

MGFPHONE : 011-23272216, 23272217
: 011-23272218, 23276872Website : <http://www.mgf ltd.com>
E-mail : mgf ltd@hotmail.com
CIN No. : L74899DL1930PLC000208
GSTIN : 07AAACT2356D2ZN**THE MOTOR & GENERAL FINANCE LIMITED**

M.G.F. HOUSE,

Regd. & H.O. : 4/17-B, ASAF ALI ROAD, NEW DELHI-110 002

DLI:CS:BSE:NSE:2026

May 28, 2026

The Secretary,
Bombay Stock Exchange Limited.,
25th Floor, P.J. Towers,
Dalal Street,
Mumbai-400001
Stock Code: 501343The Secretary,
National Stock Exchange of India Ltd
Exchange Plaza, 5th Floor,
Plot No.C/1, G Block
Bandra Kurla Complex, Bandra(E)
Mumbai-400051
Stock Code: Motogenfin

Dear Sir,

Re: Outcome of Board Meeting

Re: Submission of Standalone and Consolidated Audited Financial Results for the 4th quarter and year ended March 31,2026 along with Auditors Report pursuant to regulation 33 of SEBI(LODR) Regulations,2015, as amended.

In compliance of Regulation 33 of SEBI(LODR) Regulation, 2015, as amended, the Board of Directors of the company at its meeting held today, the Thursday, the May 28,2026 on the recommendations of the Audit Committee, have approved and taken on record the following matters.

In compliance of Regulation 33 (2)(b) of SEBI(LODR) Regulations,2015, the Board of Directors have authorized Sh. Rajiv Gupta, Chairman & Managing Director & CEO of the company to sign Financial Results both Standalone & Consolidated for the year ended March 31,2026, for onward submission to Stock Exchange(s).

1. Standalone Audited Financial Results of the company for the 4th quarter and year ended March 31,2026 together with Cash Flow and Statement of Assets and Liabilities for the year ended March 31,2026 pursuant to Regulation 33(3) of SEBI(LODR) Regulations,2015.
2. Auditors Report from the Statutory Auditors of the company, M/s Jagdish Chand & Co Chartered Accountants for Standalone Audited Financial Results for the year ended March 31,2026.
3. Consolidated Audited Financial Results of the company for the 4th quarter and year ended March 31,2026 together with Cash Flow and Statement of Assets and Liabilities for the year ended March 31,2026 pursuant to Regulation 33(3) of SEBI(LODR) Regulations,2015.
4. Auditors Report from the Statutory Auditors of the company, M/s Jagdish Chand & Co, Chartered Accountants for Consolidated Audited Financial Results for the year ended March 31,2026.
5. Declaration pursuant to Regulation 33(3) of SEBI(LODR) Regulations,2015 in respect of Standalone Audited Financial Results in regard to unmodified opinion.

Contd....2





PHONE : 011-23272216, 23272217
: 011-23272218, 23276872

Website : <http://www.mgf ltd.com>
E-mail : mgf ltd@hotmail.com
CIN No. : L74899DL1930PLC000208
GSTIN : 07AAACT2356D2ZN

THE MOTOR & GENERAL FINANCE LIMITED

M.G.F. HOUSE,

Regd. & H.O. : 4/17-B, ASAF ALI ROAD, NEW DELHI-110 002

: 2 :

6. Details of Related Party Transaction under Regulation 23(9) of SEBI(LODR)(Amendments) Regulations,2018 for the half year ended commencing from 1-10-2025 to 31-3-2026 is being filed in XBRL mode.
7. Abridged results of Standalone and Consolidated Audited Financial Results for the year ended March 31,2026 pursuant to Regulation 47 shall be published in the newspapers within 48 hours of the conclusion of the Board Meeting. The aforesaid Audited Financial Results will be uploaded on the company's website, namely, www.mgf ltd.com and will also be available on the website of BSE Limited www.bseindia.com and National Stock Exchange of India Ltd www.nseindia.com for the benefit of shareholders and investors.

