BINNY LIMITED

Estd 1799
CIN No. : L 17111TN1969PLC005736

12-11-2026

To,
The Manager,
The Department of Corporate Services,
BSE Limited, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai — 400 001

Dear Sir,

Subject: Outcome of Board Meeting held today, the 12th November, 2026, in terms of Regulation 30(6) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Scrip Code: 514215

Further to our letter dated 26th October, 2026, we wish to inform you that, the Board of Directors at their meeting held today 12th November, 2026, considered and approved the following:

1) Unaudited Financial Results for the quarter ended 30th September,2026 with Limited Review Report of the Auditor under Regulation 33 (3) (a) & (c) of the SEBI (LODR) Regulations, 2015 which are attached herewith.

The Meeting Commenced at 03:30 PM and concluded at 05:50 PM

Kindly take the above information on record.

Thank You,

Yours Faithfully

For BINNY LIMITED

Sathyanarayanan Balakrishnan
Whole Time Director
DIN: 06620068

Independent Auditor's review report on quarterly Standalone Financial Results of Binny Limited pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Binny Limited

1. We have reviewed the accompanying statement of unaudited standalone quarterly financial results of Binny Limited ('the Company') for the quarter and period ended September 30, 2026, being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('Listing Regulations').

2. The Statement is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34, 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India. 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 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

4. The Company has advanced in the earlier years ₹ 2,918.05 Lakhs to RRB Energy Limited in respect of which the company has not provided us with sufficient appropriate audit evidence supporting the recoverability of the amount. Further no confirmation of balance has been provided to us. No impairment has been considered in these accompanying standalone financial results. However, The company as filed before the Hon'ble National Company Law Tribunal (NCLT), New Delhi, seeking initiation of insolvency proceedings against the said party.

With respect to Sale Agreement between the Company and M/s Sanklecha Infra Projects Private Ltd, the company has not recognised revenue in the earlier financial years in accordance with provisions of Ind

AS 115. As per the Sale Agreement between the Company and M/s Sankhlecha Infra Projects Private Ltd, possession of the land was handed over to the said party on the basis of registered power of attorney and the latter completed the construction activities whereby a sum of ₹ 1,912 lakhs is receivable on account of the same. Further the value of inventory includes the sum relating to the cost of this land which is not ascertainable. In view of the above, we are unable to comment on the completeness and appropriateness of the recognition of revenue, compliance with provisions of Indian Accounting Standard 115. Further no confirmation of balance has been made available to us, hence we are unable to comment on the correctness and recoverability of the receivable balance in the accompanying standalone financial results.

Qualified Conclusion

Based on our review conducted as above, except for the effects of the matters described in Paragraphs 4 and 5 above, nothing has come to our attention that causes us to believe that the accompanying Results, prepared in accordance with applicable Ind AS and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in accordance with the requirements 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 Venkatesh & Co.,
Chartered Accountants
FRN : 004636S

VENKATESH & Co. CHENNAI Chartered Accountants

CA Desikan G
Partner
M No : 219101
UDIN : 26219101NKWGGF9234
Chennai., 12th November, 2026

BINNY LIMITED

CIN : L17111TN1969PLC005736

Regd. Office: No.1, Cooks Road, Perambur, Chennai 600 012

Website: www.binnylimited.in ; email: binny@binnyltd.in; T: 044 - 2662 1053.

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2026

(INR in Lakhs)

S No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2026	30.06.2026	30.09.2026	30.09.2025	31.03.2026
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**					
	(a) Revenue from operations	1,473.72	2,194.91	3,668.63	2,383.70	6,550.86
	(b) Other Income	1.46	1.93	3.39	151.34	487.64
	Total Income	**1,475.17**	**2,196.84**	**3,672.01**	**2,535.04**	**7,038.51**
2	**Expenses**					
	(a) Changes in inventories of finished goods, work-in-progress and stock-in-trade	177.59	266.30	443.89	295.44	767.23
	(b) Employee benefits expense	15.09	12.62	27.71	20.79	54.94
	(c) Finance Costs	-2.58	2.65	0.07	1.71	7.10
	(d) Depreciation and amortisation expense	6.79	7.31	14.10	16.65	32.30
	(e) Other expenses	86.95	138.68	225.63	216.47	1,072.17
	Total expenses	**283.84**	**427.56**	**711.40**	**551.06**	**1,933.74**
3	**Profit/(loss) before exceptional items (1 - 2)**	1,191.34	1,769.28	2,960.62	1,983.98	5,104.77
4	Exceptional Items	-	-	-	-	-
5	**Profit/(loss) before tax (3 - 4)**	1,191.34	1,769.28	2,960.62	1,983.98	5,104.77
6	**Tax Expense/(Benefit)**					
	Current Tax	314.01	434.09	748.10	442.30	1,237.21
	Current Tax pertaining to previous year	-	-	-	157.90	157.90
	Deferred Tax	33.95	0.14	34.09	14.72	109.89
7	**Profit/(loss) for the period (5 - 6)**	**843.39**	**1,335.05**	**2,178.44**	**1,369.06**	**3,599.76**
	Other comprehensive income (OCI)	0.00	-5.21	-5.21	-1.22	24.68
8	**Total Other comprehensive income**	**0.00**	**-5.21**	**-5.21**	**-1.22**	**24.68**
9	**Total comprehensive income for the period (7+8)**	**843.39**	**1,329.84**	**2,173.23**	**1,367.84**	**3,624.44**
10	Paid-up equity share capital (Face value Rs. 5/- each)	1,115.97	1,115.97	1,115.97	1,115.97	1,115.97
11	Earnings per share (of Rs 5/- each) (not annualised):					
	(a) Basic (Rs.)	3.78	5.98	9.76	6.13	16.13
	(b) Diluted (Rs.	3.78	5.98	9.76	6.13	16.13
	See accompanying notes to the financial results					

