Independent Auditor's Review Report on Quarterly Unaudited Consolidated Financial Results of the Modi Rubber Limited pursuant to the Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing Regulations").

To the Board of Directors of Modi Rubber Limited

1. We have reviewed the accompanying Statement of "Unaudited Consolidated Financial Results of Modi Rubber Limited ("the Parent"), which includes its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter ended June 30, 2026 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Listing Regulations.

2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), 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. 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 (ICAI). 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 Parent personnel 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 specified under Section 143(10) of the Companies Act, 2013 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.

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

4. The Statement includes the results of the following entities:
   (a) Parent
   Modi Rubber Limited

   (b) Subsidiary Companies
   (i) Spin Investment India Limited
   (ii) Superior Investment (India) Limited.
   (iii) Uniglobe Mod Travels Private Limited.
   (iv) Vinura Beverages Private Limited

(c) Joint Ventures
   (i) Gujarat Guardian Limited
   (ii) Modi Marco Aldany Private Limited
   (iii) Asahi Modi Materials Private Limited

(d) Associate
   (i) IQ Modi Power Private Limited

5. Attention is drawn to the fact that the figures for the three months ended March 31, 2026 as reported in these unaudited consolidated results are the balancing figures between audited figures in respect of the full previous financial year ended March 31, 2026 and the published year to date figures up to the third quarter ended December 31, 2025 of the previous financial year. The figures up to the end of third quarter of previous financial year had only been reviewed and not subjected to audit.

6. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to the 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 Standard ("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.

7. The consolidated financial results include the Group's share of net profit (including other comprehensive income) of Rs. 520.07 lacs for the quarter ended June 30, 2026 as considered in these consolidated financial results in respect of two joint ventures and one associate company, whose financial statements are not audited by us and has been furnished to us by the Management which is reviewed by management of the joint ventures and associate company and our conclusion on the Consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of the joint venture and associate company, is based solely on such reviewed financial information.

For **P N A M & Co. LLP**
Chartered Accountants
Firm Registration No.: 001092N/N500395

ABHISHEK NAHTA
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Date: 2026.08.14 16:06:01 +05'30'

Abhishek Nahta
Partner
Membership No.: 513559

UDIN: 26513559GOVQJA3547
Place: New Delhi
Date: August 14, 2026

Independent Auditor's Review Report on Quarterly Unaudited Standalone Financial Results of the Company pursuant to the Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing regulations")

To the Board of Directors of Modi Rubber Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results ("the statement") of Modi Rubber Limited ("the Company") for the quarter ended June 30, 2026 being submitted by the Company pursuant to the requirement of Regulation 33 of the Listing regulations.

2. This statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS-34") prescribed under section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with 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 in accordance with the Standard on Review Engagement (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India ("ICAI"). 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 provides less assurance than an audit. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 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. Attention is drawn to the fact that the figures for the three months ended March 31, 2026 as reported in these unaudited standalone results are the balancing figures between audited figures in respect of the full previous financial year ended March 31, 2026 and the published year to date figures up to the third quarter ended December 31, 2025 of the previous financial year. The figures up to the end of third quarter of previous financial year had only been reviewed and not subjected to audit.

5. Based on our review conducted and audit procedures performed 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 Standard ("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 Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **P N A M & Co. LLP**
Chartered Accountants
Firm Registration No.: 001092N/N500395

ABHISHEK NAHTA Digitally signed by ABHISHEK NAHTA Date: 2026.08.14 16:06:27 +05'30'

Abhishek Nahta
Partner
Membership No.: 513559

UDIN: 26513559ZATWFM9676
Place: New Delhi
Date: August 14, 2026

Modi Rubber Limited
CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)
Statement of Standalone Unaudited Financial Results for the Quarter ended June 30, 2026

PART I — **₹ Lacs unless stated otherwise**

S.No.		Particulars	Quarter ended			Year ended
			30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26
			Un-Audited	Un-Audited	Audited (Refer note.6)	Audited
1		**Income**				
	i)	Revenue from operations				
	a)	Sale of products/services	-	-	-	-
	b)	Other operating revenue	122.03	105.53	128.04	468.98
	ii)	Other Income	382.15	330.89	97.35	1,361.70
2		**Total income**	504.18	436.42	225.39	1,830.68
3		**Expenses**				
	a)	Cost of materials consumed	-	-	-	-
	b)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-
	c)	Employee benefits expense	132.00	124.17	180.33	590.88
	d)	Finance costs	14.40	15.73	14.32	60.12
	e)	Depreciation and amortisation expense	84.72	99.47	101.29	407.19
	f)	Other expenses	538.00	622.12	827.83	2,718.39
		Total expenses	769.12	861.49	1,123.77	3,776.58
4		**Profit/(Loss) from continuing operations before exceptional Items and tax (2-3)**	**(264.94)**	**(425.07)**	**(898.38)**	**(1945.90)**
5		Exceptional Items	-	-	-	-
6		**Profit/ (loss) before tax (4+5)**	**(264.94)**	**(425.07)**	**(898.38)**	**(1945.90)**
7		**Tax expense**				
		- Current tax	-	-	0.00	-
		- Earlier year	-	-	(76.90)	(76.90)
		- Deferred tax	23.78	(46.54)	97.46	72.32
8		**Net Profit/(Loss) from continuing operations after tax (6-7)**	**(288.72)**	**(378.53)**	**(918.94)**	**(1941.32)**
9		Other comprehensive income/(loss)	374.41	468.46	(416.93)	(673.18)
10		**Total Comprehensive income/(loss) (8+9)**	**85.69**	**89.93**	**(1335.87)**	**(2614.50)**

₹ Lacs unless stated otherwise

S.No.		Particulars	Quarter Ended			Year ended
			30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26
			Un-Audited	Un-Audited	Audited	Audited
11		Paid-up equity share capital (Face value of ₹10/- each)	2,504.05	2,504.05	2,504.05	2,504.05
12		Reserves excluding revaluation reserves (as per financial statements of previous year) (Amount in Rs. Lacs)	N.A.	N.A.	N.A.	19,946.84
13	i	Earnings per share (EPS)				
	(a)	Basic (₹)	(1.15)	(1.51)	(3.67)	(7.75)
	(b)	Diluted (₹)	(1.15)	(1.51)	(3.67)	(7.75)
		* Not Annualised				

Modi Rubber Limited

Notes:-

1. Financial Results for the quarter ended June 30, 2026

₹ Lacs unless stated otherwise

Particulars	Standalone	
	Quarter ended June 30, 2026	**Year ended March 31, 2026**
Net profit/ (loss) from ordinary activities (after tax)	(288.72)	(1941.32)
Other Comprehensive income/ (loss)	374.41	(673.18)
Total Comprehensive income/ (loss) (after tax)	85.69	(2614.50)

2. The above financial results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 14, 2026.

3. The Statutory Auditors have carried out the revew of the above results for the quarter ended June 30, 2026 and issued an unmodified opinion on the same.

4. In compliance of directions issued by the BIFR vide its order dated February 23, 2010, the unimplemented portion of the SS-08 is under implementation by the Company.

5. The basic and diluted earnings per share has been calculated in accordance with the IND AS - 33 "Earnings Per Share".

6. The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year up to 31 March 2026 and the unaudited published year-to-date figures up to 31 December 2025 being the date of the end of the third quarter of the financial year which were subjected to a limited review.

7. Figures for the previous periods have been regrouped/ reclassified to conform to the classification of the current periods.

For Modi Rubber Limited

ALOK MODI

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Date: 2026.08.14 16:03:08 +05'30'

Alok Modi
Managing Director
DIN- 00174374

Place: New Delhi
Date: August 14, 2026

Modi Rubber Limited
CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)
Statement of Consolidated Unaudited Financial Results for the Quarter ended June 30, 2026

PART I — **₹ Lacs unless stated otherwise**

S.No.		Particulars	Quarter ended			Year ended
			30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26
			Un-Audited	Un-Audited	Audited (Refer note.6)	Audited
1		**Income**				
	i)	Revenue from operations				
	a)	Sale of products/services	-	-	423.75	423.75
	b)	Other operating revenue	781.44	709.89	778.85	3000.92
	ii)	Other Income	558.64	445.45	(211.72)	1,456.56
2		**Total income**	1,340.08	1,155.34	990.88	4,881.23
3		**Expenses**				
	a)	Cost of materials consumed	-	-	373.63	373.63
	b)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-
	c)	Employee benefits expense	481.90	424.45	523.89	1,866.73
	d)	Finance costs	45.91	42.02	45.81	167.75
	e)	Depreciation and amortisation expense	90.08	104.24	107.12	428.78
	f)	Other expenses	788.27	793.74	1,213.56	3,780.22
		Total expenses	1,406.16	1,364.45	2,264.01	6,617.11
4		**Profit/(Loss) from continuing operations before exceptional Items and tax (2-3)**	**(66.08)**	**(209.11)**	**(1273.13)**	**(1735.88)**
5		Exceptional Items	-	-	-	-
6		**Profit /(Loss) from continuing operations before tax and share in net profit/ (loss) of joint ventures and associates (4-5)**	**(66.08)**	**(209.11)**	**(1273.13)**	**(1735.88)**
7		**Share in net profit/ (loss) of joint ventures and associates**	520.07	657.31	132.27	2,012.09
8		**Profit/ (loss) before tax (6+7)**	**453.99**	**448.20**	**(1140.86)**	**276.21**
9		**Tax expense**				
		- Current tax	-	-	179.70	179.70
		- Earlier year	-	-	(76.79)	(76.79)
		- Deferred tax	29.32	(39.62)	144.10	109.33
10		**Net Profit/(Loss) from continuing operations after tax (8-9)**	**424.68**	**487.82**	**(1387.87)**	**63.97**
11		Other comprehensive income/(loss)	6.42	478.10	(998.30)	(1230.98)
12		**Total Comprehensive income/(loss) (10+11)**	**431.10**	**965.92**	**(2386.17)**	**(1167.01)**

₹ Lacs unless stated otherwise

S.No.		Particulars	Quarter Ended			Year ended
			30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26
			Un-Audited	Un-Audited	Audited	Audited
13		Paid-up equity share capital (Face value of ₹10/- each)	2,499.55	2,499.55	2,499.55	2,499.55
14		Reserves excluding revaluation reserves (as per financial statements of previous year) (Amount in Rs. Lacs)	N.A.	N.A.	N.A.	50,740.77
15	i	Earnings per share (EPS)				
	(a)	Basic (₹)	1.70	1.95	(5.55)	0.26
	(b)	Diluted (₹)	1.70	1.95	(5.55)	0.26
		* Not Annualised				

PART II Consolidated Segment wise information for the quarter ended June 30, 2026

₹ Lacs unless stated otherwise

S.No.		Particulars	Quarter Ended			Year ended
			30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26
			Un-Audited	Un-Audited	Audited (Refer note.6)	Audited
1		**Segment revenue**				
	a)	Real estate services	122.03	105.53	128.04	468.98
	b)	Travel services	672.91	615.54	665.26	2,582.62
	c)	Others	-	-	423.75	423.75
		Less: Inter-segment revenue	(13.50)	(11.18)	(14.44)	(50.67)
		Gross revenue	**781.44**	**709.89**	**1202.61**	**3424.68**
2		**Segment results**				
	a)	Real estate services	(264.92)	(425.07)	(898.42)	(1945.94)
	b)	Travel services	136.20	137.38	37.06	478.87
	c)	Others	62.63	65.77	12.78	155.74
		Add: Other un-allocable (income) net of un-allocable expenditure [Note (i)]	520.07	670.11	(292.34)	1587.48
		Profit/ (loss) before tax	**453.98**	**448.19**	**-1140.92**	**276.15**
3		**Segment assets**				
	a)	Real estate services	62,572.87	62,600.45	61,853.75	61,853.75
	b)	Travel services	7,107.76	3,965.10	4,641.33	4,641.33
	c)	Others	10,233.42	11,575.13	10,597.03	10,597.03
		Total Assets	**79,914.05**	**78,140.68**	**77,092.11**	**77,092.11**
4		**Segment liabilities**				
	a)	Real estate services	6522.84	5813.39	6399.12	6399.12
	b)	Travel services	5308.36	2434.77	2986.54	2986.54
	c)	Others	(54.60)	10.77	0.07	0.07
		Total liabilities	**11,776.60**	**8,258.93**	**9,385.73**	**9,385.73**

PART III Selected Information for the Quarter ended June 30, 2025

S.No.		Particulars	Standalone			
			Quarter Ended			Year ended
			30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26
			Un-Audited	Un-Audited	Audited	Audited
A		**PARTICULARS OF SHAREHOLDING**				
1		Public Shareholding				
		- Number of Shares	93,41,580	93,41,580	93,41,580	93,41,580
		- Percentage of Shareholding	37.31	37.31	37.31	37.31
2		Promoters and promoter group Shareholding				
	a)	Pledged/Encumbered :				
		- No of Shares	-	-	-	-
		- % age of Shares (as a % age of the total Shareho of Promoter and Promoter group)	-	-	-	-
		- % age of Shares (as a % age of the total Share c of the Company)	-	-	-	-
	b)	Non Encumbered :				
		- No of Shares	1,56,98,952	1,56,98,952	1,56,98,952	1,56,98,952
		- % age of Shares (as a % age of the total Shareho of Promoter and Promoter group)	100.00	100.00	100.00	100.00
		- % age of Shares (as a % age of the total Share c of the Company)	62.69	62.69	62.69	62.69

		Quarter ended June 30 2026
B	**INVESTOR COMPLAINTS**	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	-
	Disposed off during the quarter	-
	Remaining unresolved at the end of the quarter	NIL

Modi Rubber Limited

Notes:-

1. Financial Results for the quarter ended June 30, 2026

₹ Lacs unless stated otherwise

Particulars	Consolidated	
	Quarter ended June 30, 2026	Year ended March 31, 2026
Net profit/ (loss) from ordinary activities (after tax)	424.68	63.97
Other Comprehensive income/ (loss)	6.42	(1230.98)
Total Comprehensive income/ (loss) (after tax)	431.10	(1167.01)

2. The above financial results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 14th, 2026.

3. The Statutory Auditors have carried out the review of above results for the quarter ended June 30, 2026 and issued an unmodified opinion on the same.

4. In compliance of directions issued by the BIFR vide its order dated February 23, 2010, the unimplemented portion of the SS-08 is under implementation by the Company.

5. The basic and diluted earnings per share has been calculated in accordance with the IND AS - 33 "Earnings Per Share".

6. The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year up to 31 March 2026 and the unaudited published year-to-date figures up to 31 December 2025 being the date of the end of the third quarter of the financial year which were subjected to a limited review.

7. Figures for the previous periods have been regrouped/ reclassified to conform to the classification of the current periods.

For Modi Rubber Limited

ALOK MODI

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Date: 2026.08.14 16:03:34 +05'30'

Alok Modi
Managing Director
DIN- 00174374

Place: New Delhi
Date: August 14, 2026

MODI RUBBER LIMITED

CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)

Extract of Standalone and Consolidated Un-Audited Financial Results for the quarter ended June 30, 2026

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter Ended						Year Ended	
		Standalone			Consolidated			Standalone	Consolidated
		30-Jun-26	30-Jun-25	31-Mar-26	30-Jun-26	30-Jun-25	31-Mar-26	31-Mar-26	31-Mar-26
		Un-Audited	Un-Audited	Audited	Un-Audited	Un-Audited	Audited	Audited	Audited
1	Total Income from operations (Net)	122.03	105.53	128.04	781.44	709.89	1,202.60	468.98	3,424.67
2	Net Profit/ (Loss) for the period (before tax and exceptional items)	(264.94)	(425.07)	(898.38)	453.99	448.20	(1,140.85)	(1,945.90)	276.21
3	Net Profit/ (Loss) for the period before tax (after exceptional items)	(264.94)	(425.07)	(898.38)	453.99	448.20	(1,140.86)	(1,945.90)	276.21
4	Net Profit/ (Loss) for the period after tax (after exceptional items)	(288.72)	(378.53)	(918.94)	424.68	487.82	(1,387.87)	(1,941.32)	63.97
5	Total Comprehensive Income for the period (after tax)	85.69	89.93	(1,335.87)	431.10	965.92	(2,386.17)	(2,614.50)	(1,167.01)
6	Equity Share Capital (Face value of ₹10/- each)	2,504.05	2,504.05	2,504.05	2,499.55	2,499.55	2,499.55	2,504.05	2,499.55
7	Reserves (excluding Revaluation Reserves as per Financial Statements of previous year)	N.A	N.A	N.A	N.A	N.A	N.A	19,946.84	50,740.77
8	Earnings per share (EPS) (of ₹10/- each) (Not Annualised)								
	(a) Basic and Diluted EPS (before exceptional Items) (₹)	(1.15)	(1.51)	(3.67)	1.70	1.95	(5.57)	(7.75)	0.26
	(b) Basic and Diluted EPS (after exceptional Items) (₹)	(1.15)	(1.51)	(3.67)	1.70	1.95	(5.55)	(7.75)	0.26

Notes:

1 The above is an extract of the detailed format of Quarterly/ Annual Financial Results filed with the Stock Exchanges under Regulations 33 of the SEBI (Listing Obligations and Disclosure

2 The above results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at their respective meeting held on August 14, 2026. The Statutory Auditors of the Company have carried out an audit of the aforesaid results.

3 Previous quarter/ year end figures have been rearranged and / or regrouped, wherever necessary, to make them comparable with those of the current quarter/ year end.

By order of the Board

New Delhi
Date: August 14, 2026

Alok Modi
Managing Director
DIN- 00174374

ALOK MODI

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Date: 2026.08.14 16:03:46 +05'30'