The above results are being given under XBRL along with PDF format.

As regards matter regarding Notice of AGM, Directors' Report including Corporate Governance Report, Closure of Books and other connected matters, a separate meeting of the Board of Directors of the company will be convened for which intimation will be sent in due course. Out come of the said meeting as is required will also be informed to the Stock Exchanges.

The meeting of the Board of Directors commenced at 3.15 p.m. and concluded at 4.15 p.m.

Kindly take the above information on record.

Thanking you,

Yours faithfully,

For THE MOTOR & GENERAL FINANCE LIMITED

(M.K. MADAN)
VP & CS & COMPLIANCE OFFICER
ENCL: AS ABOVE.



MGFPHONE : 011-23272216, 23272217
: 011-23272218, 23276872Website : <http://www.mgf ltd.com>
E-mail : mgf ltd@hotmail.com
CIN No. : L74899DL1930PLC000208
GSTIN : 07AAACT2356D2ZN**THE MOTOR & GENERAL FINANCE LIMITED**
M.G.F. HOUSE,

Regd. & H.O. : 4/17-B, ASAF ALI ROAD, NEW DELHI-110 002

DLI:CS:BSE:NSE:2026

May 28, 2026

The Secretary,
Bombay Stock Exchange Limited.,
25th Floor, P.J. Towers,
Dalal Street,
Mumbai-400001

Stock Code: 501343

Dear Sir,

The Secretary,
National Stock Exchange of India Ltd
Exchange Plaza, 5th Floor,
Plot No.C/1, G Block
Bandra Kurla Complex, Bandra(E)Mumbai-400051

Stock Code: Motogenfin

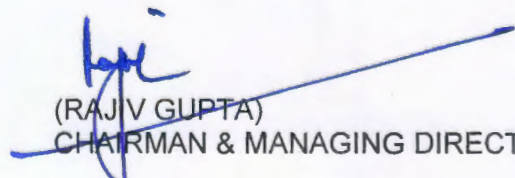
Re: Declaration of Unmodified opinion in respect of Audited Standalone Financial Results of the company for the year ended March 31,2026 in pursuant to Regulation 33(3)(d) of SEBI(LODR) Regulations,2015.

Dear Sir,

Pursuant to Regulation 33 of the SEBI(Listing Obligations & Disclosure Requirements) Regulations,2015(LODR) "Listing Regulations" as amended time to time read with SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27.05.2016, we hereby declare that M/s Jagdish Chand & Co, Chartered Accountants (Firm Regd No.000129N), Statutory Auditors of the company have issued an Audit Report with unmodified opinion with respect to the Audited Standalone Financial Results of the company for the year ended March 31,2026.

We request to kindly take this declaration on record.

Thanking you,

Yours faithfully,
For THE MOTOR & GENERAL FINANCE LIMITED
(RAJIV GUPTA)
CHAIRMAN & MANAGING DIRECTOR & CEO

THE MOTOR & GENERAL FINANCE LIMITED

REGD. OFFICE : MGF HOUSE , 4 / 17B, ASAF ALI ROAD, NEW DELHI 110002
CIN : L74899DL1930PLC000208, Email ID: mgftd@hotmail.com, Website : http://www.mgftd.com, Phone : 23272216-18

STATEMENT OF CONSOLIDATED AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2026

(₹ in Lakhs)

