

P N A M & CO. LLP

Chartered Accountants

Independent Auditor's Review Report on Quarterly Unaudited Standalone Financial Results of the Company pursuant to the Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing regulations")

To the Board of Directors of Modi Rubber Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results ("the statement") of Modi Rubber Limited ("the Company") for the quarter ended June 30, 2025 being submitted by the Company pursuant to the requirement of Regulation 33 of the Listing regulations.
2. This statement, which is the responsibility of the Company's Management and approved by the 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 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing regulations. 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 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"). 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. 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.
4. Attention is drawn to the fact that the figures for the three months ended March 31, 2025 as reported in these unaudited standalone results are the balancing figures between audited figures in respect of the full previous financial year ended March 31, 2025 and the published year to date figures up to the third quarter ended December 31, 2024 of the previous financial year. The figures up to the end of third quarter of previous financial year had only been reviewed and not subjected to audit.



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5. Based on our review conducted and audit procedures performed 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 Standard ("Ind AS") specified under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For P N A M & Co. LLP
Chartered Accountants
Firm Registration No.: 001092N/N500395


Abhishek Nahta
Partner
Membership No.: 513559



UDIN: 25513559BMNTGV7949
Place: New Delhi
Date: 12th August, 2025

P N A M & CO. LLP

Chartered Accountants

Independent Auditor's Review Report on Quarterly Unaudited Consolidated Financial Results of the Modi Rubber Limited pursuant to the Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing Regulations").

To the Board of Directors of Modi Rubber Limited

1. We have reviewed the accompanying Statement of "Unaudited Consolidated Financial Results of Modi Rubber Limited ("the Parent"), which includes 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 joint ventures for the quarter ended June 30, 2025 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of 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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 (ICAI). 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 Parent personnel 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.

We also performed procedures in accordance with Circular No. CIR/CFD/CMDI/44/2019 dated 29th March 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:
 - (a) Parent
Modi Rubber Limited

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(b) Subsidiary Companies

- (i) Spin Investment India Limited
- (ii) Superior Investment (India) Limited.
- (iii) Uniglobe Mod Travels Private Limited.
- (iv) Vinura Beverages Private Limited

(c) Joint Ventures

- (i) Gujarat Guardian Limited
- (ii) Modi Marco Aldany Private Limited
- (iii) Asahi Modi Materials Private Limited

(d) Associate

- (i) IQ Modi Power Private Limited

5. Attention is drawn to the fact that the figures for the three months ended March 31, 2025 as reported in these unaudited consolidated results are the balancing figures between audited figures in respect of the full previous financial year ended March 31, 2025 and the published year to date figures up to the third quarter ended December 31, 2024 of the previous financial year. The figures up to the end of third quarter of previous financial year had only been reviewed and not subjected to audit.
6. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to the 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 ("Ind AS") specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. The consolidated financial results include the Group's share of net profit (including other comprehensive income) of Rs. 572.44 lacs for the quarter ended June 30, 2025 as considered in these consolidated financial results in respect of one joint venture and one associate company, whose financial statements are not audited by us and has been furnished to us by the Management which is reviewed by management of the joint venture and associate company and our conclusion on the Consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of the joint venture and associate company, is based solely on such reviewed financial information.

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8. The consolidated financial results include the Group's share of net profit (including other comprehensive income) of Rs. 97.67 lacs for the quarter ended June 30, 2025 as considered in these consolidated financial results in respect of one joint venture company, whose financial statements are not audited by us and has been furnished to us by the Management which is reviewed by other auditors and our conclusion on the Consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of the joint venture, is based solely on such reviewed financial information.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

For P N A M & Co. LLP
Chartered Accountants
Firm Registration No.: 001092N/N500395


Abhishek Nahta
Partner
Membership No.: 513559



UDIN: 25513559BMN TGW5804
Place: New Delhi
Date: 12th August, 2025

Modi Rubber Limited

CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)

