ANSAL BUILDWELL LIMITED
REGD. OFF. : 118, Upper First Floor, Prakash Deep,
7, Tolstoy Marg, New Delhi 110001 Phone: +91-11-23353051, 23353052
Email: info@ansalabl.com www.ansalabl.com CIN: L45201DL1983PLC017225

14th November, 2026

The Bombay Stock Exchange Ltd.
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai – 400 001

Company Code: 523007

Sub : i) **Unaudited Financial Results for the quarter and six months ended 30th September, 2026**

ii) **Limited Review Report by Independent Auditors.**

Dear Sir,

This is in continuation of our letter dated 13th October, 2026, we are enclosing herewith the compliance of Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as follows:-

1) The Un-Audited Financial Results (Standalone and Consolidated) for the 02nd Quarter and Half Year ended on 30th September, 2026 duly approved by the Board of Directors at their meeting held on the 14th November, 2026.

2) Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s I.P. Pasricha & Co. Chartered Accounts, on the Un-Audited Financial Results for the 02nd Quarter and Half year ended on the 30th September, 2026.

3) The Company (Ansal Buildwell Limited) had made an investment of Rs.34.01 Crore in the equity shares of 100% subsidiary Ansal Crown Infrabuild Private Limited (No. of Equity Shares: 23 Lakh Face Value @ Rs.10 per share) and also had given business advances of Rs.24.89 Crores. The said company was admitted into Corporate Insolvency Resolution Process (CIRP) pursuant to the order dated 21st April, 2023 passed by the Hon'ble National Company Law Tribunal (NCLT). Subsequently, the Hon'ble NCLT, vide its order dated 2nd July, 2026, approved the Resolution Plan in respect of Ansal Crown Infrabuild Private Limited.

   In view of the aforesaid developments and based on the assessment of recoverability of the investment and business advances, the Company has written off the aforesaid investment amounting to Rs.34.01 Crore in Equity Shares and aforesaid business advances amounting Rs.24.89 Crore. The Company has recognised the said write-off under Exceptional items in the Standalone Statement of Profit and Loss for the year.

   The total loss under exceptional items in Standalone Statement of Profit and Loss for the year

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4) In accordance with Ind AS 110 – Consolidated Financial Statements, the Company has derecognised the assets and liabilities of Ansal Crown Infrabuild Private Limited, from the consolidated financial statements as at the date on which control was lost (2nd July, 2026). The resultant loss arising on such derecognition amounting to Rs.2653.93 lakhs and Net Loss arising on account of investment of Rs.3171.07 Lakhs has been

   recognised in the Consolidated Statement of Profit and Loss under Exceptional Items for the period ended 30th September, 2026.

   The total loss under exceptional items in Consolidated Statement of Profit & Loss recognised is Rs.5825.00 Lakhs.

The Board meeting commenced at 12.00 Noon and concluded at 4:00 P.M.

This is for your information and record please.

Thanking you,

Yours faithfully,
For Ansal Buildwell Ltd.

(Shobhit Charla)
Whole Time Director
DIN 00056364

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Ansal Buildwell Limited

Statement of Standalone Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2026

(INR in lakhs except EPS)

