TRADEWELL HOLDINGS LIMITED

13th November, 2026

To,

The Secretary
BSE Limited
The Stock Exchange, Mumbai
Corporate Relationship Department
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai- 400001

Sub–Unaudited Standalone Financial Results of the Company for the Second Quarter and Six Months ended 30th September 2026 as per Regulation 33 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Ref: Tradewell Holdings Limited (Scrip Code: 531203)

Dear Sir/Madam,

We have to inform you that pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board at its meeting held on **13th November, 2026 at 3:30 p.m.** and concluded at **4:30** p.m. inter alia considered and approved Unaudited Standalone Financial Results of the Company for the Second Quarter and Six months 30th September 2026.

1. In this connection, we enclose herewith the following:

   i) Unaudited Standalone Financial Results for the Second Quarter and Six months 30th September 2026.
   ii) The Limited Review Report by the Statutory Auditors of the Company on the above stated financial results.

3. The results are also being published in the newspapers.

Kindly take the same on your record.

Thanking you

For TRADEWELL HOLDINGS LIMITED

Uma Kumari

Digitally signed by Uma Kumari
Date: 2026.11.13 16:34:35 +05'30'

Uma Kumari
(Company Secretary & Compliance officer)

Encl: as above

TRADEWELL HOLDINGS LIMITED

Regd.Off: Flat No 1196, Sector-D, Pkt-I, Vasant Kunj, Opp-Heritage School, New Delhi, India, 110070, Tel No. 9810136032

CIN: L74110DL1995PLC064237, PAN: AABCS3166R

Statement of Unaudited Financial Results for the Quarter and Half Year ended September 30, 2026

(Rs.in Lacs except per share data)

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**						
a)	Revenue from Operations	13.54	9.66	27.51	23.20	27.51	153.23
b)	Other Income	37.87	85.40	159.12	123.27	273.70	367.06
2	**Total Income (1a+1b)**	**51.41**	**95.06**	**186.63**	**146.48**	**301.21**	**520.28**
3	**Expenditure**						
a)	Operating Expenses	15.00	7.13	68.37	22.13	68.37	171.20
b)	Changes in inventories of stock in trade	(3.95)	1.89	(35.38)	(2.06)	(35.38)	(7.92)
c)	Employee Benefit Expenses	30.32	30.44	27.32	60.77	53.09	117.09
d)	Finance Costs	11.77	11.24	22.66	23.01	44.67	85.03
e)	Depreciation and amortisation expenses	5.51	5.51	5.49	11.02	10.97	22.00
f)	Other Expenses	25.94	20.00	17.20	45.94	26.05	44.26
4	**Total Expenditure (3a to 3f)**	**84.59**	**76.22**	**105.66**	**160.82**	**167.78**	**431.66**
5	**Profit/(Loss) before Exceptional Items and Tax (2-4)**	**(33.18)**	**18.84**	**80.97**	**(14.34)**	**133.43**	**88.62**
6	Exceptional Items	-	-	-	-	-	-
7	**Profit/(Loss) before Tax (5-6)**	**(33.18)**	**18.84**	**80.97**	**(14.34)**	**133.43**	**88.62**
8	Tax Expenses	77.86	(7.67)	(34.67)	70.19	(34.67)	(38.60)
9	**Net Profit/(Loss) for the period/year (7-8)**	**(111.04)**	**26.51**	**115.65**	**(84.53)**	**168.10**	**127.22**
10	Other Comprehensive Income		-			-	0.55
11	**Total Comprehensive Income for the period/year (9+10)**	**(111.04)**	**26.51**	**115.65**	**(84.53)**	**168.10**	**127.77**
12	Paid-up equity share capital (Face Value of the Share Rs. 10/- each)	300.44	300.44	300.44	300.44	300.44	300.44
13	Reserve excluding Revaluation Reserves (As per balance sheet of previous accounting year)						
14	**Earning Per Shares (EPS)**						
a)	Basic	(3.70)	0.88	3.85	(2.81)	5.60	4.23
b)	Diluted	(3.70)	0.88	3.85	(2.81)	5.60	4.23

1 The company has adopted IND AS from April 1, 2017.

2 These results have been approved by the Board of Directors in its meeting held today i.e. November 13, 2026.

3 The above results were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on November 13, 2026.

4 The company is not having any reconciliation item under Ind AS in respect of respective figures for the corresponding quarter, accordingly the relevant disclosure are not given.

5 Previous period figures have been regrouped/re-arranged, wherever necessary.

6 No complaint were received during the quarter. Investor Complaint outstanding at the beginning and the end of the quarter was nil.

