ESTD. 1969

ANANT RAJ LIMITED

(1)

ARL/CS/13605 **October 28, 2026**

The Secretary, **The National Stock Exchange of India Limited,** "Exchange Plaza", 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051 **Scrip code: ANANTRAJ**	The Manager Listing Department **BSE Limited,** Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001 **Scrip code: 515055**

Subject: Outcome of the Board Meeting held on Wednesday, October 28, 2026

Ref: Regulation 33 and 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

Dear Sir/Madam,

Pursuant to the above-mentioned provisions of Listing Regulations, as amended, we wish to inform that the Board of Directors of the Company at its meeting held today i.e. October 28, 2026, has, inter – alia, considered and approved the Unaudited Financial Results (Standalone and Consolidated) of the Company along with the Limited Review Reports for the quarter and half year ended September 30, 2026.

Copies of such Financial Results along with Limited Review Reports are attached herewith.

The Financial Results are also available on the website of the Company at www.anantrajlimited.com (URL: https://anantrajlimited.com/investors) & websites of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com.

Further, the following key operational updates were discussed and noted by the Board of Directors:

1. **Singapore Entity**

   Anant Raj Cloud Singapore Pte. Ltd. ("AR Cloud Singapore"), a wholly owned subsidiary of Anant Raj Limited, is established in Singapore with the objective of sourcing clients from Singapore, Southeast Asia and other global markets for the data centres established by Anant Raj Cloud Private Limited at three locations in Haryana.

In this regard, AR Cloud Singapore and Orange Business Services Singapore Pte. Ltd. ("Orange Business"), a Singapore-based digital technology and network services company, have signed a Memorandum of Understanding (MoU) with the Government of Haryana, through the Department of Industries & Commerce.

OBJECTIVE OF THE MOU is:

a) AR Cloud Singapore to promote Haryana as a preferred global hub for Data Centre, Sovereign Cloud and AI infrastructure.

b) To reaffirm Anant Raj Limited's commitment for investments in Data Centre and Cloud Services in Haryana.

c) AR Cloud Singapore to market Haryana-based Cloud services globally and to import and host foreign data in Haryana.

d) Orange Business either directly and/or through its affiliates, expresses its intention to work as technology partner for establishment of Data Centres and also render support to AR Cloud Singapore to market its Cloud Services. Parties hereto shall discuss and work out mutually acceptable terms for the said purpose.

Thus, the collaboration aims to expand the reach of Haryana-based cloud and data centre services in international markets and facilitate the hosting of overseas data in the State of Haryana.

2. Receipt Of RERA Registration Certificate

The Company has received the registration certificate under the Real Estate (Regulation and Development) Act, 2016, from the Haryana Real Estate Regulatory Authority, Gurugram, for its new luxury residential group housing project, namely, ***"The Estate One"***, situated at Golf Course Extension Road, Sector 63A, Gurugram, Haryana.

The project has been registered vide Registration No. 56 of 2026, bearing Certificate No. RC/REP/HARERA/GGM/1084/816/2026/56, dated August 20, 2026, with an approximate built-up area potential of 1.22 million square feet having mix of 3 BHK+SQ and 4 BHK+SQ with ultra-modern amenities and facilities.

The Company is in process to launch the Project and likely to be launched soon.

3. Cloud Infrastructure Expansion and AI Services

Anant Raj Cloud Private Limited continues to expand its cloud services and data Centre infrastructure. The Company has operationalized two data Centre campuses with a combined capacity of 28 MW and is targeting an aggregate IT load capacity of 357 MW by FY 2031–32 in North and South India.

The Company expects to achieve an aggregate IT load capacity of 63 MW by the end of FY 2026–27 along with AI enabled Infrastructure/ Workload. The expansion of additional cloud services (including AI enabled Infrastructure) under the brand name ***"Ashok Cloud"*** at Manesar and Panchkula is progressing as scheduled.

Further, the Company is on track to commence Artificial Intelligence (AI) enabled services during the current financial year, in line with its planned expansion into AI-led digital infrastructure and services.

4. Update on Composite Scheme of Arrangement

Pursuant to the approval of the Board of Directors at its meeting held on July 21, 2026, the Company has filed the Composite Scheme of Arrangement with the National Stock Exchange of India Limited and BSE Limited for obtaining their respective No Objection Letters/Observation Letters (NOCs). The requisite formalities have been completed, including the receipt of the necessary in-principle no-objection certificates/no-objection certificates from all the Banks and submission to the Stock Exchanges/ the Securities and Exchange Board of India ("SEBI"). The Company expects to receive the requisite NOCs from the Stock Exchanges/SEBI shortly.

Upon receipt of the requisite approvals/NOCs, the Company shall file the First Motion Application before the Hon'ble National Company Law Tribunal (NCLT) in connection with the Composite Scheme of Arrangement ("Scheme") amongst the Company, Anant Raj Cloud Private Limited ("ARCPL") and Ashok Cloud Limited ("ACL"), wholly owned subsidiaries, pursuant to Sections 230 to 232 and other applicable provisions of the Companies Act, 2013.