| Particulars | Consolidated | | | | |
|---|-----------------------------|-----------------------------|-----------------------------|--------------------------|--------------------------|
| | Quarter ended 31-03-2026 | Quarter ended 31-12-2025 | Quarter ended 31-03-2025 | Year ended 31-03-2026 | Year ended 31-03-2025 |
| | (Audited) | (Unaudited) | (Audited) | (Audited) | (Audited) |
| 1 Income | | | | | |
| (a) Revenue From Operations | 174.34 | 163.22 | 174.29 | 684.21 | 697.17 |
| (b) Other Income | 20.31 | 52.01 | 72.27 | 285.56 | 295.57 |
| Total Income | 194.65 | 215.23 | 246.56 | 969.77 | 992.74 |
| 2 Expenses | | | | | |
| (a) Employee benefits expense | 56.11 | 55.79 | 63.80 | 222.32 | 246.84 |
| (b) Finance Costs | 5.71 | 5.54 | 1.46 | 24.03 | 19.91 |
| (c) Depreciation and amortisation expense | 27.30 | 27.19 | 28.09 | 106.07 | 112.61 |
| (d) Other expenses | 265.29 | 129.66 | 150.19 | 645.12 | 530.05 |
| Total Expenses | 354.41 | 218.18 | 243.54 | 997.54 | 909.41 |
| 3 Profit / (Loss) before share of profit/(loss) of associates, Exceptional items and Tax (1-2) | (159.76) | (2.95) | 3.02 | (27.77) | 83.33 |
| 4 Share of profit/(loss) of associates (net of tax) | 1.92 | 0.05 | (2.06) | 0.66 | (3.67) |
| 5 Profit / (Loss) before, Exceptional items and Tax (3-4) | (157.84) | (2.90) | 0.96 | (27.11) | 79.66 |
| 6 Exceptional items Gain/(Loss) [Refer Note No. 8] | 16,061.46 | - | - | 16,061.46 | - |
| 7 Profit / (Loss) before Tax (5-6) | 15,903.62 | (2.90) | 0.96 | 16,034.35 | 79.66 |
| 8 Tax Expenses | | | | | |
| Current Tax | 1,356.00 | - | - | 1,356.00 | - |
| Deferred Tax | - | - | - | - | - |
| Tax Adjustment(Excess)/Short provision of earlier years | - | - | - | - | - |
| Total Tax Expenses | 1,356.00 | - | - | 1,356.00 | - |
| 9 Net Profit / (Loss) for the period (7-8) | 14,547.62 | (2.90) | 0.96 | 14,678.35 | 79.66 |
| 10 Other Comprehensive Income | | | | | |
| (a) Items Not to be reclassified to Profit or Loss | 7.02 | - | 6.05 | 7.02 | 6.05 |
| (b) Income Tax relating to Item not to be reclassified to Profit or Loss | - | - | - | - | - |
| (c) Share of Other Comprehensive Income of Associates accounted for using Equity Method | (12.62) | - | (13.89) | (23.84) | (13.89) |
| (d) Items to be reclassified to Profit or Loss | - | - | - | - | - |
| (e) Income Tax relating to Item to be reclassified to Profit or Loss | - | - | - | - | - |
| Other Comprehensive Income/(Loss) for the period (Net of Tax Expense) | (5.60) | - | (7.84) | (16.82) | (7.84) |
| 11 Total Comprehensive Income (9+10) | 14,542.02 | (2.90) | (6.88) | 14,661.53 | 71.82 |
| 12 Profit/(Loss) attributable to Owners of the Parent | 14,547.62 | (2.90) | 0.96 | 14,678.35 | 79.66 |
| Non Controlling Interests | - | - | - | - | - |
| 13 Other Comprehensive Income attributable to Owners of the Parent | (5.60) | - | (7.84) | (16.82) | (7.84) |
| Non Controlling Interests | - | - | - | - | - |
| 14 Total Comprehensive Income attributable to Owners of the Parent | 14,542.02 | (2.90) | (6.88) | 14,661.53 | 71.82 |
| Non Controlling Interests | - | - | - | - | - |
| 15 Paid -up equity share capital (Face Value of ₹ 5/- each) | 1,936.36 | 1,936.36 | 1,936.36 | 1,936.36 | 1,936.36 |
| 16 Reserves excluding Revaluation Reserves as per Balance Sheet | | | | 17,701.60 | 3040.07 |
| 17 Earning Per Share before and after extraordinary items (of ₹ 5/- each) | | | | | |
| a) Basic (₹) | 37.56 | (0.01) | (0.02) | 37.90 | 0.21 |
| b) Diluted (₹) | 37.56 | (0.01) | (0.02) | 37.90 | 0.21 |

Notes:

1) The above consolidated audited financial results have been approved by the Audit Committee at their meeting held on Thursday, the 28th May, 2026 and thereafter approved by the Board of Directors at their meeting held on Thursday, the 28th May, 2026.