BINNY LIMITED CHENNAI 600 012

For BINNY LIMITED

Whole Time Director

Binny Limited

CIN : L17111TN1969PLC005736

No.1, Cooks Road, Perambur, Chennai - 600 012

Balance Sheet as at 30th September, 2026

(In ₹ lakhs)

Particulars	Note	Quarter ended Sep 30th 2026	Year ended March 31st 2026
ASSETS			
1. Non-current assets			
(a) Property, plant and equipment	2.1	126.16	143.73
(b) Right-of-use assets	2.2	-	-
(c) Financial assets			
(i) Investments	2.3	0.45	0.45
(ii) Other financial assets	2.6	631.12	631.12
(e) Deferred tax asset (net)	2.24	1,276.28	1,315.57
(f) Other non current assets	2.7	2,774.99	2,774.99
2. Current assets			
(a) Inventories	2.4	74,565.09	75,008.98
(b) Financial assets			
(i) Investments	2.3	1.54	1.39
(ii) Cash and cash equivalents	2.5	57.27	56.23
(ii) Other financial assets	2.6	9.90	14.52
(c) Current tax assets (net)	2.15	600.16	601.83
(d) Other Current assets	2.7	6,888.36	4,051.99
Total assets		**86,931.32**	**84,600.80**

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Balance Sheet as at 30th September, 2026

(In ₹ lakhs)

Particulars	Note	Quarter ended Sep 30th 2026	Year ended March 31st 2026
EQUITY AND LIABILITIES			
1. Equity			
(a) Equity share capital	2.10	1,115.97	1,115.97
(b) Other equity		49,461.08	47,287.86
Total equity		**50,577.05**	**48,403.83**
2. Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	2.11	-	-
(ia) Lease liability	2.2	-	-
(ii) Other financial liabilities	2.12	100.00	390.00
(b) Provisions	2.13	4.27	4.27
3. Current liabilities			
(a) Financial liabilities			
(i) Borrowings	2.11	-	5.14
(ia) Lease liability	2.2	-	-
(ii) Other financial liabilities	2.12	211.98	389.62
(b) Other current liabilities	2.14	30,451.72	29,150.32
(c) Provisions	2.13	16.38	35.80
(d) Current Tax liabilities	2.15	5,569.92	6,221.82
Total equity and liabilities		**86,931.32**	**84,600.80**

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Statement of Profit and Loss for the Quarter ended 30th September, 2026

(In ₹ lakhs, except equity share and per equity share data)

Particulars	Note	Quarter ended Sep 30th 2026	Year ended March 31st 2026
Revenue from operations	2.16	3,668.63	6,550.86
Other income	2.17	3.39	487.64
Total income		**3,672.01**	**7,038.51**
Expenses			
Purchases of Stock in Trade	2.18	-	15,517.15
Changes in inventories of stock in trade	2.19	443.89	(14,749.91)
Employee benefits expense	2.20	27.71	54.94
Finance costs	2.21	0.07	7.10
Depreciation and amortisation expense	2.1	14.10	32.30
Other expenses	2.22	225.63	1,072.17
Total expenses		**711.40**	**1,933.74**
Profit / (Loss) before tax		2,960.62	5,104.77
Tax Expense:			
Current Tax	2.24	(748.10)	(1,237.21)
Prior Period Tax	2.24	-	(157.90)
Deferred Tax	2.24	(34.09)	(109.89)
Profit / (Loss) for the year		**2,178.44**	**3,599.76**

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Whole Time Director

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No.1, Cooks Road, Perambur, Chennai - 600 012