Statement of Standalone Unaudited Financial Results for the Quarter ended June 30, 2025

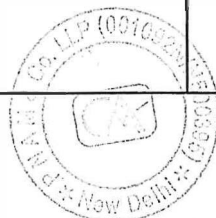
PART I

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter ended			Year ended
		30-Jun-25	30-Jun-24	31-Mar-25	31-Mar-25
		Un-Audited	Un-Audited	Audited (Refer note.6)	Audited
1	Income				
	i) Revenue from operations				
	a) Sale of products/services	-	-	-	-
	b) Other operating revenue	105.53	71.26	123.31	399.61
	ii) Other Income	330.89	333.91	101.27	3,040.02
2	Total income	436.42	405.17	224.58	3,439.63
3	Expenses				
	a) Cost of materials consumed	-	-	-	-
	b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-
	c) Employee benefits expense	124.17	99.26	105.44	429.80
	d) Finance costs	15.73	16.58	15.77	65.18
	e) Depreciation and amortisation expense	99.47	68.25	113.18	325.12
	f) Other expenses	622.12	457.23	665.42	2,314.61
	Total expenses	861.49	641.32	899.81	3,134.71
4	Profit/(Loss) from continuing operations before exceptional items and tax (2-3)	(425.07)	(236.15)	(675.23)	304.92
5	Exceptional Items	-	-	-	-
6	Profit/ (loss) before tax (4+5)	(425.07)	(236.15)	(675.23)	304.92
7	Tax expense				
	- Current tax	-	-	(118.92)	55.69
	- Earlier year	-	-	(117.40)	(117.40)
	- Deferred tax	(46.54)	71.01	53.92	130.67
8	Net Profit/(Loss) from continuing operations after tax (6-7)	(378.53)	(307.17)	(492.84)	235.96
9	Other comprehensive income/(loss)	468.46	938.07	(1610.16)	649.42
10	Total Comprehensive income/(loss) (8+9)	89.93	630.90	(2103.00)	885.38

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter Ended			Year ended
		30-Jun-25	30-Jun-24	31-Mar-25	31-Mar-25
		Un-Audited	Un-Audited	Audited	Audited
11	Paid-up equity share capital (Face value of ₹10/- each)	2,504.05	2,504.05	2,504.05	2,504.05
12	Reserves excluding revaluation reserves (as per financial statements of previous year) (Amount in Rs. Lacs)	N.A.	N.A.	N.A.	N.A.
13	i Earnings per share (EPS)				
	(a) Basic (₹)	(1.51)	(1.23)	(1.97)	0.94
	(b) Diluted (₹)	(1.51)	(1.23)	(1.97)	0.94
	* Not Annualised				



Modi Rubber Limited

Notes:-

1. Financial Results for the quarter ended June 30, 2025

₹ Lacs unless stated otherwise

Particulars	Standalone	
	Quarter ended June 30, 2025	Year ended March 31, 2025
Net profit/ (loss) from ordinary activities (after tax)	(378.53)	235.96
Other Comprehensive income/ (loss)	468.46	649.42
Total Comprehensive income/ (loss) (after tax)	89.93	885.38

2. The above financial results for the quarter ended June 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 12, 2025.

3. The Statutory Auditors have carried out an audit of the above results for the quarter ended June 30, 2025 and issued an unmodified opinion on the same.

4. In compliance of directions issued by the BIFR vide its order dated February 23, 2010, the unimplemented portion of the SS-08 is under implementation by the Company.

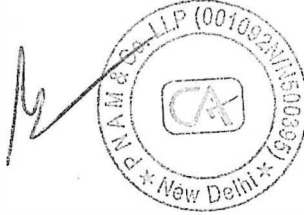
5. The basic and diluted earnings per share has been calculated in accordance with the IND AS - 33 "Earnings Per Share".