2) The Consolidated financial results for the financial year ended 31st March, 2026 has been audited by Statutory Auditor's of the Company. The Statutory Auditor's have expressed an unmodified opinion on these results.

3) This Statement has been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable. The said financial results of the Company and its Associate have been prepared in accordance with Ind AS 110 "Consolidated Financial Statements" and Ind AS 28 "Investment in associates and joint ventures".

4) The Company is engaged in the single primary business of "Lease/ Renting/Sale of Immovable Property", and has only one reportable segment in accordance with Ind AS 108 - Operating Segments.



5) The consolidated financial results include the financial results of the following associates:

- a) India Lease Development Limited - 31.35% equity share holding in Associate Company
- b) Jayabharat Credit Limited- 43.45% equity share holding. (Associate Company upto 18th September, 2025)

6) Company during the quarter ended 30th September, 2025 sold quoted investments in equity shares of an "Associate Company" namely Jayabharat Credit Limited based on the valuation obtained from an independent valuer, while prevailing quoted market prices for these equity shares were higher than the price at which sale has been made. This transaction was carried out as per the valuation report since the equity shares of this company are thinly traded on the stock exchange and company would not have been able to execute large volume at quoted price on stock exchange. Due to this sale of equity shares, company has recognised a gain of ₹ 54.30 Lakhs in the consolidated financial results. During the quarter and six months ended 30 September 2025, the said gain was presented under Other Income. In accordance with the Company's accounting policy, the amount has been reclassified to Exceptional Items in the quarter and year ending 31st March 2026 (Refer Note 8).

7) Due to the sale of equity shares of Jayabharat Credit Limited on 18th September 2025, Jayabharat Credit Limited ceased to be "Associate Company" during the year.

8) During the year ended 31 March 2026, the Company sold one property classified under Investment Property, resulting in a gain of ₹ 16,007.16 lakhs (net before tax), which has been recognized as an Exceptional Item in accordance with the Company's accounting policy. Further, the Company also incurred a gain of ₹ 54.30 lakhs on sale of equity shares of its Associate Company, which has also been classified as an Exceptional Item (Refer Note 7). Accordingly, a net exceptional gain of ₹ 16061.46 lakhs has been reported under Exceptional Items for the quarter and year ended 31 March 2026..

9) Other Income for the year ended 31st March, 2026 include ₹ 42.00 Lakhs received as enhancement compensation.

10) In case of India Lease Development Limited, an associate company, audited financial results for the quarter and year ended 31 March 2026 have following notes:

(a) The Company has not satisfied the principal business criteria prescribed under Section 45-I(f) of the Reserve Bank of India Act, 1934, based on its asset pattern during part of the financial year as well as at 31st March 2026, since Financial Assets are less than 50% of Total Assets.

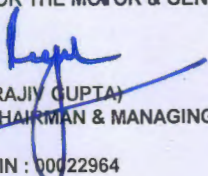
(b) Company during the financial year 2025-2026 sold quoted investments in equity shares of Jayabharat Credit Limited based on the valuation obtained from an independent valuer, while prevailing quoted market prices for these equity shares were higher than the price at which sale has been made. This transaction was carried out as per the valuation report since the equity shares of this company are thinly traded on the stock exchange and company would not have been able to execute large volume at quoted price on stock exchange. Due to this sale of equity shares company has accounted for loss on sale of investments in Other Comprehensive Income of ₹ 35.80 Lakhs during the year ended 31st March 2026.

11) The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures upto the third quarter of that financial years which were subjected to limited review by the Statutory Auditors.

