BEML LAND ASSETS LIMITED
(CIN: L70109KA2021GOI149486)
A Government of India Company under Ministry of Defence

Ref: CS/BLAL/SEs/206 04.11.2026

National Stock Exchange of India Ltd. Listing Compliance Department Exchange Plaza, Bandra - Kurla Complex, Bandra (East), MUMBAI - 400 051 **Symbol: BLAL**	The BSE Limited Listing Compliance Department P.J. Towers, 26th Floor, Dalal Street, MUMBAI - 400 001 **Scrip code: 543898**

Dear Sir / Madam,

Sub: Outcome of the Board Meeting

Ref: Our letter dated CS/SEs/205 dated 27.10.2026.

The Board of Directors in its 32nd meeting held today, i.e. on 04.11.2026, has considered and approved the Un-audited Financial Results for the second quarter and half-year ended 30.09.2026 in the detailed format, along with the Limited Review Report in terms of Regulation 33 of the Listing (Obligations and Disclosure Requirements) Regulations, 2015.

Arrangements have also been made to publish the extract of the results in a national daily (English) and local daily (Kannada) newspapers.

Meeting of the Board of Directors commenced at 10.00 Hours and concluded at 12.20 P.M.

Yours faithfully
For BEML LAND ASSETS LIMITED

BHARTI RAMCHANDANI
Digitally signed by BHARTI RAMCHANDANI
Date: 2026.11.04 12:21:10 +05'30'

Bharti Ramchandani
Company Secretary & Compliance Officer
ICSI Mem. No.:11651

Encl: As above

BEML LAND ASSETS LIMITED

(CIN: L70109KA2021GOI149486), Schedule 'C' Company under Ministry of Defence, GoI

Registered Office : "BEML SOUDHA", 23/1, 4th Main Road, S.R. Nagar, Bengaluru - 560 027.

Tel. & Fax: (080) 22963140, E-mail: cs@blal.in, Website: www.blal.in

Statement of Unaudited Financial Results for the Quarter and Half-Year ended 30.09.2026 (₹ in lakhs except EPS and Ratios)

S. No	Particulars	Quarter ended			Half Year ended		Year ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (un-audited)	30.09.2025 (un-audited)	31.03.2026 (Audited)
I	Revenue from operations	98.25	98.25	-	196.50	-	98.25
II	Other income	0.31	-	-	0.31	-	-
III	**Total Income (I+II)**	98.56	98.25	-	196.81	-	98.25
IV	**Expenses:**	-		-		-	
	Cost of materials consumed	-	-	-	-	-	-
	Purchase of stock-in-trade	-	-	-	-	-	-
	Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
	Employee benefits expense	12.49	14.71	13.06	27.20	27.23	53.77
	Finance costs	28.01	27.52	27.76	55.53	52.42	109.30
	Depreciation and amortization expense	2.28	2.27	2.12	4.55	4.16	8.53
	Other expenses	6.62	17.59	10.55	24.21	243.85	249.94
	Total Expenses (IV)	49.39	62.10	53.49	111.49	327.64	421.54
V	Profit / (Loss) before exceptional items and tax (III-IV)	49.17	36.15	(53.49)	85.32	(327.64)	(323.29)
VI	Add/ (Less) : Exceptional items	-	-	-	-		-
VII	**Profit / (Loss) before tax (V-VI)**	49.17	36.15	(53.49)	85.32	(327.64)	(323.29)
VIII	Curent Tax (MAT)	(5.26)	5.26	-	-		-
	Deferred Tax	16.44	77.90	-	94.34	(327.64)	324.36
IX	Profit / (Loss) for the period from continuing operations (VII-VIII)	37.99	(47.01)	(53.49)	(9.02)		1.07
X	Profit / (Loss) from discontinuing operations	-	-	-	-		-
XI	Tax expense of discontinued operations	-	-	-	-		-
XII	Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII	**Profit / (Loss) for the period (IX+XII)**	37.99	(47.01)	(53.49)	(9.02)	(327.64)	1.07
XIV	Other Comprehensive Income (net of Taxes)	-	-	-	-	-	-
XV	**Total Comprehensive Income for the period (XIII+XIV)**	37.99	(47.01)	(53.49)	(9.02)	(327.64)	1.07
XVI	Equity Share Capital	4,164.45	4,164.45	4,164.45	4,164.45	4,164.45	4,164.45
XVII	Reserves (excluding Revaluation Reserve)	(4,061.24)	(4,099.23)	(4,380.93)	(4,061.24)	(4,380.93)	(4,052.22)
XVIII	Earnings per equity share: (₹10/- each) in ₹ - Basic and diluted	0.09	(0.11)	(0.13)	(0.02)	(0.79)	0.00
a)	Debt Service Coverage Ratio	0.07	0.05	(0.02)	0.12	(0.22)	(0.16)
b)	Interest Service Coverage Ratio	2.76	2.31	(0.93)	2.54	(5.25)	(1.96)
c)	Debt Equity Ratio	11.53	18.17	(5.53)	11.53	(5.53)	10.60