	Particulars	Standalone					
		Quarter ended			Half year ended		Year ended
		September 30, 2026 (Unaudited)	June 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	September 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	March 31, 2026 (Audited)
I	Revenue from Operations	1,141.37	1,337.08	1,584.79	2,478.45	2,562.53	3,725.58
II	Other Income	83.02	81.88	90.13	164.90	168.18	396.63
III	**Total Income (I+II)**	**1,224.39**	**1,418.96**	**1,674.92**	**2,643.35**	**2,730.71**	**4,122.21**
IV	**Expenses**						
	Cost of construction	682.44	585.27	438.54	1,267.71	722.25	1,132.20
	Employee benefits expense	264.19	247.82	229.33	512.01	456.56	971.75
	Finance costs	139.36	96.58	105.62	235.94	225.74	485.68
	Depreciation and amortisation expense	71.06	70.32	54.13	141.38	107.92	216.90
	Other expenses	216.31	188.49	203.48	404.80	400.91	846.44
	Total Expenses	**1,373.36**	**1,188.48**	**1,031.10**	**2,561.84**	**1,913.38**	**3,652.97**
V	**Profit before exceptional and extraordinary items and tax**	**(148.97)**	**230.48**	**643.82**	**81.51**	**817.33**	**469.24**
VI	**Exceptional Items**	5,890.92	-	-	**5,890.92**	-	-
	Profit before tax	**(6,039.89)**	**230.48**	**643.82**	**(5,809.41)**	**817.33**	**469.24**
VII	**Tax expense**						
	Current tax	(59.93)	59.93	167.39	-	212.50	130.00
	Deferred tax	(1.61)	(19.27)	2.91	(20.88)	6.82	7.05
	Sub Total Tax Expenses	**(61.54)**	**40.66**	**170.30**	**(20.88)**	**219.32**	**137.05**
VIII	**Profit/(loss) for the period**	**(5,978.35)**	**189.82**	**473.52**	**(5,788.53)**	**598.01**	**332.19**
IX	**Other Comprehensive Income**						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	10.32	(69.98)	8.72	(59.66)	10.83	25.92
	(b) gain/(loss) on change in fair value of equity instruments	0.94	(0.34)	0.11	0.60	0.76	0.09
	A(ii) Income tax related to items that will not be reclassified to profit or loss	(2.68)	18.19	(2.27)	15.51	(2.82)	(6.74)
	Total Other Comprehensive Income for the period (A(i+ii))	**8.58**	**(52.13)**	**6.56**	**(43.55)**	**8.77**	**19.27**
X	**Total Comprehensive Income for the period (VII+VIII)**	**(5,969.78)**	**137.70**	**480.08**	**(5,832.08)**	**606.78**	**351.46**
XI	Paid up equity share capital	738.38	738.38	738.38	738.38	738.38	738.38
	(Face value of Rs. 10 per share)						
XII	Basic and diluted earnings per share (not annualised) (Rs.)	(80.97)	2.57	6.41	(78.39)	8.10	4.50

I.P. PASRICHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

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Ansal Buildwell Limited

Statement of Assets & Liabilities as at September 30, 2026 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
Non-current assets		
Property, plant and equipment	593.57	215.93
Right of use assets	120.10	204.68
Intangible assets	0.35	0.47
Investment in subsidiaries, associate and joint ventures	1,029.97	4,431.04
Financial assets		
- Investments	5.92	5.31
- Trade receivables	119.70	58.19
Deferred tax assets (net)	163.42	142.54
Other non-current assets	133.43	130.03
Total non-current assets	**2,166.46**	**5,188.19**
Current assets		
Inventories	27,163.80	26,608.91
Financial assets		
- Trade receivables	78.12	49.29
- Cash and cash equivalents	515.14	250.69
- Other bank balances	1,723.97	1,698.71
Current tax assets (Net)	-	
Other current assets	6,540.03	8,620.76
Total current assets	**36,021.06**	**37,228.36**
Total assets	**38,187.52**	**42,416.55**
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	5,864.83	11,696.91
Total equity	**6,603.21**	**12,435.29**
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	2,242.54	850.75
- Lease Liabilities	2.64	33.08
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	0.03	0.03
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	424.40	397.61
- Other financial liabilities	280.85	280.27
Provisions	399.13	304.97
Other non-current liabilities	452.37	452.54
Total non-current liabilities	**3,801.96**	**2,319.25**
Current liabilities		
Financial liabilities		
- Borrowings	4,307.58	3,612.36
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	0.32	15.40
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	115.41	234.49
- Lease Liabilities	129.83	185.74
- Other financial liabilities	616.20	626.81
Other current liabilities	22,313.98	22,576.87
Provisions	269.99	287.05
Current tax liabilities (net)	29.04	123.29
Total current liabilities	**27,782.35**	**27,662.01**
Total liabilities	**31,584.31**	**29,981.26**
Total equity and liabilites	**38,187.52**	**42,416.55**

I.P. PASRICHA & CO. CHARTERED ACCOUNTANTS NEW DELHI

ANSAL BUILDWELL

ANSAL BUILDWELL LIMITED

Standalone Statement of Cash Flow as on September 30, 2026 (Unaudited)

(INR in lakhs)