12) Previous year/ period figures have been regrouped / reclassified, wherever necessary.

13) The above financial results of the Company are available on the Stock Exchange's website at www.nseindia.com, www.bseindia.com and on the Company's website at www.mgfilt.com.

FOR THE MOTOR & GENERAL FINANCE LIMITED


(RAJIV GUPTA)
CHAIRMAN & MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER

DIN : 00022964

Place: New Delhi
Date: 28th May, 2026



THE MOTOR & GENERAL FINANCE LIMITED

REGD. OFFICE : MGF HOUSE , 4 / 17B, ASAF ALI ROAD, NEW DELHI 110002.

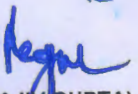
CIN : L74899DL1930PLC000208, Email ID: mgfild@hotmail.com, Website : http://www.mgfild.com, Phone : 23272216-18

STATEMENT OF CONSOLIDATED ASSETS AND LIABILITIES

(₹ in Lakhs)

| particulars | As at 31st March, 2026 (Audited) | As at 31st March, 2025 (Audited) |
|--|--|--|
| ASSETS | | |
| Non-Current Assets | | |
| (a) Property, Plant and Equipment | 2548.17 | 2545.65 |
| (b) Investment Property | 315.28 | 2532.40 |
| (c) Financial Assets | | |
| (i) Investments | 350.27 | 422.63 |
| (ii) Loans | 27.63 | 35.09 |
| (d) Deferred Tax Asset (Net) | 237.42 | 237.42 |
| Total Non-Current Assets | 3478.77 | 5773.19 |
| Current Assets | | |
| (a) Inventories | 11356.16 | 11356.16 |
| (b) Financial Assets | | |
| (i) Trade Receivables | 65.43 | 49.00 |
| (ii) Cash and Cash Equivalents | 15617.60 | 11.47 |
| (iii) Other Bank Balances | - | - |
| (iv) Other Financial Assets | 0.05 | 0.84 |
| (c) Current Tax Assets (Net) | 35.54 | 93.55 |
| (d) Other Current Assets | 112.87 | 5.50 |
| Total Current Assets | 27187.65 | 11516.52 |
| TOTAL ASSETS | 30666.42 | 17289.71 |
| EQUITY AND LIABILITIES | | |
| Equity | | |
| (a) Equity Share capital | 1936.36 | 1936.36 |
| (b) Other Equity | 20296.98 | 5635.45 |
| Total Equity | 22233.34 | 7571.81 |
| Liabilities | | |
| Non-Current Liabilities | | |
| (a) Financial Liabilities | | |
| (i) Borrowings | - | - |
| (ii) Other Financial Liabilities | 239.95 | 229.23 |
| (b) Other non current Liabilities | 68.15 | 3592.56 |
| (c) Provisions | 78.57 | 121.10 |
| Total Non-Current Liabilities | 386.67 | 3942.89 |
| Current Liabilities | | |
| (a) Financial Liabilities | | |
| (i) Borrowings | - | 4.26 |
| (ii) Trade Payables | | |
| (A) total outstanding dues of micro enterprises and small enterprises | - | - |
| (B) total outstanding dues of creditors other than Micro Enterprises and Small Enterprises | - | - |
| (iii) Other Financial Liabilities | 7959.29 | 5703.69 |
| (b) Other Current Liabilities | 24.57 | 40.18 |
| (c) Provisions | 62.55 | 26.88 |
| Total Current Liabilities | 8046.41 | 5775.01 |
| TOTAL EQUITY & LIABILITIES | 30666.42 | 17289.71 |

FOR THE MOTOR & GENERAL FINANCE LIMITED


(RAJIV GUPTA)
CHAIRMAN & MANAGING DIRECTOR & CHIEF EXECUTIVE OFFICER
DIN : 00022964



Place: New Delhi
Date: 28th May, 2026

THE MOTOR & GENERAL FINANCE LIMITED
Consolidated Statement of Cash Flows for the Year Ended on 31st March, 2026