The Board Meeting commenced at 12:30 P.M. and concluded at 02:50.....P.M.

This is for your kind information and records.

Thanking You,

For **Anant Raj Limited**

NEERAJ KUMAR
Digitally signed by NEERAJ KUMAR
Date: 2026.10.28 14:51:28 +05'30'

Neeraj Kumar
Company Secretary
A55302

Encl: as above

ANANT RAJ LIMITED

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

CIN : L45400HR1985PLC021622

(4)

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

(Rs., Crores)

Sl.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	661.53	631.40	630.79	1,292.93	1,223.20	2,511.60
	(b) Other income	17.42	19.35	10.10	36.77	20.09	67.48
	Total income	**678.95**	**650.75**	**640.89**	**1,329.70**	**1,243.29**	**2,579.08**
2	**Expenses**						
	(a) Cost of sales	427.75	420.60	439.16	848.35	863.39	1,755.13
	(b) Employee benefits expense	10.89	10.63	8.97	21.52	14.96	35.65
	(c) Finance costs	1.09	1.20	2.87	2.29	5.24	12.35
	(d) Depreciation and amortisation	26.50	16.21	10.64	42.71	18.53	48.86
	(e) Others	24.94	16.78	14.82	41.72	26.36	65.15
	Total expenses	**491.17**	**465.42**	**476.46**	**956.59**	**928.48**	**1,917.14**
3	**Profit before exceptional items, tax, share of profit in associates and jointly controlled entities (1-2)**	**187.78**	**185.33**	**164.43**	**373.11**	**314.81**	**661.94**
4	Exceptional items	-	-	-	-	-	-
5	**Profit before tax, share of profit in associates and jointly controlled entities (3+4)**	**187.78**	**185.33**	**164.43**	**373.11**	**314.81**	**661.94**
6	**Tax expenses**						
	- Current tax	39.26	37.23	33.96	76.49	61.91	119.24
	- Deferred tax	(6.18)	1.97	(6.44)	(4.21)	(8.66)	(10.96)
7	**Profit after tax and before share of profit in associates and jointly controlled entities (5-6)**	**154.70**	**146.13**	**136.91**	**300.83**	**261.56**	**553.66**
8	Share of profit in associates and jointly controlled entities (net)	1.79	3.06	1.27	4.85	2.52	3.36
9	**Profit for the period /year (7+8)**	**156.49**	**149.19**	**138.18**	**305.68**	**264.08**	**557.02**
10	**Other comprehensive income**						
	(a) Items that will not be reclassified to profit and loss (net of tax)	(0.05)	-	-	(0.05)	-	(0.07)
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	**(0.05)**	**-**	**-**	**(0.05)**	**-**	**(0.07)**
11	**Total comprehensive income for the period/year (9+10)**	**156.44**	**149.19**	**138.18**	**305.63**	**264.08**	**556.95**
12	**Net profit for the period/year attributable to:**						
	- Owners of the company	156.88	149.64	138.12	306.52	264.00	554.85
	- Non-controlling interests	(0.39)	(0.45)	0.06	(0.84)	0.08	2.17
		156.49	**149.19**	**138.18**	**305.68**	**264.08**	**557.02**
13	**Other comprehensive income attributable to:**						
	- Owners of the company	(0.05)	-	-	(0.05)	-	(0.07)
	- Non-controlling interests	-	-	-	-	-	-
		(0.05)	**-**	**-**	**(0.05)**	**-**	**(0.07)**
14	**Total comprehensive income attributable to:**						
	- Owners of the company	156.83	149.64	138.12	306.47	264.00	554.78
	- Non-controlling interests	(0.39)	(0.45)	0.06	(0.84)	0.08	2.17
		156.44	**149.19**	**138.18**	**305.63**	**264.08**	**556.95**
15	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	71.98	71.98	68.65	71.98	68.65	71.98
16	Other equity						5,716.73
	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)						
	- Basic (Rs.)	4.36	4.16	4.02	8.52	7.69	15.81
	- Diluted (Rs.)	4.36	4.16	4.02	8.52	7.69	15.81

RANJANA VANDANA & CO
FRN:008961C
Vasundhara
GZB.
Chartered Accountants

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

CIN : L45400HR1985PLC021622

Anant Raj Limited

(5)

Statement of Unaudited Consolidated Assets and Liabilities as at September 30, 2026