Particulars	Year ended September 30, 2026 (Unaudited)	Year ended 31.3.2026 (Audited)
Profit before tax	(5,809.41)	469.24
Adjustments for:		
Depreciation and amortisation expenses	159.27	226.05
Exceptional Loss on written off investments	3,401.07	
Exceptional Loss on written off Loan	2,489.85	
Interest income from:		
- Debts, deposits, loans and advances, etc.	(10.85)	(90.61)
Interest expenses		
- On borrowings	223.33	459.15
- Others	12.61	26.53
Dividend Income	(0.06)	(0.25)
Loss/ (Gain) on sale of property, plant and equipment	(8.19)	(1.19)
	6,267.03	**619.68**
Operating profit before working capital changes	**457.62**	**1,088.91**
Adjustments for:		
(Increase)/decrease in inventories	(554.89)	(357.75)
(Increase)/decrease in trade receivables	(90.34)	(33.81)
(Increase)/decrease in other assets	(412.52)	(523.77)
Increase/(decrease) in trade payables	(107.37)	63.33
Increase/(decrease) in other financial liabilities	(10.03)	(7.30)
Increase/(decrease) in provisions	17.44	3.44
Increase/(decrease) in other liabilities	(263.06)	147.36
	(1,420.77)	**(708.49)**
Cash generated by operating activities	**(963.15)**	**380.42**
Income taxes paid (net of tax deducted at source)	(78.75)	(521.41)
	(78.75)	**(521.41)**
Net cash generated by operating activities	**(1,041.90)**	**(140.99)**
B. CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of associate company Aadharshila Towers Private Limited		(18.00)
Purchase of property, plant and equipment	(461.44)	(12.70)
Proceeds from sale of property, plant and equipment	17.42	2.53
Purchase of current and non-current investments	-	
Interest received	10.85	90.61
Dividend Income	0.06	0.25
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(25.26)	(150.95)
Net cash (used) in investing activities	**(458.37)**	**(88.26)**
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	1,814.41	1,114.57
Interest paid	(235.94)	(485.68)
Lease liability paid	(86.35)	(166.44)
Dividend paid	-	(73.84)
Net cash used in financing activities	**1,492.12**	**388.61**
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B +C)	(8.15)	159.37
Cash and cash equivalents at the beginning of the year	(1,352.89)	(1,512.26)
Cash and cash equivalents at the end of the year	**(1,361.04)**	**(1,352.89)**

Reconciliation of Cash & Cash equivalents as per the Standalone Statement of Cash Flows:		
Cash and cash equivalents as per the above comprise of the followings:		
Cash and cash equivalents	515.14	250.69
Less: Bank Overdraft repayable on demand	(1,876.18)	(1,603.58)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,361.04)	(1,352.89)



ansal BUILDWELL

Notes to statement of Standalone Unaudited Financial Results for the Quarter & Half Year ended September 30, 2026

1 The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 14, 2026. The statutory auditors have carried out limited review of the financial results for the quarter ended September 30, 2026.

2 These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.

3 In line with the provisions of Ind AS 108 - Operating Segments, the operations of the Company fall primarily under Real Estate Development/Construction business, which is considered to be the only reportable segment.

4 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 506.56 Lakhs up to the period ended September 30, 2026.

5 The Company (Ansal Buildwell Limited) had made an investment of ₹34.01 Crore in the equity shares of 100% subsidiary Ansal Crown Infrabuild Private Limited (No. of Equity Shares: 23 Lakh Face Value @ ₹10 per share). The said company was admitted into Corporate Insolvency Resolution Process (CIRP) pursuant to the order dated 21st April, 2023 passed by the Hon'ble National Company Law Tribunal (NCLT). Subsequently, the Hon'ble NCLT, vide its order dated 2nd July, 2026, approved the Resolution Plan in respect of Ansal Crown Infrabuild Private Limited.

In view of the aforesaid developments and based on the assessment of recoverability of the investment, the Company has written off the aforesaid investment amounting to ₹34.01 Crore in Equity Shares. The Company has recognised the said write-off under Exceptional Items in the Statement of Profit and Loss for the year.