7 The results will be available on the Company's website www.brandrealty.in and the stock exchange website of BSE Limited www.bseindia.com

For and on behalf of the Board
TRADEWELL HOLDINGS LIMITED

Kamal Manchanda
Whole Time Director
DIN: 00027889

Place: New Delhi
Date: November 13 2026

Corporate Office: Plot No. 15A, Ground Floor, Tradex Tower, Sector 125, Noida, 201301, C- 9871484676
Email:-kamal@brandrealty.in,Website: www.brandrealty.in

TRADEWELL HOLDINGS LIMITED

Flat No 1196, Sector-D, Pkt-1, Vasant Kunj, Opp-Heritage School, New Delhi, India, 110070, Tel No. 9810136032

CIN:L74899DL1995PLC064237, PAN:AABCS3166R

Unaudited Statement of Assets and Liabilities as on September 30, 2026

(Rupees in Lacs)

S.No.	Particulars	As at 30-09-2026 Unaudited	As at 31-03-2026 Audited	As at 30-09-2025 Unaudited
(A)	**ASSETS**			
1.	**Non-Current Assets**			
	(a) Property, Plant and Equipment	83.03	90.45	95.99
	(b) Intangible Assets	40.60	41.05	47.27
	(c) Investment Property	40.97	44.12	41.50
	(d) Financial Assets			
	i) Investments	26.17	26.17	26.02
	ii) Loans and Advances	959.60	301.09	-
	iii) Other Financial Assets	1.21	1.02	0.96
	(e) Deferred tax assets (net)	100.86	171.05	138.61
	(f) Non Current Tax Assets (net)	28.14	19.49	-
	(g) Other Non - Current Assets	859.83	858.03	855.28
		2,140.42	**1,552.47**	**1,205.63**
2.	**Current Assets**			
	(a) Inventories	9.98	7.92	35.38
	(b) Financial Assets			
	i) Trade Receivables	-	3.48	-
	ii) Cash and Cash Equivalents	5.80	7.56	59.85
	iii) Bank Balances other than cash and cash Equivalents	4.03	60.77	37.23
	ii) Loans and Advances	-	-	1,006.07
	iv) Other Financial Assets	50.26	76.27	6.17
	(b) Other Current Assets	52.15	17.07	129.23
		122.23	**173.08**	**1,273.93**
	TOTAL ASSETS	**2,262.65**	**1,725.54**	**2,479.56**
(B)	**EQUITY AND LIABILITIES**			
1.	**Equity**			
	(a) Equity Share Capital	300.44	300.44	300.44
	(b) Other Equity	329.18	413.71	454.04
		629.62	**714.15**	**754.48**
2.	**Liabilities**			
	Non-Current Liabilities			
	(a) Financial Liabilities			
	i) Borrowings	160.51	159.19	645.38
	ii) Lease Liabilities	45.25	46.06	51.70
	iii) Other Financial Liabilities	63.40	90.67	143.22
	(b) Provisions	25.20	22.99	20.77
	(c) Other Non-Current Liabilities	-	-	15.93
		294.36	**318.91**	**877.01**
3.	**Current Liabilities**			
	(a) Financial Liabilities			
	i) Borrowing	719.53	354.50	662.15
	ii) Lease Liabilities	2.74	3.87	0.00
	iii) Trade Payables			
	a) Total outstanding dues of micro enterprises and small enterprises	14.85	0.72	1.51
	b) Total outstanding's dues of creditors others than micro enterprises and small enterprises	590.26	5.59	13.23
	iv) Other Financial Liabilities	2.11	312.84	162.50
	(v) Derivatives Financial Instruments	9.18	2.50	
	(b) Provisions	-	2.21	2.63
	(c) Others Current Liabilities	-	10.26	6.05
		1,338.67	**692.49**	**848.07**
	TOTAL LIABILITIES	**1,633.03**	**1,011.39**	**1,725.08**
	TOTAL EQUITY AND LIABILITIES	**2,262.65**	**1,725.54**	**2,479.56**

For and on behalf of the Board
TRADEWELL HOLDINGS LIMITED



Place: New Delhi
Date : November 13, 2026

Kamal Manchanda
Whole Time Director
DIN: 00027889

Tradewell Holdings Limited

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CIN: L74110DL1995PLC064237, PAN: AABCS3166R

Statement of Cash Flows for the year ended September 30, 2026

(Rupees in Lacs)