Statement of Profit and Loss for the Quarter ended 30th September, 2026

(In ₹ lakhs, except equity share and per equity share data)

Particulars	Note	Quarter ended Sep 30th 2026	Year ended March 31st 2026
Other Comprehensive Income			
Items that will not be reclassified subsequently to profit or loss			
Remeasurement of the net defined benefit liability / asset, net		-	20.69
Income tax relating to items that will not be reclassified to profit or loss			
Remeasurement of the net defined benefit liability / asset, net		(5.21)	3.99
Total other comprehensive income / (loss), net of tax		**(5.21)**	**24.68**
Total comprehensive income / (loss) for the year		**2,173.23**	**3,624.44**
Earnings per equity share			
Equity shares of par value ₹5/- each			
Basic (in ₹ per share)	2.23	9.76	16.13
Diluted (in ₹ per share)	2.23	9.76	16.13
Weighted average equity shares used in computing earnings per equity share			
Basic (in shares)	2.23	2,23,19,410	2,23,19,410
Diluted (in shares)	2.23	2,23,19,410	2,23,19,410

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Statement of Cash flows

Accounting Policy

Cash flows are reported using the indirect method, whereby profit for the year is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated. The Company considers all highly liquid investments that are readily convertible to known amounts of cash to be cash equivalents.

(In ₹ lakhs)

Particulars	Quarter ended Sep 30th	Year ended March 31st
	2026	2026
Cash flow from operating activities:		
Profit before tax for the year	2,960.62	5,104.77
Adjustments to reconcile net profit to net cash provided by operating activities :		
Depreciation and Amortisation	14.10	32.30
Remeasurement losses recognised in other comprehensive income	-	20.69
Impairment loss recognized / (reversed) under expected credit loss model	-	-
Fair Value changes of investments	(0.15)	(0.01)
Gain / Loss on Sale of Assets	4.32	(147.60)
Finance cost	0.07	7.10
Interest income	-	4.08
Changes in assets and liabilities		
Other financial assets, and other current assets	(2,831.75)	10,847.37
Inventories	443.89	(14,749.91)
Other financial liabilities, other liabilities and provisions	814.34	1,253.96
Cash generated from operations	**1,405.43**	**2,372.74**
Adjustments for Income taxes	(1,398.50)	(2,138.52)
Net cash generated by operating activities	**6.93**	**234.22**
Cash flow from investing activities:		
Expenditure on property, plant and equipment	(1.79)	(11.81)
Proceeds on sale of property, plant and equipment	1.10	165.51
Interest received	-	(4.08)
Proceeds on sale of investments	-	-
Net cash used in investing activities	**(0.69)**	**149.62**

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Statement of Cash flows

Cash flow from financing activities:		
(Repayment) / Proceeds from borrowings	(5.14)	(373.48)
Lease liabilities	-	-
Payment of interest	(0.07)	(7.10)
Net cash used in financing activities	**(5.21)**	**(380.58)**
Net increase / (decrease) in cash and cash equivalents	1.03	3.26
Cash and cash equivalents at the beginning of the year	56.23	52.98
Cash and cash equivalents at the end of the year	57.27	56.23

Components of cash and cash equivalents (refer note 2.5)

(In ₹ lakhs)

Particulars	Quarter ended Sep 30th	Year ended March 31st
	2026	2026
Balances with banks:		
In Current an deposit accounts	57.03	56.16
Cash on hand	0.24	0.08
Cash and cash equivalents at the end of the year	57.27	56.23

Reconciliation of movements of liabilities to cash flows arising from financing activities

(In ₹ lakhs)

Particulars	Quarter ended Sep 30th	Year ended March 31st
	2026	2026
Balance as at the beginning	5.14	378.62
Changes from financing cash flows		
Proceeds from/ (repayment) of loans and borrowings, net	(5.14)	(373.48)
Balance as at the end	-0.00	5.14

BINNY LIMITED CHENNAI 600 012

For BINNY LIMITED

Whole Time Director

Notes:

1. The Financial results for the Quarter and Half Year ended 30th September 2026 were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12-November-2026.
2. The company operates only one segment viz. Real Estate Business.
3. Revenue from Operations:

   The Revenue from Operations consist of the revenue recognised under Second Amended and Reinstated Joint Development Agreement dated 06-08-2025 includes Rs. 3,664.80 Lakhs.