6 The Company (Ansal Buildwell Limited) had advanced an amount of ₹24.89 Crore to 100% Subsidiary Ansal Crown Infrabuild Private Limited towards business advances. The said company was admitted into Corporate Insolvency Resolution Process (CIRP) pursuant to the order dated 21st April, 2023 passed by the Hon'ble National Company Law Tribunal (NCLT). Subsequently, the Hon'ble NCLT, vide its order dated 2nd July, 2026, approved the Resolution Plan in respect of Ansal Crown Infrabuild Private Limited.

In view of the aforesaid developments and based on the assessment of recoverability of the business advances, the Company has written off the aforesaid advances amounting to ₹24.89 Crore. The Company has recognised the said write-off under Exceptional Items in the Statement of Profit and Loss for the year.

7 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparision.

In terms of our report attached
For I.P. Pasricha & Co.
Chartered Accountants
FRN No. 000120N

InderPal Singh Pasricha
Partner
Membership No. 080529

For and on Behalf of the Board
Ansal Buildwell Limited

Shobhit Charla
Whole-time Director
DIN: 00056364

Place : New Delhi
Date : November 14, 2026

Limited Review Report on Unaudited Quarterly and Year-to-date Standalone Financial Results of Ansal Buildwell Limited under Regulation 33 of the SEBI (Listing Obligations and disclosure Requirement) Regulations, 2015 as amended

TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying statement of standalone unaudited financial results of **ANSAL BUILDWELL LIMITED** ('the company') for the quarter ended September 30th, 2026 and year to date results for the period from 1st April, 2026 to 30th September, 2026 ('the statement').

2. This statement, which is the responsibility of the Company's management and approved by the Board of Directors, which 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 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements 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 unaudited financial results are free from material misstatement. A review is substantially less in scope than an audit conducted in accordance with the standards on auditing specified under section 143(10) of the Companies Act, and consequently, does not enable us to obtain assurance that we would become appear of all significant matters that might be identified in an audit. Accordingly, we do not express an opinion.

4. Based on our 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 i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued there under and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Emphasis of Matter

(a) We draw attention to Note No. 5 of Unaudited Quarterly Standalone Financial Results, as at 30th September 2026, The Company (Ansal Buildwell Limited) had made an investment of ₹34.01 Crore in the equity shares of 100% subsidiary Ansal Crown Infrabuild Private Limited (No. of Equity Shares: 23 Lakh Face Value @ ₹10 per share). The said company was admitted into Corporate Insolvency Resolution Process (CIRP) pursuant to the order dated 21st April, 2023 passed by the Hon'ble National Company Law Tribunal (NCLT). Subsequently, the Hon'ble NCLT, vide its order dated 2nd July, 2026, approved the Resolution Plan in respect of Ansal Crown Infrabuild Private Limited. In view of the aforesaid developments and based on the assessment of recoverability of the investment, the Company has written off the aforesaid investment amounting to ₹34.01 Crore in Equity Shares. The Company has recognised the said write-off under Exceptional Items in the Statement of Profit and Loss for the year.

Our Conclusion is not modified in respect of this matter.

I.P. PASRICHA & CO. CHARTERED ACCOUNTANTS NEW DELHI

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New Delhi - 110027 (India)
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(b) We draw attention to Note No. 6 of Unaudited Quarterly Standalone Financial Results, as at 30th September 2026, The Company (Ansal Buildwell Limited) had advanced an amount of ₹24.89 Crore to 100% Subsidiary Ansal Crown Infrabuild Private Limited towards business advances. The said company was admitted into Corporate Insolvency Resolution Process (CIRP) pursuant to the order dated 21st April, 2023 passed by the Hon'ble National Company Law Tribunal (NCLT). Subsequently, the Hon'ble NCLT, vide its order dated 2nd July, 2026, approved the Resolution Plan in respect of Ansal Crown Infrabuild Private Limited. In view of the aforesaid developments and based on the assessment of recoverability of the business advances, the Company has written off the aforesaid advances amounting to ₹24.89 Crore. The Company has recognised the said write-off under Exceptional Items in the Statement of Profit and Loss for the year.

