

EPSOM PROPERTIES LIMITED

CIN: L24231TN1987PLC014084

Reg Office: Old No. 249, New No. 339, Safi House, 2nd Floor, Anna Salai, Teynampet,
Chennai Tamil Nadu, India-600006

Telephone: 91-4466805560

Email: epsomproperties@gmail.com web: www.epsom.in

22.10.2026

To
The Manager
Listing Department
BSE Limited
PJ Towers, Dalal Street,
Mumbai – 400 001

Dear Sirs,

Sub: Outcome of the Board Meeting held on 22.10.2026:

As already informed vide our letter dated 15th October, 2026 and pursuant to the provisions of Regulation 30 read with Schedule III Para A of Part A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please be informed that the Board of Directors of the Company met today and the Meeting commenced at 3:45 PM and concluded at 4:00 PM and *inter alia* transacted the following business:

1. Considered and Approved the Un-Audited Financial Results for the quarter and half year ended 30.09.2026. A copy of the unaudited Financial Results duly recommended by the Audit Committee and approved by the Board of Directors of the Company together with Limited Review Report are enclosed herewith.

Please take the above on record and kindly treat this as compliance with the SEBI (LODR) Regulations, 2015.

Kindly acknowledge.

For Epsom Properties Limited

Digitally signed
by MOUNIKA
BANDAM
Date: 2026.10.22
17:55:25 +05'30'

Mounika Bandam
Company Secretary and Compliance Officer
M.No.: A77289



S. VISHNU & CO., Chartered Accountants

Flat B-1, Ground Floor, Ten's May Flower Prabha Apartments, New No. 24, (Old No.18) Nageswara Road,
Nungambakkam, Chennai - 600 034. (Opp.to Kanchi Kamakoti Childs' Trust Hospital)
Mobile : 86680 99058 Email : svishnuandco@gmail.com

Independent Auditor's Review Report on the Unaudited Standalone Financial Results of M/s EPSOM Properties Limited for the quarter and half year ended 30th September 2026 Pursuant to Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Review Report to
The Board of Directors
EPSOM Properties Limited

We have reviewed the accompanying statement of unaudited standalone financial results of **EPSOM Properties Limited** ("the Company") for the quarter and half year ended September 30, 2026, pursuant to Regulation 33 and 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 as amended (The "Listing Regulations").

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 and 52 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.

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 consist matters and 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.



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

Place: Chennai
Date: 22-10-2026
UDIN: 26026131THIKDC6786

For S. VISHNU & CO.,
Chartered Accountants
FRN 005179S



(S. VISHNU)
Partner
M. No. 026131



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Scrip Code -531155

PART I

Chennai

Statement of standalone Un-Audited Financial Results for the Quarter and Half year ended September 30, 2026

Particulars	(Rs. in Lakhs) Except for EPS					
	Current Quarter Ended on 30-09-2026	Preceeding Quarter Ended on 30-06-2026	Corresponding Quarter ended on 30-09-2025	Half- year ended 30-09-2026	Corresponding Half- year ended 30-09-2025	Year to date figures for previous year ended 31-03-2026
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1. Revenue						
(a) Revenue from Operations	0.00	0.00	0.00	0.00	0.00	0.00
(b) Other Operating income	0.00	0.00	0.00	0.00	0.00	0.00
(c) Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00	0.00	0.00
2. Expenses						
(a) Cost of material consumed	0.00	0.00	0.00	0.00	0.00	0.00
(b) Purchase of stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
(c) Changes in inventories of finished goods and work in progress and stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
(d) Excise Duty /GST	0.00	0.00	0.00	0.00	0.00	0.00
(e) Employee benefit expense	2.11	2.10	2.08	4.21	4.03	8.23
(f) Finance costs	3.86	3.70	0.00	7.56	0.00	12.87
(g) Depreciation and amortisation expense	0.00	0.00	0.00	0.00	0.00	0.00
(h) Other expenses	2.89	5.83	2.30	8.72	8.36	13.21
Total expenses	8.85	11.63	4.38	20.49	12.39	34.32
3. Profit / (Loss) before Exceptional items (1-2)	-8.85	-11.63	-4.38	-20.49	-12.39	-34.32
4. Exceptional Items	0.00	0.00	0.00	0.00	0.00	0.00
5. Profit / (Loss) before tax (3+4)	-8.85	-11.63	-4.38	-20.49	-12.39	-34.32
Current Tax (Net of Mat Credit)	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Tax	0.00	0.00	0.00	0.00	0.00	0.00
Total Tax Expenses	0.00	0.00	0.00	0.00	0.00	0.00
7. Profit / (Loss) for the period (5+6)	-8.85	-11.63	-4.38	-20.49	-12.39	-34.32
8. Other Comprehensive Income (Net of Tax Expenses)	0.00	0.00	0.00	0.00	0.00	0.00
9. Total Comprehensive Income for the period (7+8) (Comprising profit / (loss) and other comprehensive income for the period)	-8.85	-11.63	-4.38	-20.49	-12.39	-34.32
10. Details of equity share capital						
Paid- up equity share capital	745.28	745.28	745.28	745.28	745.28	745.28
(Face Value of Rs.10 /- per share)						
11. Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-942.37	-942.37	-908.05	-942.37	-908.05	-908.05
12 . Earnings per share (EPS) (of Rs.10/-)						
(a) Basic	-0.012	-0.016	-0.006	-0.027	-0.017	-0.046
(b) Diluted	-0.012	-0.016	-0.006	-0.027	-0.017	-0.046