   The settlement under the aforesaid Joint Development Agreement was arrived at through a Special Committee appointed by the Board of the Company. The Special committee was headed by Hon'ble Retired Justice Bhaskar. The said Committee appointed two independent valuers to carry out a comprehensive valuation exercise. The valuers examined the entire development area of the project and bifurcated the settlement into two components, namely:

   a. Up to 53.18 lakh sq. ft. of saleable area will be settled through a lump sum payment, after adjusting all prior payments made under the original JDA. (Phase I)
   b. The balance saleable area, out of a total contemplated 120 lakh sq. ft. (including Premium FSI) will be developed under an Area sharing model. (Phase II)

   With respect to the Phase-I development, M/s. SPR Construction Pvt Ltd, the developer will settle to the company a further sum of Rs. 30,000 lakhs in addition to Rs. 62,351.95 lakhs as company's share. The settlement figures have been arrived at the valuation by discounting the future cash flows to their present value using the Discounted Cash Flow (DCF) method.

4. Status of Implementation of Settlement Scheme entered into with M/s. Mohan Breweries and Distilleries Limited (MBDL), as approved by public shareholders on 09.10.2021.

   a). Windmill Land of 850 Acres.
   Out of 850 Acres of Windmill land taken over by the company from MBDL for a consideration of Rs. 27 Crores, 800 Acres of Land have already been sold for a sum of Rs. 31 Crores and the amounts have been received in the company's Bank Accounts. Balance 50 Acres of Land is under sale and the amount will be realised.

   b). Chengalpet Land of 112.72 Acres.

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For BINNY LIMITED

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As per the directions of the Securities Appellate Tribunal (SAT), to compile with the SEBI Order dated 31.07.2024, Sale Deed have been executed for the entire lands for a consideration of Rs. 22,205.67 Lakhs.

c). Valasaravakkam Land of 12.43 Acres.
In respect of the 12.43 acres of land at Valasaravakkam, taken over by the Company from M/s Mohan Breweries and Distilleries Limited (MBDL) for a consideration of Rs. 26,500 Lakhs under the Scheme of Settlement, the Company wanted to develop it into a residential complex on Joint Development model (JDA) instead of monitzing it as selling as land. For the same the company has entered into the Joint Development Agreement (JDA) with M/s. Osian Construction Pvt Ltd, Chennai with due approval the Board of Directors and Shareholders. The revenue from the project is estimated at Rs. 1486 Crores of which the company's share works out about Rs. 693 Crores.

d). Advances to Unrelated Vendors Rs. 28,530 Lakhs.
As per the Settlement Scheme approved by the public shareholders on 09.10.2021, these advances were transferred / assigned in favour of MBDL and was adjusted by the company towards the amounts to MBDL in respect of the following.
i). Redemption of 9% Preference share capital issued to MBDL – Rs. 11,722.00 Lakhs.
ii). Arrears of Cumulative dividend payable on the above up to 30.06.2021 to MBDL – Rs. 15,141.00 Lakhs.
Necessary entries have already been passed and these advances were shown as squared / recovered in Binny's Books and disclosed in the Audited Financials for the year ended 31.03.2022 (Note No. 15 in Page No. 68).
Thus, as per the company's opinion, the settlement scheme stands fully implemented / complied.
Necessary affidavit has been filed by the company before SAT and the hearing is in progress.

5. The Company has already initiated legal action under the Insolvency and Bankruptcy Code (IBC) for recovery of Rs. 2,918.05 lakhs along with simple interest at 24% per annum, aggregating to Rs. 6,061.05 lakhs. M/s RRB has issued a confirmation of balance for the principal amount by its letter dated 17th July 2021. Although the confirmation letter has crossed the limitation period, M/s RRB has consistently disclosed this liability to M/s Binny Limited in its audited financial statements, including for the year ended 31.03.2025. Such disclosures constitute a legal acknowledgment of debt and provide sufficient evidence in the on-going legal proceedings.
Consequently, the Company filed an application under Section 9 of the Insolvency and Bankruptcy Code, 2016 before the Hon'ble National Company Law Tribunal (NCLT), New Delhi, bearing Diary number/Year 0710102011012026, and seeking initiation of insolvency proceedings against M/s RRB Energy Limited.

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For BINNY LIMITED

Whole Time Director

The Application filed by the company came up for hearing on 19.02.2026. The matter was argued. After the hearing the Tribunal admitted the application and fixed the next date of hearing on 27.11.2026.

6. M/s Sanklecha Infra projects Private Limited has obligation to pay the balance consideration of Rs. 1,912.00 lakhs and accordingly the revenue has not been recognised as per the provisions of Indian Accounting Standards 115. The Management wish to state that immediately upon the receipt of balance consideration of Rs. 1,912.00 lakhs, the sale deed will be executed and the revenue will be recognised.

7. Previous period's figures have been regrouped/recast, wherever necessary, to conform to the classification on the current period 's classification.

For Binny Limited

BINNY LIMITED CHENNAI 600 012

Place: Chennai
Date: 12-November-2026

Sathya Narayanan Balakrishnan
Whole Time Director