Particulars	(Rs., Crores)	
	As at September 30, 2026 Unaudited	As at March 31, 2026 Audited
ASSETS		
Non- current assets		
Property, plant and equipment	347.08	375.35
Capital work-in-progress	226.52	39.40
Investment property	1,348.07	1,354.84
Right of use assets	148.43	62.87
Financial assets		
Investments	188.86	183.26
Trade receivables	84.79	92.47
Loans	78.92	74.42
Other financial assets	640.73	611.47
Other non-current assets	429.15	407.81
Total Non-Current Assets	**3,492.55**	**3,201.89**
Current assets		
Inventories	1,507.37	1,057.59
Financial assets		
Trade receivables	169.78	178.51
Cash and cash equivalents	718.33	899.46
Other bank balances	11.93	12.02
Other financial assets	1,420.13	1,314.78
Other current assets	278.98	204.41
Total Current Assets	**4,106.52**	**3,666.77**
TOTAL ASSETS	**7,599.07**	**6,868.66**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	71.98	71.98
Other equity	5,984.38	5,716.73
Total equity (for shareholders of parent)	**6,056.36**	**5,788.71**
Non-controlling interest	30.90	30.07
Total Equity	**6,087.26**	**5,818.78**
Non-current liabilities		
Financial liabilities		
Borrowings	503.60	521.40
Lease liabilities	148.34	65.45
Other financial liabilities	34.22	24.89
Provisions	5.49	4.84
Deferred tax liabilities (net)	22.61	26.83
Other non current liabilities	30.05	30.57
Total Non Current Liabilities	**744.31**	**673.98**
Current liabilities		
Financial liabilities		
Borrowings	99.49	84.83
Lease liabilities	15.88	8.86
Trade Payables		
Total outstanding dues of micro and small enterprises	0.65	5.62
Total outstanding dues of creditors other than micro and small enterprises	50.13	39.91
Other financial liabilities	16.32	9.01
Other current liabilities	512.75	136.22
Provisions	1.59	1.44
Current tax liabilities	70.69	90.01
Total Current Liabilities	**767.50**	**375.90**
TOTAL LIABILITIES	**1,511.81**	**1,049.88**
TOTAL EQUITY AND LIABILITIES	**7,599.07**	**6,868.66**

RANDHAWA BANDANA & CO. Chartered Accountants FRN:008961C Vasundhara GZB.

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED
Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051
Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com
CIN : L45400HR1985PLC021622

(6)

Statement of Unaudited Consolidated Cash Flows for the Half Year ended September 30, 2026

Particulars		(Rs., Crores) Half Year ended September 30, 2026 Unaudited	Half Year ended September 30, 2025 Unaudited
A. CASH FLOWS FROM OPERATING ACTIVITIES:			
Net profit before tax		373.11	314.81
Adjustment for:			
Depreciation		42.71	18.53
Actuarial gain/loss (OCI)		(0.05)	-
Measurement of financial instrument at amortised cost		-	(0.17)
Acqistion of Subsidiary		(2.09)	-
Interest paid		1.96	4.56
Interest income		(34.78)	(16.85)
Share of profit associates and NCI		4.85	2.52
Operating cash profit before working capital changes		**385.71**	**323.40**
Movement in working capital			
Increase/(decrease) in trade payables		5.25	0.03
Increase/(decrease) in other financial liabilities		16.65	27.33
Increase/(decrease) in other liabilities		376.01	(185.60)
Increase/(decrease) in provisions		(22.64)	48.69
Increase/(decrease) in lease liabilities		7.01	(1.04)
(Increase)/decrease in inventories		(449.77)	278.03
(Increase)/decrease in trade receivables		16.40	80.43
(Increase)/decrease in other assets		(95.92)	69.88
(Increase)/decrease in other financial assets		(134.60)	(472.42)
Cash generated/(used) from operations		**104.10**	**168.73**
Income tax		(72.28)	(53.25)
Net cash inflow/(outflow) from operating activities		**31.82**	**115.48**
B. CASH FLOWS FROM INVESTING ACTIVITIES:			
(Increase)/decrease in non-current investments		(5.59)	(2.73)
Acquisition of property, plant and equipment		(1.39)	(55.27)
Acquisition of investment property		(2.55)	(26.94)
Proceeds from disposal of property, plant and equipment		2.86	-
(Increase)/decrease in capital work-in-progress		(187.13)	5.13
(Increase)/decrease in right to use asset		(92.14)	(57.75)
(Increase)/decrease in non-current loans		(4.50)	(16.88)
(Increase)/decrease in other bank balances		0.08	(69.33)
Interest income		34.78	16.85
Net cash inflow/(outflow) from investing activities		**(255.58)**	**(206.92)**
C. CASH FLOWS FROM FINANCING ACTIVITIES:			
Proceeds/(repayments) from current and non-current borrowings		(3.14)	22.19
Payment of dividend		(35.99)	(25.06)
Interest paid		(1.96)	(4.56)
Change in minority's interest		0.84	(0.08)
Increase in lease liability		82.88	60.73
Net cash inflow/(outflow) from financing activities		**42.63**	**53.22**
Net increase/(decrease) in cash and cash equivalents	**(A+B+C)**	(181.13)	(38.22)
Cash and cash equivalents at the beginning of year		899.46	330.02
Cash and cash equivalents at the end of the period		**718.33**	**291.80**

RANJANA VANDANA & CO. FRN:008961C Vasundhara GZB. Chartered Accountants

For Anant Raj Limited

Managing Director

Notes to Unaudited Consolidated Financial Results

1. These unaudited consolidated financial results have been prepared in accordance with the recognition and measurement principles of the Indian Accounting Standards (Ind AS–34) 'Interim Financial Reporting' as notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time. The said financial results represent the results of Anant Raj Limited ("the Company"), its subsidiaries (together referred to as 'Group') and its share in the unaudited financial results of associates and jointly controlled entities, which have been prepared in accordance with Ind AS 110 – 'Consolidated Financial Statements' and Ind AS 28 – 'Investment in Associates and Joint Ventures'.

2. The unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 28, 2026.

3. The Statutory Auditors of the Company have carried out a Limited Review of the unaudited consolidated financial results for the quarter and six months ended September 30, 2026, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and issued an unmodified conclusion on these unaudited consolidated financial results.

4. The Group operates primarily in real estate development, infrastructure and related activities, which constitute a single reportable segment: 'Real Estate Development'. Accordingly, the disclosure requirements of Ind AS 108, 'Operating Segments', are not applicable. As the Group's business activities are confined to India, no separate geographical segment is reportable.

5. In terms of the accounting policy for revenue recognition, estimates of revenues and costs are reviewed periodically by management and the impact of any changes in such estimates is recognised in the period in which such changes are determined. During the quarter ended September 30, 2026, there is no change in the accounting policy.

RANJANA VANDANA & CO. Chartered Accountants FRN 008961C Vasundhara GZB.

For Anant Raj Limited

Managing Director

6. During the quarter ended September 30, 2026, the Company at its 41st Annual General Meeting held on August 7, 2026, has declared the final dividend @ 50%, i.e., Re. 1 per equity share (face value of Rs. 2 per equity share) amounting to Rs. 35.99 crores for the financial year ended March 31, 2026.

7. On October 13, 2025, the Company allotted 1,66,16,314 equity shares of face value of Rs. 2/- each to eligible Qualified Institutional Buyers pursuant to a Qualified Institutional Placement (QIP), at an issue price of Rs. 662 per equity share, including a premium of Rs. 660 per equity share, aggregating to Rs. 1,099.99 crores.

   During the quarter ended September 30, 2026, the Company utilized Rs. 71.14 crores out of the proceeds raised through the QIP, taking the cumulative utilization of the QIP proceeds to Rs. 526.52 crores. Accordingly, Rs. 573.48 crores remained unutilized as at September 30, 2026.

   There has been no deviation or variation in the utilisation of funds, as referred to in Regulation 32 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The detailed monitoring agency report in this regard is available on the Company's website at www.anantrajlimited.com.

8. The Company had assessed the impact arising from the implementation of the New Labour Codes and recognised the consequential expense in the financial statements for the year ended 31 March 2026. Considering the nature and materiality of the amount, the same was included in the normal employee benefit expenses and was not presented separately as an exceptional item. No further material incremental impact has been identified during the quarter and half-year ended 30 September 2026. Accordingly, employee benefit obligations are being accounted for in the normal course in accordance with the applicable requirements of Ind AS 19.

9. The Board of Directors of Anant Raj Limited ("ARL"), at its meeting held on July 21, 2026, approved a Composite Scheme of Arrangement ("Scheme"), based on the recommendations of the Audit Committee and the Committee of Independent Directors, amongst ARL, Anant Raj Cloud Private Limited ("ARCPL"), and Ashok Cloud Limited ("ACL"), wholly owned subsidiaries of ARL. The Scheme has been formulated in accordance with Sections 230 to 232 and other applicable provisions of the Companies Act, 2013, and is subject to the requisite statutory, regulatory, stock exchanges, shareholders, creditors and National Company Law Tribunal ("NCLT") approvals.

RANJANA KANDANA & CO. Chartered Accountants FRN:008961C Vasundhara B.

For Anant Raj Limited

Managing Director

The Scheme provides for ARCPL's merger into ARL, followed by the demerger of ARL's Data Centre and Cloud Services undertaking into ACL on a going-concern basis.

The Company has received in-principle no-objection certificates/no-objection certificates ("NOCs") from all the Banks and has duly submitted to the Stock Exchanges/ the Securities and Exchange Board of India ("SEBI") for obtaining their respective NOCs. Upon receipt of the requisite NOCs, the Company will proceed with filing the First Motion Application before the NCLT in connection with the Scheme.

10. The unaudited consolidated financial results include the results of subsidiaries, associates and jointly controlled entities, the names of which are provided in the Limited Review Report.