Sr. No.	Particulars	For the period ending September 30, 2026	For the period ending September 30, 2025	For the year ended September 30, 2026
A	**CASH FLOW FROM OPERATING ACTIVITIES**			
	Profit Before Tax	**(14.34)**	**133.43**	**88.62**
	Adjustment for :			
	Interest income	(68.07)	(83.43)	(153.42)
	Depreciation & amortization expenses	11.02	10.97	22.00
	Finance Costs	23.01	44.67	85.03
	Loss on derecognition of financial instrument	0.15	-	0.32
	Dividend Income	(0.17)	(3.08)	(3.08)
	Rental Income	(2.50)	(3.79)	(7.16)
	Miscellaneous Income	(0.03)	-	(0.01)
	Balance Written off	-	-	0.11
	Operating profit before Changes in Assets and Liabilities	**(50.93)**	**98.76**	**32.41**
	Adjustment for Changes in Assets and Liabilities:			
	(Increase)/Decrease in Other Non-Current Loans & Advances	(658.51)	-	(301.09)
	(Increase)/Decrease in Other Non-Current Financial Assets	(0.19)	-	(0.11)
	(Increase)/Decrease in Other Non-Current Assets	(1.80)	(269.15)	(275.60)
	(Increase)/Decrease in Inventories	(2.06)	(35.38)	(7.92)
	(Increase)/Decrease in Current Trade Receivables	3.48	-	(3.48)
	(Increase)/Decrease in Other Current Financial Assets	82.74	(5.40)	(136.22)
	(Increase)/Decrease in Other Current Assets	(35.08)	(58.98)	18.13
	(Increase)/Decrease in Other Current Loans & Advances	-	-	1.00
	Increase/(Decrease) in Other Non-Current Financial Liabilities	(27.42)	(116.09)	(184.89)
	Increase/(Decrease) in Other Non-Current Liabilities	(4.96)	-	(29.41)
	Increase/(Decrease) in Non Current Provisions	2.21	0.41	2.63
	Increase/(Decrease) in Current Trade payables	8.53	11.12	2.68
	Increase/(Decrease) in Other Current Financial Liabilities	277.02	162.07	314.92
	Increase/(Decrease) in Other Current Liabilities	(0.38)	(56.08)	(0.22)
	Increase/(Decrease) in Current Provision	(2.21)	-	(0.53)
	Less: Income Tax Paid	(6.97)	-	(36.20)
	Net Cash from Operating Activities	**(416.52)**	**(268.73)**	**(603.91)**
B	**CASH FLOW FROM INVESTING ACTIVITIES**			
	Purchase of Property, Plant and Equipments	-	-	(1.89)
	Purchase of Equity Investments	-	-	(0.16)
	Interest Income	68.10	83.43	153.44
	Rental Income	2.50	3.92	7.16
	Loan Given to Other Corporates	-	(29.57)	-
	Receipt of Loan Given	-	-	975.50
	Dividend Income	0.17	3.08	3.08
	Net proceeds from release of margin money	-	(37.23)	-
	Net Cash used in Investing Activities	**70.77**	**23.63**	**1,137.14**
C	**CASH FLOW FROM FINANCING ACTIVITIES**			
	Net Proceeds from Borrowings	-	335.33	-
	Repayment of Borrowings	366.35	-	(458.51)
	Repayment of Lease Liabilities	(4.20)	(4.20)	(8.40)
	Interest Paid	(18.16)	(33.84)	(66.42)
	Net Cash used in Financing Activities	**344.00**	**297.29**	**(533.32)**
D	Net change in Cash and Cash equivalents (A+B+C)	(1.75)	52.19	(0.10)
E	Cash and Cash equivalents (Opening balance)	7.56	7.66	7.66
F	Cash and Cash equivalents (Closing balance)	**5.80**	**59.85**	**7.56**

For and on behalf of the Board
TRADEWELL HOLDINGS LIMITED

Kamal Manchanda
(Whole Time Director)
DIN 00027889

Place: Delhi
Date: November 13 2026

TRADEWELL HOLDINGS LIMITED

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CIN:L74899DL1995PLC064237, PAN:AABCS3166R

A. Related Parties Transactions and balances for the period September 30, 2026

(a) Key Managerial Personnel (KMP) :

i) Kamal Manchanda - Whole-time Director
ii) Aruna Manchanda- Non Executive Director
iii) Shilpy Chopra - Independent Director
iv) Munish Bhardwaj - Independent Director

(b) Relatives of KMP's :

i) Saugaat Khurana
ii) Varun Pahwa
iii) Era Manchanda
iv) Sahil Manchanda

(c) Enterprises over which KMPs are able to exercise significant influence :

i) Tradewell Portfolios Private Limited
ii) Era Resorts Private Limited
iii) Foothold Assets Private Limited
iv) Panya Housing Private Limited

