36)
- Amortisation of deferred revenue	(19.21)	(11.53)
- Interest income	(46.87)	(28.00)
- Interest expense	849.86	630.83
- Depreciation and amortisation expenses	106.84	99.56
- Profit on sale of investments in mutual funds	(15.45)	(9.34)
- Fair value changes in financial instruments	(0.10)	(0.45)
- Liability no longer required written back	-	(10.25)
Operating profit/ (loss) before working capital changes	**496.27**	**(99.94)**
Working capital adjustments:		
- Inventories	(5.46)	(1.25)
- Trade receivables	(3.84)	(2.38)
- Current and non-current financial assets	4.70	(0.86)
- Other current and non-current assets	67.11	(136.75)
- Trade payables	(67.84)	214.75
- Other current and non-current liabilities	(2.69)	2.07
- Provisions	6.08	121.92
Cash flows from operating activitites	**494.33**	**97.56**
Income taxes paid, net	(3.88)	(1.13)
Net cash flows from operating activitites [A]	**490.45**	**96.43**
Cash flows from investing activities		
Purchase of property, plant and equipment and investment property (including capital advances)	(380.73)	(139.01)
Purchase of investments in mutual funds	(690.26)	(185.70)
Proceeds from sale of investments in mutual funds	700.74	420.98
Investments in fixed deposits	(1,420.06)	(490.03)
Proceed from maturity of fixed deposits	1,776.51	880.60
Interest received	24.19	(17.87)
Net cash flows from investing activities [B]	**10.39**	**468.96**
Cash flows from financing activities		
Proceeds from long-term borrowings	900.00	5.43
Processing fees and other costs paid	(26.63)	(39.50)
Repayment of long-term borrowings	(538.87)	(2.07)
Interest paid	(858.42)	(560.37)
Net cash used in financing activities [C]	**(523.92)**	**(596.51)**
Net decrease in cash and cash equivalents [A+B+C]	**(23.08)**	**(31.11)**
Cash and cash equivalents at the beginning of the period	**40.83**	**59.82**
Cash and cash equivalents at the end of the period	**17.75**	**28.71**

Note: The consolidated statement of cash flows has been prepared under the 'Indirect method' as set out in the Indian Accounting Standard (Ind AS 7) - Statement of Cash flows

See accompanying notes to the unaudited consolidated financial results

MAC CHARLES (INDIA) LTD. No. 150, 1st Floor, Embassy Point, Infantry Road, Bangalore - 560 001.

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

MAC CHARLES (INDIA) LIMITED
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Consolidated segment wise revenue, results, segment assets and liabilities

Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker ("CODM") evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., real estate and sale of electricity.

Financial information on our consolidated reportable operating segments for the period ended 30 September 2026 is set out as below:

Sr. No.	Particulars	Quarter Ended			Six-month period ended		Year Ended
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Segment revenue**						
	a. Real estate leasing	306.27	303.30	211.72	609.56	408.88	1,015.01
	b. Sale of electricity	23.37	18.53	25.26	41.90	45.64	86.13
	c. Others	0.50	0.50	0.48	0.99	0.95	1.89
	Gross revenue from operations	**330.13**	**322.33**	**237.46**	**652.45**	**455.47**	**1,103.03**
2	**Segment results**						
	a. Real estate leasing	30.90	27.88	(36.95)	58.77	(82.47)	13.24
	b. Sale of electricity	11.56	7.16	7.01	18.73	10.10	15.04
	c. Others	0.50	0.50	0.48	0.99	0.95	1.90
	Profit/ (loss) before other adjustments	**42.96**	**35.54**	**(29.46)**	**78.49**	**(71.42)**	**30.18**
	Add: Unallocable other income	27.83	28.91	26.09	56.74	46.65	126.51
	Less: Unallocable expenses	265.19	258.98	161.75	524.16	348.63	753.67
	Loss before exceptional items and tax	**(194.40)**	**(194.53)**	**(165.12)**	**(388.93)**	**(373.40)**	**(596.98)**
	Less: Exceptional items	-	-	-	-	-	565.59
	Loss before tax	**(194.40)**	**(194.53)**	**(165.12)**	**(388.93)**	**(373.40)**	**(1,162.57)**
3	**Segment assets**						
	a. Real estate leasing	10,569.10	10,448.25	9,656.49	10,569.10	9,656.49	10,489.31
	b. Sale of electricity	177.87	174.47	190.19	177.87	190.19	184.97
	c. Others	1.59	1.05	1.99	1.59	1.99	1.03
	d. Unallocated assets*	4,886.75	5,104.42	2,106.70	4,886.75	2,106.70	5,137.43
	Total assets	**15,635.31**	**15,728.19**	**11,955.37**	**15,635.31**	**11,955.37**	**15,812.73**
4	**Segment liabilities**						
	a. Real estate leasing	11,155.51	11,205.64	7,776.44	11,155.51	7,776.44	11,230.47
	b. Sale of electricity	159.50	157.99	143.04	159.50	143.04	159.08
	c. Others	1.50	1.50	1.50	1.50	1.50	1.50
	d. Unallocated liabilities	4,794.24	4,645.57	3,384.16	4,794.24	3,384.16	4,526.66
	Total liabilities	**16,110.74**	**16,010.70**	**11,305.14**	**16,110.74**	**11,305.14**	**15,917.72**