11. The key standalone financial results for the quarter and six months ended September 30, 2026, are summarised below:

(In Crores)

Particulars	Quarter ended			Six months ended		Year ended
	30/09/2026 (Unaudited)	30/06/2026 (Unaudited)	30/09/2025 (Unaudited)	30/09/2026 (Unaudited)	30/09/2025 (Unaudited)	31/03/2026 (Audited)
Total Income	419.27	414.68	388.05	833.95	759.09	1570.91
Profit before Tax	108.27	105.42	90.67	213.69	173.39	368.58
Profit after Tax	80.96	79.10	74.21	160.06	143.91	298.39
Other Comprehensive Income	(0.03)	-	-	(0.03)	-	(0.08)
Total Comprehensive Income	80.93	79.10	74.21	160.03	143.91	298.31

RANJANA VANDANA & CO. Chartered Accountants FRN 008961C Vasundhara GZB.

For Anant Raj Limited

Managing Director

12. The figures for the previous period/year have been regrouped/rearranged, wherever necessary, to confirm the current period's classifications. The impact of such reclassification/regrouping is not material to these consolidated financial results.

The unaudited consolidated and standalone financial results are also available on the Company's website at www.anantrajlimited.com (URL: https://anantrajlimited.com/investors) and on the websites of the Stock Exchanges, viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

On behalf of the Board of Directors
for Anant Raj Limited

RANJANA VANDANA & CO. FRN:008961C Vasundhara GZB. Chartered Accountants

Amit Sarin
Managing Director
DIN: 00015837

Date: October 28, 2026
Place: New Delhi

RANJANA VANDANA & CO.
CHARTERED ACCOUNTANTS
INDIA

16-B/112, Vasundhara, Ghaziabad-201012 (U.P.)
M.: +91-9871484058, +91-9971598939, +91-7982445015
E-mail: Ranjanavandana_ca@yahoo.in
Ranjanavandana.ca@gmail.com
vandana_ca1973@yahoo.com

(11)

Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year-to-Date 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
Anant Raj Limited

1. We have reviewed the accompanying statement of consolidated unaudited financial results of Anant Raj Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and jointly controlled entity for the quarter and period ended September 30, 2026 (the Statement), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

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 the Indian Accounting Standard 34, "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. 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 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the 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 specified under Section 143(10) of the Companies Act, 2013, 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.

RANJANA VANDANA & CO. ★ FRN:008961C Vasundhara U.P. ★ Chartered Accountants

We also performed procedures in accordance with the circular issued by SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. This Statement includes the results of the parent, subsidiaries, associates, and jointly controlled entities, which is attached as Annexure-1.

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraphs 6 below, 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 Standard 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We did not review the interim financial statements/financial information/financial results of 47 (forty-seven) subsidiaries and 1 (one) jointly controlled entity included in the consolidated unaudited financial results of the entities included in the Group, whose results reflect total assets of Rs. 2,367.82 crores as at September 30, 2026, and total revenues of Rs. 256.15 crores and Rs. 504.51 crores, total net profit after tax (net) of Rs. 73.54 crores and Rs. 147.80 crores and total comprehensive income of Rs. 73.53 crores and Rs. 147.79 crores, for the quarter ended September 30, 2026, and for the period from April 1, 2026, to September 30, 2026, respectively.

   The consolidated unaudited financial results also includes the Group's share of net profit after tax of Rs.1.40 crores and Rs. 4.01 crores, and total comprehensive income of Rs. 1.40 crores and Rs. 4.01 crores for the quarter ended September 30, 2026, and for the period from April 1, 2026 to September 30, 2026, respectively, as considered in the consolidated unaudited financial results in respect of 1 (one) associates and 1 (one) jointly controlled entity , whose interim financial statements/financial Information/financial results have not been reviewed by us.

   These interim financial statements/financial Information/financial results have 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 subsidiaries, associates and jointly controlled entity, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the statement is not modified in respect of the above matters.

RANJANA VANDANA & CO. FRN:008961C Vasundhara GZB Chartered Accountants

Annexure-1

The Statement includes the results of the following entities:

Subsidiaries

1. Adonai Home Private Limited
2. Advance Buildcon Private Limited
3. Anant Raj Cons. & Development Private Limited
4. Anant Raj Cloud Private Limited
5. Anant Raj Cloud Singapore Pte. Ltd.
6. Anant Raj Digital Private Limited
7. Anant Raj Green Energy Private Limited
8. Anant Raj Realty Private Limited
9. Anant Raj Enterprises Private Limited
10. Ashok Cloud Private Limited
11. Anant Raj Estate Management Services Limited
12. Anant Raj Housing Limited
13. AR Login 4 Edu Private Limited
14. ARE Entertainment Limited
15. Blessed Landbase LLP@
16. Century Promoters Private Limited
17. Echo Properties Private Limited
18. Empire Promoters Private Limited
19. Excellent Inframart Private Limited @
20. Four Construction Private Limited
21. Glaze Properties Private Limited
22. Green Valley Builders Private Limited
23. Green Way Promoters Private Limited
24. Grandstar Realty Private Limited
25. Hamara Realty Private Limited
26. Jai Govinda Ghar Nirman Limited @
27. Jasmine Buildwell Private Limited
28. North South Properties Private Limited
29. Oriental Buildtech Private Limited
30. Pasupati Aluminium Limited
31. Pelikan Estates Private Limited
32. Pioneer Promoters Private Limited
33. Rolling Construction Private Limited
34. Romano Builders Private Limited
35. Romano Estates Private Limited
36. Romano Estate Management Services Limited
37. Romano Infrastructure Private Limited
38. Romano Projects Private Limited
39. Rose Realty Private Limited
40. Saiguru Buildmart Private Limited @
41. Sartaj Developers & Promoters Private Limited @

RANJANA VANDANA & CO. Chartered Accountants FRN: 002961C Vasundhara G.Z.B.

42. Sovereign Buildwell Private Limited
43. Spring View Developers Private Limited
44. Sheetij Properties Private Limited
45. Tumhare Liye Realty Private Limited
46. Vrittanta Real Estate Private Limited
47. Woodland Promoters Private Limited

@ The Company holds through its subsidiaries more than one-half in nominal value of the equity share capital.

Associate

1. E2E Solutions Private Limited

Jointly Controlled Entities

1. Avarna Projects LLP
2. MKAR Ventures LLP

Ranjana Vandana & Co.
Chartered Accountants
ICAI Firm Registration No. 008961C
By the hand of

RANJANA VANDANA & CO. FRN:008961C Vasudhara Chartered Accountants

Ranjana Rani
Partner
Membership No. 077985

UDIN: 26077985MQXU105315
Camp: New Delhi.
Date: October 28, 2026

ANANT RAJ LIMITED

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

CIN : L45400HR1985PLC021622

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

(Rs., Crores)

Sl.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	402.83	395.52	370.62	798.35	723.03	1,491.52
	(b) Other income	16.44	19.16	17.43	35.60	36.06	79.39
	Total income	**419.27**	**414.68**	**388.05**	**833.95**	**759.09**	**1,570.91**
2	**Expenses**						
	(a) Cost of sales	282.06	287.84	277.61	569.90	547.97	1,115.28
	(b) Employee benefits expense	7.29	6.18	4.45	13.47	8.90	20.22
	(c) Finance costs	1.18	0.97	1.40	2.15	2.72	5.88
	(d) Depreciation and amortisation	4.37	4.32	4.10	8.69	7.70	17.10
	(e) Others	16.10	9.95	9.82	26.05	18.41	43.85
	Total expenses	**311.00**	**309.26**	**297.38**	**620.26**	**585.70**	**1,202.33**
3	**Profit before exceptional items and tax (1-2)**	**108.27**	**105.42**	**90.67**	**213.69**	**173.39**	**368.58**
4	Exceptional items	-	-	-	-	-	-
5	**Profit before tax (3+4)**	**108.27**	**105.42**	**90.67**	**213.69**	**173.39**	**368.58**
6	**Tax expense**						
	- Current tax	23.46	22.86	19.30	46.32	33.37	72.94
	- Deferred tax	3.85	3.46	(2.84)	7.31	(3.89)	(2.75)
7	**Profit for the period/year (5-6)**	**80.96**	**79.10**	**74.21**	**160.06**	**143.91**	**298.39**
8	**Other comprehensive income**						
	(a) Items that will not be reclassified to profit and loss (net of tax)	(0.03)	-	-	(0.03)	-	(0.08)
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	**(0.03)**	**-**	**-**	**(0.03)**	**-**	**(0.08)**
9	**Total comprehensive income for the period/year (7+8)**	**80.93**	**79.10**	**74.21**	**160.03**	**143.91**	**298.31**
10	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	71.98	71.98	68.65	71.98	68.65	71.98
11	Other equity						4,990.22
12	**Earnings per equity share (face value of Rs. 2/- per share)(not annualised)**						
	- Basic (Rs.)	2.25	2.20	2.16	4.45	4.19	8.50
	- Diluted (Rs.)	2.25	2.20	2.16	4.45	4.19	8.50

RANJANA VANDANA & CO. FRN:028961C Vasundhara GZB. Chartered Accountants

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED
Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051
Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com
CIN : L45400HR1985PLC021622

Statement of Unaudited Standalone Assets and Liabilities as at September 30, 2026