Notes:

1. The above results have been prepared in accordance with IND AS. It may be noted that currently there is only one Independent Director on the Board of BLAL. Hence Audit Committee, which requires two Independent Directors, has not been constituted. The above results have been reviewed and approved by the Board of Directors at the meeting held on 04.11.2026

2. As required under SEBI regulations, Limited Revies of the above financials was conducted by the Statutory Auditors and their Report as duly placed before the meeting of the Board is enclosed.

3. The previous period figures have been regrouped and reclassified wherever necessary to make them comparable with the current period figures.

4 The Company is operating with only one segment - Real Estate - Leasing activities

By order of the Board
for BEML Land Assets Limited

04/11/2026

Shantanu Roy
Chairman and Managing Director
DIN: 10053283

Date : 04.11.2026
Place: Bengaluru

BEML LAND ASSETS LIMITED
(CIN: L70109KA2021GOI149486), Schedule 'C' Company under Ministry of Defence, GoI
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Statement of Assets and Liabilities (₹ in Lakhs)

Particulars	Standalone	
	As at 30th Sep. 2026	As at 30th Sep. 2025
	Unaudited	Unaudited
I. Assets		
(1) Non-current assets		
(a) Property, Plant and Equipment	-	-
(b) Capital work-in-progress	-	-
(c) Investment Property	988	975
(d) Other Intangible assets	-	-
(e) Intangible assets under development	-	-
(f) Financial assets	-	-
(i) Investments	-	-
(ii) Loans	-	-
(iii) Other financial assets - capex advance	-	-
(g) Deferred tax assets (net)	230	-
(h) Other non-current assets	1	1
Total non-current assets	1,219	976
(2) Current assets		
(a) Inventories	-	-
(b) Financial Assets		
(i) Investments	-	-
(ii) Trade receivables	-	-
(iii) Contract Assets	-	-
(iv) Cash and cash equivalents	56	1
(v) Bank Balance Other than (iv) above	-	-
(vi) Loans	-	-
(vii) Other financial assets	-	-
(viii) Current tax assets (Net)	-	-
(c) Other current assets	30	16
Total current assets	86	17
Total Assets	1,305	993
II. Equity and Liabilities		
Equity		
(a) Equity share capital	4,164	4,164
(b) Other Equity	(4,061)	(4,381)
Total Equity	103	(216)
Liabilities		
(1) Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	-
(i) (a) Lease Liability	-	-
(ii) Other financial liabilities	1,190	1,197
(b) Provisions	-	-
(c) Other non-current liabilities	-	-
Total non-current liabilities	1,190	1,197
(2) Current liabilities		
(a) Financial liabilities		
(i) Short term Borrowings	-	-
(i) (a) Lease Liability	-	-
(ii) Trade payables	-	-
(A) Micro & Small Enterprises	-	-
(B) Other than Micro & Small Enterprises	-	-
(iii) Other financial liabilities	-	-
(b) Other current liabilities	12	13
(c) Provisions	-	-
(d) Current tax liabilities (Net)	-	-
Total current liabilities	12	13
Total Equity and Liabilities	1,305	993