Our Conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co.
Chartered Accountants
FRN No. 000120N



InderPal Singh Pasricha
Partner
Membership No: 080529
Place: New Delhi
Date: 14.11.2026
UDIN: 26080529EVIDJD3995

ANSAL BUILDWELL LIMITED
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Ansal Buildwell Limited

Statement of Consolidated Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2026

(INR in lakhs except EPS)

	Particulars	Consolidated					
		Quarter ended			Half year ended		Year ended
		September 30, 2026 (Unaudited)	June 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	September 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	March 31, 2026 (Audited)
I	Revenue from Operations	1,141.37	1,737.18	1,584.79	2,878.55	2,562.53	4,041.05
II	Other Income	83.52	90.24	95.74	173.76	179.71	422.45
III	**Total Income (I+II)**	**1,224.89**	**1,827.42**	**1,680.53**	**3,052.31**	**2,742.24**	**4,463.50**
IV	**Expenses**						
	Cost of construction	682.44	840.30	438.54	1,522.74	722.25	1,563.19
	Employee benefits expense	264.19	247.82	229.33	512.01	456.56	971.75
	Finance costs	139.36	96.58	105.62	235.94	225.74	486.08
	Depreciation and amortisation expense	71.06	73.93	59.74	144.99	118.62	236.21
	Other expenses	287.47	243.25	235.25	530.72	434.78	929.42
	Total Expenses	**1,444.52**	**1,501.88**	**1,068.48**	**2,946.40**	**1,957.95**	**4,186.65**
V	**Profit before tax, Exceptional items and share of profit/(loss) of an Associate and Joint Ventures (net)**	**(219.63)**	**325.54**	**612.05**	**105.91**	**784.29**	**276.85**
	Exceptional Items	5,825.00	-	-	5,825.00	-	-
	Profit/(loss) before Tax	**(6,044.63)**	**325.54**	**612.05**	**(5,719.09)**	**784.29**	**276.85**
VI	**Tax expense**						
	Current tax	(59.81)	97.88	167.39	38.07	212.50	130.16
	Deferred tax	(1.61)	(19.27)	2.91	(20.88)	6.82	7.05
	Taxes for earlier year				-		-
	Sub Total Tax Expenses	**(61.42)**	**78.61**	**170.30**	**17.19**	**219.32**	**137.21**
VII	**Profit/(loss) for the period**	**(5,983.21)**	**246.93**	**441.75**	**(5,736.28)**	**564.97**	**139.64**
VIII	**Share of profit/ (loss) of an Associate and Joint Ventures**	17.95	258.63	23.74	276.58	29.17	(58.84)
IX	**Profit/(loss) for the period (VII+VIII)**	**(5,965.26)**	**505.56**	**465.49**	**(5,459.70)**	**594.14**	**80.80**
X	**Other Comprehensive Income**						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	10.32	(69.98)	8.72	(59.66)	10.83	25.92
	(b) gain/(loss) on change in fair value of equity instruments	0.94	(0.34)	0.11	0.60	0.76	0.09
	A(ii) Income tax related to items that will not be reclassified to profit or loss	(2.68)	18.19	(2.27)	15.51	(2.82)	(6.74)
	Total Other Comprehensive Income for the period (A(i+ii))	**8.58**	**(52.13)**	**6.56**	**(43.55)**	**8.77**	**19.27**
XI	**Total Comprehensive Income for the period (IX + X)**	**(5,956.68)**	**453.43**	**472.05**	**(5,503.25)**	**602.91**	**100.07**
XII	Paid up equity share capital	738.38	738.38	738.38	738.38	738.38	738.38
	(Face value of Rs. 10 per share)						
XIII	Basic and diluted earnings per share (not annualised) (Rs.)	(80.79)	6.85	6.31	(73.94)	8.05	1.09