Particulars	(Rs., Crores)	
	As at September 30, 2026 Unaudited	As at March 31, 2026 Audited
ASSETS		
Non- current assets		
Property, plant and equipment	24.35	26.98
Capital work-in-progress	45.59	36.22
Investment property	1,097.14	1,105.63
Financial assets		
Investments	488.74	418.72
Trade receivables	84.79	90.27
Loans	927.48	860.48
Other financial assets	395.88	345.58
Other non-current assets	237.55	249.04
Total Non-Current Assets	**3,301.52**	**3,132.92**
Current assets		
Inventories	669.25	552.68
Financial assets		
Trade receivables	27.51	41.66
Cash and cash equivalents	505.67	806.90
Other bank balances	11.93	12.01
Other financial assets	970.70	899.64
Other current assets	201.97	144.74
Total Current Assets	**2,387.03**	**2,457.63**
TOTAL ASSETS	**5,688.55**	**5,590.55**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	71.98	71.98
Other equity	5,114.36	4,990.22
Total Equity	**5,186.34**	**5,062.20**
Non-current liabilities		
Financial liabilities		
Borrowings	227.23	248.55
Other financial liabilities	9.65	8.81
Provisions	4.33	4.02
Deferred tax liabilities (net)	62.46	55.15
Other non current liabilities	19.35	20.02
Total Non Current Liabilities	**323.02**	**336.55**
Current liabilities		
Financial liabilities		
Borrowings	76.64	74.21
Trade Payables		
Total outstanding dues of micro and small enterprises	0.02	1.80
Total outstanding dues of creditors other than micro and small enterprises	1.70	3.86
Other financial liabilities	8.10	5.75
Other current liabilities	44.52	45.23
Provisions	1.19	1.19
Current tax liabilities	47.02	59.76
Total Current Liabilities	**179.19**	**191.80**
TOTAL LIABILITIES	**502.21**	**528.35**
TOTAL EQUITY AND LIABILITIES	**5,688.55**	**5,590.55**

RANJANA VANDANA & CO. Chartered Accountants FRN:008961C Vadodara

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED
Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051
Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com
CIN : L45400HR1985PLC021622

17

Statement of Unaudited Standalone Cash Flows for the Half Year ended September 30, 2026

Particulars	(Rs., Crores) Half Year ended	
	September 30, 2026	September 30, 2025
	Unaudited	Unaudited
A. CASH FLOWS FROM OPERATING ACTIVITIES:		
Net profit before tax	213.69	173.39
Adjustment for:		
Depreciation	8.69	7.70
Actuarial gain/loss (OCI)	(0.03)	-
Measurement of financial instrument at amortised cost	-	(0.17)
Interest paid	1.82	2.03
Interest income	(33.88)	(16.78)
Operating cash profit before working capital changes	**190.29**	**166.17**
Movement in working capital		
Increase/(decrease) in trade payables	(3.93)	(3.14)
Increase/(decrease) in other financial liabilities	3.19	3.09
Increase/(decrease) in other liabilities	(1.38)	(11.87)
Increase/(decrease) in provisions	(5.03)	24.87
(Increase)/decrease in inventories	(116.57)	142.00
(Increase)/decrease in trade receivables	19.63	74.97
(Increase)/decrease in other assets	(45.73)	43.85
(Increase)/decrease in other financial assets	(121.37)	(337.20)
Cash generated/(used) from operations	**(80.90)**	**102.74**
Income tax	(53.63)	(29.48)
Net cash inflow/(outflow) from operating activities	**(134.53)**	**73.26**
B. CASH FLOWS FROM INVESTING ACTIVITIES:		
(Increase)/decrease in non-current investments	(70.03)	(52.93)
Acquisition of property, plant and equipment	(0.43)	(4.64)
Acquisition of investment property	-	(9.59)
Proceeds from disposal of property, plant and equipment	2.86	-
(Increase)/decrease in capital work-in-progress	(9.37)	(4.99)
(Increase)/decrease in non-current loans	(67.00)	(8.15)
(Increase)/decrease in other bank balances	0.08	(23.28)
Interest income	33.88	16.78
Net cash inflow/(outflow) from investing activities	**(110.01)**	**(86.80)**
C. CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds/(repayments) from current and non-current borrowings	(18.88)	12.48
Payment of dividend	(35.99)	(25.06)
Interest paid	(1.82)	(2.03)
Net cash inflow/(outflow) from financing activities	**(56.69)**	**(14.61)**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(301.23)	(28.15)
Cash and cash equivalents at the beginning of year	806.90	250.67
Cash and cash equivalents at the end of the period	**505.67**	**222.52**

RANJANA VANDANA & CO. Chartered Accountants FRN:008961C Vasundhara GZB.

For Anant Raj Limited

Managing Director

Notes to the Unaudited Standalone Financial Results

1. The unaudited standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS-34) 'Interim Financial Reporting' as prescribed under Section 133 of the Companies Act, 2013, read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.

2. The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 28, 2026.

3. The Statutory Auditors of the Company have carried out a Limited Review of the unaudited standalone financial results for the quarter and six months ended September 30, 2026, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and issued an unmodified conclusion on these unaudited standalone financial results.

4. The Company is primarily engaged in real estate development, infrastructure, and related activities. These activities constitute a single reportable segment, "Real Estate Development." Accordingly, the disclosure requirements of Ind AS 108, "Operating Segments," are not applicable. As the Company's business activities are confined to India, no separate geographical segment is reportable.