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Notes:

- 1.The above standalone un-audited financial results of the company for the quarter and half year ended September 30, 2026 , were reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 22nd October 2026
2. The un-audited Financial Results of the Company have been prepared in accordance with the Indian Accounting Standards (*Ind AS*) as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 3.The Company is engaged in the business of Property Developers and therefore has only one reportable segment in accordance with IND AS 108 "Operating Segments".
4. The format for Audited Financial Results prepared as prescribed in SEBI's Circular CIR/CFD/FAC/62/2016 dated 05 July 2016, IND AS and Schedule III to the Companies Act, 2013.

By order of the Board
For EPSOM Properties Limited



Sanga Tejaswi
Wholetime Director & CFO
DIN: 08784189



Place: Hyderabad
Date : 22-10-2026

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(Rs. In lakhs)

Particulars	As at 30-09-2026	As at 30-09-2025
Cash flow from operating activities	Rs.	Rs.
Net profit / (Loss) before taxation	(20.49)	(12.39)
Adjustments for :		
Loans & Advances written off		
Depreciation	-	-
Operating profit before working capital changes	(20.49)	(12.39)
Decrease/(Increase) in loans & advances		
Decrease/(Increase) in Other Current Assets	(0.97)	(1.07)
Increase/(Decrease) in liabilities	1.31	(0.01)
Increase/(Decrease) in Fixed Assest		
Cash generated from operations	(20.15)	(13.48)
Cash flow from extraordinary item		
Net cash from operating activities	(20.15)	(13.48)
Cash flows from investing activities		
Investments/(Maturity) of Fixed Deposits	-	-
Net cash flow investing activities	-	-
Cash flow from financing activities		
Increase/(Decrease) in unsecured loans	22.24	13.87
Net cash used in financing activities	22.24	13.87
Net increase/(decrease) in Cash and Cash Equivalents	2.09	0.39
Opening Balance of Cash and Cash Equivalents	0.23	0.44
Closing Balance of Cash and Cash Equivalents	2.31	0.83
Closing Cash and Cash Equivalents as per Balance Sheet	2.31	0.83

By order of the Board
For EPSOM Properties Limited

Sanga Tejaswi

Wholetime Director & CFO

DIN: 08784189

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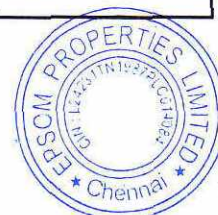
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Standalone Statement of Assets and Liabilities

(Amount Rs. in Lakhs)

Particulars	As at 30-09-2026	As at 31-03-2026
	Unaudited	Audited
Assets		
Non Current Assets		
a)Property, Plant & Equipment	0.00	0.00
b)Capital work - In progress	0.00	0.00
c)Good will	0.00	0.00
d)Other Intangible Assets	0.00	0.00
e) Financial Assets		
i)Investments	3.34	3.34
ii)Loans		
iii)Others Financial Assets		
f)Deferred Tax Assets		
g)Tax Assets (Net of Provision)	0.00	0.00
h)Other Non- Current Assets	0.00	0.00
TOTAL Non Current Assets	3.34	3.34
Current Assets		
a)Inventories	0.00	0.00
b)Financial Assets		
i)Investment	0.00	0.00
ii)Trade Receivables	0.00	0.00
iii)Cash and Cash equivalents	0.01	0.03
iv)Bank Balance	2.30	0.19
v)Loan		
vi)Others		
c)Other Current Assets	8.95	7.98
TOTAL Current Assets	11.26	8.21
TOTAL ASSETS	14.61	11.55



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Standalone Statement of Assets and Liabilities

(Amount Rs. in Lakhs)

Particulars	As at 30-09-2026	As at 31-03-2026
	Unaudited	Audited
Equity and Liabilities		
a)Equity Share Capital	745.28	745.28
b)Other Equity	-961.50	-941.01
Total Equity	-216.22	-195.73
Liabilities		
1) Non Currents Liabilities		
a) Financial Liabilities		
i)Borrowings	228.84	206.61
ii)Trade Payables	0.00	0.00
iii) Other Financial Liabilities	0.00	0.00
b) Provisions	0.00	0.00
c)Deferred Tax Liabilities	0.00	0.00
d)Other non- current Liabilities	0.00	0.00
e)Non Current Tax Liabilities	0.00	0.00
2)Current Liabilities		
a)Fiancial Liabilities		
i)Borrowings	0.00	0.00
ii)Trade Payables	0.77	0.02
iii) Other Financial Liabilities	0.00	0.00
b)Other current liabilities	1.20	0.65
c)Provisons	0.00	0.00
e)Current Tax Liabilities	0.00	0.00
Total Liabilities	230.82	207.27
TOTAL EQUITY AND LIABILITIES	14.61	11.55

Notes:

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Place: Hyderabad

Date : 22-10-2026