I.P. PASRICHA & CO. CHARTERED ACCOUNTANTS NEW DELHI

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Ansal Buildwell Limited

Consolidated Statement of Assets & Liabilities as at September 30, 2026 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
Non-current assets		
Property, plant and equipment	593.58	265.84
Right of use assets	120.10	204.68
Intangible assets	0.35	0.47
Investment in subsidiaries, associate and joint ventures	1,874.21	4,768.70
Financial assets		
- Investments	5.92	5.31
- Trade receivables	126.04	64.53
Deferred tax assets (net)	163.39	131.46
Other non-current assets	223.70	1,086.37
Total non-current assets	**3,107.29**	**6,527.36**
Current assets		
Inventories	28,090.45	39,299.38
Financial assets		
- Trade receivables	78.12	49.29
- Cash and cash equivalents	589.38	393.11
- Other bank balances	1,723.97	2,159.22
Current tax assets (Net)	-	
Other current assets	5,692.12	6,818.27
Total current assets	**36,174.04**	**48,719.27**
Total assets	**39,281.33**	**55,246.63**
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	6,752.29	12,255.54
Total equity	**7,490.67**	**12,993.92**
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	2,242.54	850.75
- Lease Liabilities	2.64	33.08
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	0.03	0.03
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	424.40	397.61
- Other financial liabilities	280.85	1,280.27
Provisions	399.13	304.97
Other non-current liabilities	452.37	452.54
Total non-current liabilities	**3,801.96**	**3,319.25**
Current liabilities		
Financial liabilities		
- Borrowings	4,309.08	3,861.14
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	0.32	15.40
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	115.41	1,460.52
- Lease Liabilities	129.83	185.74
- Other financial liabilities	616.20	762.44
Other current liabilities	22,518.67	32,234.14
Provisions	269.99	287.05
Current tax liabilities (net)	29.20	127.03
Total current liabilities	**27,988.70**	**38,933.46**
Total liabilities	**31,790.66**	**42,252.71**
Total equity and liabilites	**39,281.33**	**55,246.63**

ANSAL BUILDWELL

ANSAL BUILDWELL LIMITED

Consolidated Statement of Cash Flow as on September 30, 2026 (Unaudited)

(INR in lakhs)

	Year ended September 30, 2026 (Unaudited)	Year ended 31.3.2026 (Audited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	(5,719.09)	276.85
Adjustments for:		
Depreciation and amortisation expenses	162.88	245.36
Exceptional Loss on written off investments	3,171.07	
Exceptional Loss on written off Loan	0.00	
Assets w/off on loss of control of subisidary	46.36	
Interest income from:		
- Debts, deposits, loans and advances, etc.	(18.03)	(116.01)
Interest expenses		
- On borrowings	223.33	459.55
- Others	12.61	26.53
Dividend Income	(0.06)	(0.25)
Loss/ (Gain) on sale of property, plant and equipment	(8.19)	(1.19)
	3,589.97	**613.99**
Operating profit before working capital changes	**(2,129.12)**	**890.84**
Adjustments for:		
(Increase)/decrease in inventories	11,208.93	(1,159.20)
(Increase)/decrease in trade receivables	(90.34)	(33.81)
(Increase)/decrease in other assets	1,988.82	(557.13)
Increase/(decrease) in trade payables	(1,333.40)	24.55
Increase/(decrease) in other financial liabilities	(1,145.66)	(7.48)
Increase/(decrease) in provisions	17.44	3.44
Increase/(decrease) in other liabilities	(9,715.64)	1,478.16
	930.15	**(251.47)**
Cash generated by operating activities	**(1,198.97)**	**639.37**
Income taxes paid (net of tax deducted at source)	(131.45)	(521.41)
	(131.45)	**(521.41)**
Net cash generated by operating activities	**(1,330.42)**	**117.96**
B. CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of associate company Aadharshila Towers Private Limited	-	(18.00)
Purchase of property, plant and equipment	(461.51)	(20.89)
Proceeds from sale of property, plant and equipment	17.42	2.53
Purchase of current and non-current investments	-	
Interest received	18.03	116.01
Dividend Income	0.06	0.25
Bank balances not considered as cash and cash equivalents		
- Placed during the year	435.25	(367.06)
Net cash (used) in investing activities	**9.25**	**(287.16)**
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	1,567.13	1,026.45
Interest paid	(235.94)	(486.08)
Lease liability paid	(86.35)	(166.44)
Dividend paid	-	(73.84)
Net cash used in financing activities	**1,244.84**	**300.09**
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B +C)	(76.33)	130.89
Cash and cash equivalents at the beginning of the year	(1,210.47)	(1,341.36)
Cash and cash equivalents at the end of the year	**(1,286.80)**	**(1,210.47)**

Reconciliation of Cash & Cash equivalents as per the Consolidated Statement of Cash Flows:		
Cash and cash equivalents as per the above comprise of the followings:		
Cash and cash equivalents	589.38	393.11
Less: Bank Overdraft repayable on demand	(1,876.18)	(1,603.58)
Cash and cash equivalents as per Standalone Statement of Cash Flow	**(1,286.80)**	**(1,210.47)**

I.P. PASRICHA & CO. CHARTERED ACCOUNTANTS DELHI

ansal BUILDWELL

Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Half Year ended September 30, 2026

1 The unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 14, 2026. The statutory auditors have carried out limited review of the financial results for the quarter ended September 30, 2026.