* This includes real estate projects under development

See accompanying notes to the unaudited consolidated financial results

MAC CHARLES (INDIA) LTD. No.150, 1st Floor, Embassy Point, Infantry Road, Bengaluru

WALKER, CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

MAC CHARLES (INDIA) LIMITED
CIN: L55101KA1979PLC003620
Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Notes:

1 The statement of unaudited consolidated financial results ('the Statement') of Mac Charles (India) Limited ("the Company") and its subsidiaries, Blue Lagoon Real Estate Private Limited, Neptune Real Estate Private Limited, Mac Charles Hub Projects Private Limited and Embassy Prism Ventures Limited (collectively known as "the Group") have been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

2 The statement of unaudited consolidated financial results ('the Statement') of the Group for the six-month period ended 30 September 2026 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 02 November 2026.The review report of the Statutory Auditors is being filed with Bombay Stock Exchange and is also available on the Company's website www.maccharlesindia.com.

3 Pursuant to the Listing Regulations, the management has decided to publish unaudited standalone and consolidated financial results in the newspapers. The financial results of the Company will also be made available on the Company's website www.maccharlesindia.com and also on the website of BSE (www.bseindia.com)

4 Additional information on standalone financial results of the Company:-

(₹ in million)

Particulars	Quarter Ended			Six-month period ended		Year Ended
	30 September 2026	30 June 2026	30 September 2025	30 September 2026	30 September 2025	31 March 2026
Total income	435.55	580.78	406.37	1,016.33	786.32	1,788.44
Profit/ (loss) before exceptional items and tax	106.02	217.66	(15.29)	323.58	(62.66)	149.90
Profit/ (loss) before tax	106.02	217.66	(15.29)	323.58	(62.66)	(457.30)
Profit/ (loss) after tax	106.02	217.66	(15.29)	323.58	(62.66)	(457.30)
Total comprehensive income	104.98	219.91	(16.47)	324.91	(63.00)	(468.16)

5 On 02 December 2025, the Subsidiary, Mac Charles Hub Projects Private Limted proposed to issue 54,000 senior, secured, redeemable, listed, rated non-convertible debentures having face value of ₹100,000 each for an aggregate amount of ₹ 5,400 millions in dematerialised form on a private placement basis. The Subsidiary has issued series C and allotted 9,000 listed NCD on 01 June 2026 aggregating to an amount of ₹ 900 millions. As at 30 September 2026, the Subsidiary has issued 44,000 non-convertible debentures aggregating to ₹ 4,400 million.

6 During the previous year, the Holding Company prepaid its existing term loans availed from ICICI Bank Limited and Hero FinCorp Limited pursuant to the sanction and drawdown of a new term loan facility from State Bank of India. In connection with such prepayment, the Holding Company recognised an aggregate expense of ₹ 565.59 million, comprising prepayment penalties, unamortised processing fees, and unamortised notional guarantee costs relating to the term loans from ICICI Bank Limited and Hero Fincorp Limited. Considering the materiality and non-recurring nature of this transaction, the entire amount is classified and presented as an exceptional item in the consolidated financial results.

7 The Board of Directors of the Holding Company, in its meeting held on 13 September 2024, has approved the Scheme of Arrangement ("Scheme") in accordance with the provisions laid down under Sections 230-232 of the Companies Act, 2013 to consider the Demerger of Demerged Undertaking from Mac Charles (India) Limited ("Demerged Company") to Embassy Prism Ventures Limited ("Resulting Company"), wholly owned subsidiary of the Company. The Holding Company has received no objection on the Scheme from BSE and further final order from National Company Law Tribunal is awaited. Accordingly, there is no impact on the financial results for the six-month period ended and as at 30 September 2026.

8 Previous period figures have been reclassed/ regrouped wherever necessary to match current period classification. Such reclassifications/ regroupings are not material to the consolidated financial results.

For and on behalf of Board of Directors of
Mac Charles (India) Limited

Harish Kumar Anand
Whole-time Director

Bengaluru
02 November 2026

MAC CHARLES (INDIA) LTD. No. 150, 1st Floor, Embassy Point, Infantry Road, Bangalore - 560 001

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS