Nirlon Limited
CIN:L17120MH1958PLC011045
Pahadi Village, off the Western Express Highway, Goregaon (East), Mumbai 400 063.
Tele:+91 (022) 4028 1919/2685 2257/58/59
E-mail id :**info@nirlonltd.com**, Website: **www.nirlonltd.com**

August 10, 2026

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

Security Code: 500307

Dear Sir,

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

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

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

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

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

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

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

Thanking you,
Yours faithfully,
For Nirlon Ltd.,

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

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India

Tel +91 22 6819 8000

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

Review Report to
The Board of Directors
Nirlon Limited

1. We have reviewed the accompanying statement of unaudited financial results of Nirlon Limited (the "Company") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

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

S R B C & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

Mumbai
August 10, 2026

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

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

See accompanying notes to the financial results

SIGNED FOR IDENTIFICATION BY
S R B C & CO LLP
MUMBAI

NIRLON LIMITED
MUMBAI

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Notes :

1 The results of the quarter ended June 30, 2026 were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on August 10, 2026.

2 The Company has determined "licensing of investment properties" as a reportable segment as evaluated by the chief operating decision makers for allocation of resources and assessing the performance. There are no other reportable segment as per Ind AS 108 - Operating Segment. Accordingly, no segment information has been disclosed.

3 The figures for quarter ended March 31, 2026 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures upto December 31, 2025 which were subjected to limited review.

4 In the FY 2025-26, the Company exercised the option available under section 115BAA of the Income Tax Act, 1961 (New Tax Regime) and accordingly remeasured opening deferred tax liability and reversed Rs. 6,950.51 lakhs.

NIRLON LIMITED
MUMBAI

For and on behalf of Board of Directors of Nirlon Limited

Place : Mumbai.
Date : August 10, 2026

RAHUL SAGAR
EXECUTIVE DIRECTOR AND CEO
DIN: 388980

SIGNED FOR IDENTIFICATION
BY
S R B C & CO LLP
MUMBAI