By order of the Board
for BEML Land Assets Limited

SHANTANU ROY
Chairman and Managing Director
DIN: 10053283

04/11/2026

Date : 04.11.2026
Place: Bengaluru

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Cash Flow Statement

(₹ in Lakhs)

Particulars	As at 30th Sep. 2026		As at 30th Sep. 2025	
	Sub item	Main Item	Sub item	Main Item
A. Cash flow from operating activities				
Net profit before tax and extraordinary items		**85.32**		(327.64)
Adjustments for				
Depreciation and amortization expense	**4.55**		4.16	
Financing Cost	**55.53**	**60.08**	52.42	**56.58**
Operating Profit / (Loss) before changes in working capital		**145.39**		**(271.06)**
Adjustment for				
Other Non-current assets	**0.24**		8.29	
Other current assets	**(19.84)**		(4.26)	
Other Non-current liabilities	**-**		332.29	
Other current liabilities	**3.28**	**(16.32)**	2.70	**6.73**
Net cash flow from / (used in) operating activities		**129.07**		**(264.33)**
B. Cash flow from investing activities				
Investments in Land & Building	**(14.86)**		(11.37)	
Depreciation and amortization expense	**(4.55)**		(4.16)	
Net cash flow from / (used in) investing activities		**(19.40)**		(15.53)
C. Cash flow from financing activities				
Issue of Equity shares	**-**		-	
Financing Cost	**(55.53)**		(52.42)	
Adjustment in retained earnings - Prior Period	**-**		-	
Adjustments for Assets transferred on demerger and Equity Shares issued	**-**		-	
Fees & Stamp Duty for Increase in Authorized capital	**-**		-	
Cancellation of Investment in BEML	**-**		-	
Net cash flow from / (used in) financing activities		**(55.53)**		(52.42)
Net increase/(decrease) in cash and cash equivalents		**54.13**		-
Cash and Cash Equivalents, Beginning of the year		**1.85**		0.75
Cash and Cash Equivalents, Ending of the year (Refer Note 3 a)		**55.98**		0.75

By order of the Board
for BEML Land Assets Limited

SHANTANU ROY 04/11/2026
Chairman and Managing Director
DIN: 10053283

Date : 04.11.2026
Place: Bengaluru

CA INDIA

RANGA & CO.

CHARTERED ACCOUNTANTS

LIMITED REVIEW REPORT

Limited review report on the unaudited quarterly financial results of **BEML Land Assets Limited** under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulation").

Review Report to

The board of Directors

BEML Land Assets Limited

1. We have reviewed the accompanying statement of unaudited financial results of BEML Land Assets Limited (the company) for the quarter ended 30th September, 2026 and the year-to- date results for the period Apr 1, 2026 to September 30, 2026 being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 ("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. 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and 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 applicable accounting standards and other recognized accounting practices and policies has not

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disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. During the period under review, the composition of the Board of Directors of the Company was not in alignment with Regulation 17(1)(b) and Regulation 17(1)(c) of the SEBI (LODR) Regulations, 2015. The Company's total board strength fell below the mandated minimum of 6 (six) directors. Concurrently, due to the Executive nature of the Chairperson, the proportion of Independent Directors on the Board fell below the required threshold of 50%. This is due to pending appointments by Ministry of Defense, Government of India.

6. The requisite number of Independent Directors U/s 149 of the Companies Act, 2013 are not appointed by said authorities. The Company has not constituted the Audit Committee. Hence the Financial Statements are placed before the Board of Director instead of the Audit Committee.

7. The Company has not constituted the Audit Committee, Nomination and Remuneration Committee, Stakeholders Relationship Committee and Risk Management Committee effective from April 2026, in accordance with Regulation 18, 19, 20 and 21 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and Sections 177 and 178 of the Companies Act, 2013.

Our opinion is not modified in respect of the above matters.

For Ranga & Co.,
Chartered Accountants
Firm Reg. No. 003042S

RANGA & CO. BANGALORE CHARTERED ACCOUNTANTS

K. Sivaguru Prasada Rao
Partner
Membership No. 028115

UDIN: 26028115IJSAEA5778

Date: 04.11.2026
Place: Bangalore

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