5. In terms of the accounting policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any changes in such estimates is recognised in the period in which such changes are determined. During the quarter ended September 30, 2026, there is no change in the accounting policy.

6. During the quarter ended September 30, 2026, the Company at its 41st Annual General Meeting held on August 7, 2026, has declared the final dividend @ 50%, i.e., Re. 1 per equity share (face value of Rs. 2 per equity share) amounting to Rs. 35.99 crores for the financial year ended March 31, 2026.

7. On October 13, 2025, the Company allotted 1,66,16,314 equity shares of face value of Rs. 2/- each to eligible Qualified Institutional Buyers pursuant to a Qualified Institutional Placement (QIP), at an issue price of Rs. 662 per equity share, including a premium of Rs. 660 per equity share, aggregating to Rs. 1,099.99 crores.

   During the quarter ended September 30, 2026, the Company utilized Rs. 71.14 crores out of the proceeds raised through the QIP, taking the cumulative utilization of the QIP proceeds to Rs. 526.52 crores. Accordingly, Rs. 573.48 crores remained unutilized as at September 30, 2026.

RANJANA AGARWAL & CO. Chartered Accountants FRN:008961C Vasundhara GZB.

For Anant Raj Limited

Managing Director

There has been no deviation or variation in the utilisation of funds, as referred to in Regulation 32 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The detailed monitoring agency report in this regard is available on the Company's website at www.anantrajlimited.com.

8. The Company had assessed the impact arising from the implementation of the New Labour Codes and recognised the consequential expense in the financial statements for the year ended 31 March 2026. Considering the nature and materiality of the amount, the same was included in the normal employee benefit expenses and was not presented separately as an exceptional item. No further material incremental impact has been identified during the quarter and the half-year ended 30 September 2026. Accordingly, employee benefit obligations are being accounted for in the normal course in accordance with the applicable requirements of Ind AS 19.

9. The Board of Directors of Anant Raj Limited ("ARL"), at its meeting held on July 21, 2026, approved a Composite Scheme of Arrangement ("Scheme"), based on the recommendations of the Audit Committee and the Committee of Independent Directors, amongst ARL, Anant Raj Cloud Private Limited ("ARCPL"), and Ashok Cloud Limited ("ACL"), wholly owned subsidiaries of ARL. The Scheme has been formulated in accordance with Sections 230 to 232 and other applicable provisions of the Companies Act, 2013, and is subject to the requisite statutory, regulatory, stock exchanges, shareholders, creditors and National Company Law Tribunal ("NCLT") approvals.

   The Scheme provides for ARCPL's merger into ARL, followed by the demerger of ARL's Data Centre and Cloud Services undertaking into ACL on a going-concern basis.

   The Company has received in-principle no-objection certificates/no-objection certificates ("NOCs") from all the Banks and has duly submitted to the Stock Exchanges/ the Securities and Exchange Board of India ("SEBI") for obtaining their respective NOCs. Upon receipt of the requisite NOCs, the Company will proceed with filing the First Motion Application before the NCLT in connection with the Scheme.

10. The figures for the previous period/year have been regrouped/rearranged, wherever necessary, to confirm the current period's classifications. The impact of such reclassification/regrouping is not material to these standalone financial results.

RANJANA VANDANA & CO. Chartered Accountants FRN 008961C Vasundhara GZB.

For Anant Raj Limited

Managing Director

11. The unaudited standalone and consolidated financial results are also available on the Company's website at www.anantrajlimited.com (URL: https://anantrajlimited.com/investors) and on the websites of the Stock Exchanges, viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

On behalf of the Board of Directors
for Anant Raj Limited

RANJANA VANDANA & CO. Chartered Accountants FRN008961C Vasundhara GZB.

Amit Sarin
Managing Director
DIN: 00015837

Date: October 28, 2026
Place: New Delhi.

INDIA
RANJANA VANDANA & CO.
CHARTERED ACCOUNTANTS
16-B/112, Vasundhara, Ghaziabad-201012 (U.P.)
M.: +91-9871484058, +91-9971598939, +91-7982445015
E-mail: Ranjanavandana_ca@yahoo.in
Ranjanavandana.ca@gmail.com
vandana_ca1973@yahoo.com

21

Independent Auditor's Review Report on the Standalone Unaudited Quarterly and Year-to-Date 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
Anant Raj Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Anant Raj Limited ("the Company"), for the quarter and period ended September 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.

2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards-34 "Interim Financial Reporting" ("Ind AS 34") prescribed under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). 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

RANJANA VANDANA & CO. FRN 008961C Vasundhara GZB. Chartered Accountants

in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Ranjana Vandana & Co.
Chartered Accountants
ICAI Firm Registration No. 008961C
By the hand of



Ranjana Rani
Partner
Membership No. 077985

UDIN: 26077985RWOTJW2778
Camp: New Delhi.
Date: October 28, 2026