(All amounts ₹ in lakhs unless stated otherwise)

| PARTICULARS | For the year ended 31st March, 2026 (Audited) | For the year ended 31st March, 2025 (Audited) |
|---|---|---|
| A. CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Profit/ (Loss) before tax and Extraordinary items | 16,034.35 | 79.66 |
| Adjustment for: | | |
| Share of profit/(loss) of associates (net of tax) | (0.66) | 3.67 |
| Provision for Impairment of Investments | 49.17 | (20.79) |
| Depreciation of Property, Plant & Equipment & Investment Property | 106.07 | 112.61 |
| Property, Plant and Equipment written off | (5.70) | - |
| Profit/Loss on sale of Property, Plant and Equipment | (54.31) | 0.61 |
| (Profit)/Loss on sale of Investments | (17,880.58) | |
| Interest Expenses | 0.99 | 5.74 |
| Interest on deposits from Bank & others | (5.95) | (16.92) |
| Operating Profit before Working Capital Changes | (1,756.62) | 164.58 |
| Movements in working capital: | | |
| Decrease /(Increase) in Other Financial Assets | 0.79 | 0.42 |
| Decrease /(Increase) in Other financial assets (non current) | 7.46 | 5.05 |
| Decrease/(Increase) in Trade receivables | (16.43) | (25.92) |
| Decrease/(Increase) in Other Current Assets | (107.37) | 3.31 |
| (Decrease)/ Increase in Provisions | (6.86) | (12.11) |
| (Decrease) /Increase in Other Financial Liabilities | 2,271.34 | (122.58) |
| (Decrease) /Increase in Other Liabilities | (3,539.78) | 43.50 |
| Cash generated from Operations before Extra Ordinary Items | (3,147.47) | 56.25 |
| Direct Taxes Paid | 1,297.99 | (39.14) |
| Net cash flows from operating activities (A) | (4,445.46) | 95.39 |
| B. CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Purchase of Property, Plant & Equipment & Investment Properties | (27.40) | (0.53) |
| Sale of Property, Plant & Equipment | 9.00 | 0.11 |
| Sale of Investments | 54.31 | - |
| Sale of Investment in Property | 20,020.00 | - |
| Decrease /(Increase) in Other Bank Balance | - | 18.45 |
| Interest Received (Net of Tax Deducted at Source) | 5.95 | 16.92 |
| Net cash flows from/(used in) investing activities (B) | 20,061.86 | 34.95 |
| C. CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Increase/(Decrease) in Current Borrowing | (4.26) | (122.38) |
| Interest Expenses | (0.99) | (5.74) |
| Net cash flows from/(used in) financing activities (C) | (5.25) | (128.12) |
| Net increase/(decrease) in cash and cash equivalents (A+B+C) | 15,611.15 | 2.22 |
| Cash and Cash Equivalents - Opening | 6.45 | 4.23 |
| Cash and Cash Equivalents - Closing | 15,617.60 | 6.45 |

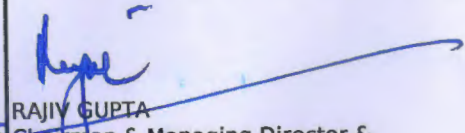
i) The above Cash flow statement has been prepared under the "Indirect Method" as set out in Indian Accounting Standard-7, "Statement of Cash Flows".

ii) Cash and Cash Equivalents Includes:

| | | |
|--|------------------|-------------|
| a) Cash in Hand | 0.11 | 0.12 |
| b) Balances with Banks | 15617.46 | 4.29 |
| c) Flexi Deposits up to 3 months Original Maturity | 0.03 | 7.06 |
| d) Less: Bank Book Overdraft | - | (5.02) |
| TOTAL | 15,617.60 | 6.45 |

iii) Amounts in brackets represent Cash Outflow.