B. Related Party Transactions **(Rupees in Lakh)**

Particulars	As at September 30, 2026	As at March 31, 2026
Expenses incurred by the related parties on behalf of the company		
Saugaat Khurana	2.44	7.80
Kamal Manchanda	-	0.32
Varun Pahwa	-	0.30
Era Resorts Private Limited	0.32	-
Reimbursement of expenses incurred by the related parties on behalf of the company		
Saugaat Khurana	2.26	7.67
Kamal Manchanda	-	0.32
Varun Pahwa	-	0.61
Era Resorts Private Limited	0.32	-
Expenses incurred by the company on behalf of related party		
Tradewell Portfolios Private Limited	0.22	0.66
Reimbursement of expenses incurred by the company on behalf of related party		
Tradewell Portfolios Private Limited	0.32	0.66
Purchase of investments		
Panya Housing Private Limited	-	0.16
Remuneration & Sitting Fees		
Kamal Manchanda	9.00	18.00
Shilpy Chopra	0.30	0.60
Sahil Manchanda	6.00	12.00
Varun Pahwa	9.00	18.00
Era Manchanda	6.00	1.00
Saugaat Khurana	6.00	-
Loans Taken		
Kamal Manchanda	348.50	271.25
Aruna Manchanda	1.00	2.40
Tradewell Portfolios Private Limited	-	392.25
Three A Innovative Consultancy Private Limited	-	120.00
Repayment of Loans Taken		
Kamal Manchanda	98.00	425.50
Aruna Manchanda	2.00	27.40
Tradewell Portfolios Private Limited	-	702.25
Loans and Advances Given		
Panya Housing Private Limited	959.60	300.00
Interest Paid		
Tradewell Portfolios Private Limited	-	38.25
Three A Innovative Consultancy Private Limited	7.20	-
Interest Received		
Panya Housing Private Limited	62.79	-
Capital Advance (Towards Real Estate Booking)		
Tradewell Portfolios Private Limited	-	270.60
Brokerage & Commission		
Bhardwaj And Associates (Proprietorship concern of Munish Bhardwaj)	52.50	53.00

Closing Balances with Related Parties

Nature of Balances	As at September 30, 2026	As at March 31, 2026
Current Borrowings-Financial Liability		
Kamal Manchanda	399.50	149.00
Aruna Manchanda	66.00	67.00
Non-Current Borrowings-Financial Liability		
Three A Innovative Consultancy Private Limited	121.08	-
Other Current Financial Assets		
Tradewell Portfolios Private Limited	-	0.10
Current Loans and Advances-Financial Assets		
Panya Housing Private Limited	903.09	300.00
Current Trade Receivables- Financial Assets		
Bhardwaj And Associates (Proprietorship concern of Munish Bhardwaj)	-	3.48
Interest Receivable		
Panya Housing Private Limited	56.51	1.09
Current Financial Liability		
Saugat Khurana	0.43	0.26
Varun Pahwa		-

For and on behalf of the Boards
TRADEWELL HOLDINGS LIMITED

Place: Delhi
Date : November 13, 2026

Kamal Manchanda
Whole Time Director
DIN:00027889

Corporate Office: Plot No. 15A, Tradex Tower, Sector 125, Noida, Gautambuddha Nagar, Uttar Pradesh-201303,cell-9810136032
Email:-kamal@brandrealty.in,Website: www.brandrealty.in

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Email:-kamal@brandrealty.in,Website: www.brandrealty.in

KNA ASSOCIATES
CHARTERED ACCOUNTANTS
10 Sagar Apartments, 6 Tilak Marg, New Delhi-110 001
Phone: +91.11.42.271.056
E-mail: contact@knaca.com • Website: http://www.knaca.com

Limited Review Report on Standalone unaudited quarterly and year to date financial results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015.

Review Report to
The Board of Directors
Tradewell Holdings Limited

We have reviewed the accompanying statement of unaudited Financial Results of **M/s Tradewell Holdings Limited** (the "Company') for the period ended September 30, 2026 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations 2015 as amended from time to time ("the Listing Regulations").

This statement which is the responsibility of the Company's Management and approved by the Board of Directors and has been prepared 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. Our responsibility is to issue a report on these financial statements based on our review.

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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. 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 and consequently does not enable us to obtain assurance that we would be aware of all significant matters that might be identified in an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on the review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Accounting Standards specified under Section 133 of the Companies Act 2013 as amended from time to time 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 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.

For **KNA Associates**
Chartered Accountants
Firm Registration No.- 014111N

New Delhi

Gaurav Pant
(Partner)
Membership No: 556681

Place: New Delhi
Date: November 13, 2026
UDIN: 26556681BJSLQO8757