2 These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.

3 In line with the provisions of Ind AS 108 - Operating Segments, the operations of the Company fall primarily under Real Estate Development/ Construction business, which is considered to be the only reportable segment.

4 The figures of standalone financial results are as follows:

(INR in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2026 (Unaudited)	June 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	September 30, 2026 (Unaudited)	September 30, 2025 (Unaudited)	March 31, 2026 (Audited)
Total Income*	1,224.39	1,418.96	1,674.92	2,643.35	2,730.71	4,122.21
Profit before Tax	(148.97)	230.48	643.82	81.51	817.33	469.24
Profit for the period	(5,978.35)	189.82	473.52	(5,788.53)	598.01	332.19

* Total income includes Revenue from Operations & Other Income

5 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 506.56 Lakhs up to the period ended September 30, 2026.

6 **Loss of Control and Deconsolidation of Ansal Crown Infrabuild Private Limited:-**

The resolution plan in respect of erstwhile Wholly Owned Subsidiary viz. Ansal Crown Infrabuild Private Limited ("Ansal Crown") as submitted by Successful Resolution Applicant was approved by Hon'ble NCLT, New Delhi vide its Order Dated 2nd July 2026.

Pursuant to the approval and implementation of the Resolution Plan, the management and control of Ansal Crown Infrabuild Private Limited were transferred to the Successful Resolution Applicant. Consequently, the Company ceased to have control over Ansal Crown Infrabuild Private Limited with effect from **2nd July 2026**. Accordingly, Ansal Crown Infrabuild Private Limited ceased to be a Wholly Owned Subsidiary of the Company from that date and has been excluded from the consolidated financial statements.

In accordance with Ind AS 110 – *Consolidated Financial Statements*, the Company has derecognised the assets and liabilities of Ansal Crown Infrabuild Private Limited, from the consolidated financial statements as at the date on which control was lost. The resultant loss arising on such derecognition amounting to ₹ **2653.93 lakh** has been recognised in the Consolidated Statement of Profit and Loss under Exceptional Items for the period ended 30th September 2026.

7 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparision.

In terms of our report attached
For I.P. Pasricha & Co.
Chartered Accountants
FRN No. 000120N

Inder Pal Singh Pasricha
Partner
Membership No. 080529

Place : New Delhi
Date : November 14, 2026

For and on Behalf of the Board
Ansal Buildwell Limited

Shobhit Charla
Whole-time Director
DIN: 00056364

Limited Review Report on Unaudited Quarterly and Year to date Consolidated Financial results of Ansal Buildwell Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited financial results of **ANSAL BUILDWELL LIMITED** ('the parent') and its subsidiaries (the parent and its subsidiaries together referred to as 'the Group') and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associates and joint ventures for the quarter ended September 30th, 2026 and year to date results for the period from 1st April, 2026 to the 30th September 2026 ('the statement') being submitted by the parent company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation and Disclosure requirements) Regulations, 2015 ('the Regulation') as amended (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 Indian Accounting Standard 34 (Ind AS 34) "*Interim Financial Reporting*" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on these statements 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. 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 specified under section 143(10) of the Act, 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 the circular issued by SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 as amended, to the extent applicable.

4. The Statement includes the results of the entities as stated in Annexure 1.

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on consideration of the review reports of other auditors referred to in paragraph 6(b) below, 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 i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Emphasis of Matter

(a) We draw attention to Note No. 6 of the Unaudited Quarterly Consolidated Financial Results for the quarter ended 30th September 2026,The resolution plan in respect of erstwhile Wholly Owned Subsidiary viz. Ansal Crown Infrabuild Private Limited ("Ansal Crown") as submitted by Successful Resolution Applicant was approved by Hon'ble NCLT, New Delhi vide its Order Dated 2nd July 2026.