FOR THE MOTOR & GENERAL FINANCE LIMITED


RAJIV GUPTA
Chairman & Managing Director &
Chief Executive Officer
DIN : 00022964



Place: New Delhi
Date: 28th May, 2026

JAGDISH CHAND & CO.
CHARTERED ACCOUNTANTS

H-20, LGF, GREEN PARK (MAIN), NEW DELHI- 110 016, INDIA
Phones: 26533626, 41759467 email: mail@jcandco.org

Independent Auditor's Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
The Motor & General Finance Limited

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarter and year to date Consolidated Financial results of The Motor & General Finance Limited ("Company") which includes Company's Share of Loss /Profit in its Associates for the quarter ended 31st March, 2026 and for the year ended 31st March 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us the Statement:

I. includes the results of the following entities:

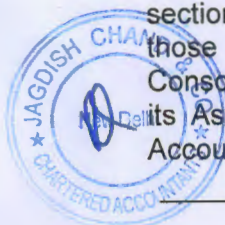
| S. No. | Company Name | Nature |
|--------|-------------------------------------|--|
| 1 | The Motor & General Finance Limited | Company |
| 2 | India Lease Development Limited | Associate Company |
| 3 | Jayabharat Credit Limited | Associate (up to 18 th September, 2025) |

II. are presented in accordance with the requirements of the Listing Regulations in this regard; and

III. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated Profit and other comprehensive income and other financial information of the Company for the quarter ended 31st March 2026 and for the year ended 31st March 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Company and its Associates in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the



financial statement under the provisions of the Act and the rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

During the financial year ended 31st March, 2026 quoted investments in equity shares of an "Associate Company" were sold by the Company based on the valuation obtained from an independent valuer. (Refer note no 6).

Our report is not modified in respect of the above matter

Emphasis of Matter in Auditor's Report of India Lease Development Limited (Associate)

Emphasis of Matter in our audit Report on the financial results of India Lease Development Limited, an associate of the Company, vide our report dated 28th May, 2026, reproduced as under:-

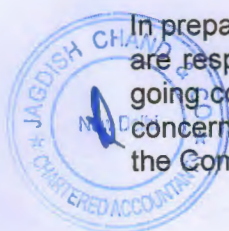
- a. The Company has not satisfied the principal business criteria prescribed under Section 45-1(f) of the Reserve Bank of India Act, 1934, based on its asset pattern during part of the financial year as well as at 31st March 2026, since Financial Assets are less than 50% of Total Assets. (Refer Note – 10(a))
- b. During the financial year ended 31st March, 2026 quoted investments in equity shares of a Company was sold by the Company based on the valuation obtained from an independent valuer. (. (Refer Note – 10(b))

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

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated financial statements. The Management and Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit/loss and other comprehensive income/loss and other financial information of the Company including its Associates in accordance with the applicable accounting standards prescribed under Section 133 of the Act 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 respective Management and Board of Directors of the Company and its Associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and its Associates and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the Company and its Associates are responsible for assessing the ability of the Company and its Associates to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.



The respective Management and Board of Directors of the Company and its Associates are also responsible for overseeing the financial reporting process of the Company and its Associates.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability and its Associates to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and its Associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results /financial information of the Company of which we are the independent auditors, to express an opinion on the statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entity/entities included in the Statement of which we are the independent auditors. For the other entity included in the Statement, which have been audited by other auditor, such other auditor remains responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion.



- We communicate with those charged with governance of the Company and its Associates regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance of the Company and its Associates with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular no. CIR/CFD/CMD1/44/2019 dated 29th March 2019 issued by the Securities Exchange Board of India under Regulation 33 (8) of the listing Regulations, to the extent applicable.

The statement includes the results for the quarter ended 31st March 2026 being the balancing figures between the audited figures in respect of the full financial year ended 31st March 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For Jagdish Chand & Co
Chartered Accountants
ICAI Firm Registration Number: 000129N

Preeti



(Preeti Basniwal)
Partner
Membership Number: 531468
UDIN: 26531468FKALXO8743

Place of Signature: New Delhi
Date: 28th May, 2026