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Pursuant to the approval and implementation of the Resolution Plan, the management and control of Ansal Crown Infrabuild Private Limited were transferred to the Successful Resolution Applicant. Consequently, the Company ceased to have control over Ansal Crown Infrabuild Private Limited with effect from 2nd July 2026. Accordingly, Ansal Crown Infrabuild Private Limited ceased to be a Wholly Owned Subsidiary of the Company from that date and has been excluded from the consolidated financial statements. In accordance with Ind AS 110 – Consolidated Financial Statements, the Company has derecognised the assets and liabilities of Ansal Crown Infrabuild Private Limited, from the consolidated financial statements as at the date on which control was lost. The resultant loss arising on such derecognition amounting to ₹ 2653.93 lakh has been recognised in the Consolidated Statement of Profit and Loss under Exceptional Items for the period ended 30th September 2026.

Our Conclusion is not modified in respect of this matter.

(b) We did not review the interim financial information of 1 (one) Associate and 4 (Four) Joint Ventures, whose interim financial information reflects total net profit/(loss) after tax of **Rs. (0.88*) Lakh and *Rs. 553.82*** **Lakh** respectively for the period from 01st April, 2026 to 30th September, 2026, and of 1 (one) Subsidiary (Ansal Crown Infrabuild Private Limited), whose interim financial information reflects total net profit/(loss) after tax of **Rs. (121.94) Lakh** for the period from 01st April, 2026 to 02nd July, 2026 (the date on which the Company ceased to have control over the said subsidiary), as considered in the consolidated unaudited financial results. This interim financial information has been reviewed by other auditors whose reports have been furnished to us by the management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these associate, joint ventures and subsidiary, is based solely on the reports of other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co
Chartered Accountants
FRN No. 000120N

I.P. PASRICHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

InderPal Singh Pasricha
Partner
Membership No: 080529

Place: New Delhi
Date: 14.11.2026
UDIN: 26080529NSVYVP5426

Annexure I

List of Subsidiaries, Associates and Joint Venture included in the results:

S.No	Name of Companies	Relationship
1.	Ansal Real Estate Developers Private Limited	Subsidiary
2.	Lancers Resorts & Tours Private Limited	Subsidiary
3.	Potent Housing & Constructions Private Limited	Subsidiary
4.	Sabina Park Resorts & Marketing Private Limited	Subsidiary
5	Ansal Crown Infrabuild Private Limited	Subsidiary(Upto 2nd July 2026)
6.	Triveni Apartments Private Limited	Subsidiary
7.	Aadharshila Towers Private Limited **Subsidiaries: -** • Bedi Exports Private Limited • K.C. Towers Private Limited • K.J. Towers Private Limited • M.K. Towers Private Limited • S.J. Towers & Developers Private Limited • S.S Towers Private Limited	Associate
8.	Ansal JKD Pearl Developers Private Limited	Joint Venture
9.	Incredible Real Estate Private Limited	Joint Venture
10.	Southern Buildmart Private Limited	Joint Venture
11.	Sunmoon Buildmart Private Limited	Joint Venture

I.P. PASRICHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

ANSAL BUILDWELL LIMITED
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7, Tolstoy Marg, New Delhi 110001 Phone: +91-11-23353051, 23353052
Email: info@ansalabl.com www.ansalabl.com CIN: L45201DL1983PLC017225

The Board of Directors
Ansal Buildwell Ltd.
118, UFF Prakashdeep Building,
7, Tolstoy Marg,
New Delhi - 110001

This is to certify that:

(a) We have reviewed financial statement for the quarter and six month ended 30th September, 2026 and that to the best of our knowledge and belief:

(i) These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading.
(ii) These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

(b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the company's code of conduct.

(c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of the internal control systems of the company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.

(d) We have indicated to the auditors and Audit Committee:

(i) There is no significant change in internal control over financial reporting during the quarter;
(ii) There is no significant change in accounting policies during the quarter; and
(iii) There is no instance of any fraud of which we have become aware and the involvement therein of the management or an employee having a significant role in the company's internal control system over financial reporting.

(SHOBHIT CHARLA)
DIN : 00056364
WHOLETIME DIRECTOR

(RAVINDER KUMAR JAIN)
FCA No. 92927
CHIEF FINANCIAL OFFICER

Date: 14/11/2026
Place: New Delhi