6. The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year up to 31 March 2025 and the unaudited published year-to-date figures up to 31 December 2024 being the date of the end of the third quarter of the financial year which were subjected to a limited review.

7. Figures for the previous periods have been regrouped/ reclassified to conform to the classification of the current periods.

For Modi Rubber Limited


Alok Modi
Managing Director
DIN- 00174374



Place: New Delhi

Date: August 12, 2025

Modi Rubber Limited

CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)

Statement of Consolidated Unaudited Financial Results for the Quarter ended June 30, 2025

PART I

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter ended			Year ended
		30-Jun-25	30-Jun-24	31-Mar-25	31-Mar-25
		Un-Audited	Un-Audited	Audited (Refer note.6)	Audited
1	Income				
	i) Revenue from operations				
	a) Sale of products/services	-	-	-	379.10
	b) Other operating revenue	709.89	534.29	703.87	2541.00
	ii) Other Income	445.45	374.65	334.99	1,656.83
2	Total income	1,155.34	908.94	1,038.86	4,576.93
3	Expenses				
	a) Cost of materials consumed	-	-	-	383.96
	b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-
	c) Employee benefits expense	424.45	347.71	354.82	1,445.33
	d) Finance costs	42.02	47.93	50.73	189.90
	e) Depreciation and amortisation expense	104.24	73.50	121.89	352.00
	f) Other expenses	793.74	549.69	1,084.80	3,145.05
	Total expenses	1,364.45	1,018.83	1,612.24	5,516.24
4	Profit/(Loss) from continuing operations before exceptional items and tax (2-3)	(209.11)	(109.89)	(573.38)	(939.31)
5	Exceptional Items	-	-	(4.66)	(4.66)
6	Profit/(Loss) from continuing operations before tax and share in net profit/ (loss) of joint ventures and associates (4-5)	(209.11)	(109.89)	(568.72)	(934.65)
7	Share in net profit/ (loss) of joint ventures and associates	657.31	850.11	709.26	3,127.61
8	Profit/ (loss) before tax (6+7)	448.20	740.22	140.54	2,192.96
9	Tax expense				
	- Current tax	-	-	(76.37)	98.24
	- Earlier year	-	-	(113.07)	(113.07)
	- Deferred tax	(39.62)	61.62	213.87	161.73
10	Net Profit/(Loss) from continuing operations after tax (8-9)	487.82	678.60	116.11	2046.06
11	Other comprehensive income/(loss)	478.10	1028.70	(2165.52)	701.82
12	Total Comprehensive income/(loss) (10+11)	965.92	1,707.30	(2049.41)	2,747.88

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter Ended			Year ended
		30-Jun-25	30-Jun-24	31-Mar-25	31-Mar-25
		Un-Audited	Un-Audited	Audited	Audited
13	Paid-up equity share capital (Face value of ₹10/- each)	2,499.55	2,499.55	2,499.55	2,499.55
14	Reserves excluding revaluation reserves (as per financial statements of previous year) (Amount in Rs. Lacs)	N.A.	N.A.	N.A.	N.A.
15	i) Earnings per share (EPS)				
	(a) Basic (₹)	1.95	2.71	0.46	8.19
	(b) Diluted (₹)	1.95	2.71	0.46	8.19
	* Not Annualised				



PART II Consolidated Segment wise information for the quarter ended June 30, 2025

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter Ended			Year ended
		30-Jun-25	30-Jun-24	31-Mar-25	31-Mar-25
		Un-Audited	Un-Audited	Audited (Refer note.6)	Audited
1	Segment revenue				
a)	Real estate services	105.53	71.26	123.31	399.61
b)	Travel services	615.54	475.21	592.25	2,186.45
c)	Others	-	-	-	379.10
	Less: Inter-segment revenue	(11.18)	(12.18)	(11.69)	(45.05)
	Gross revenue	709.89	534.29	703.87	2920.10
2	Segment results				
a)	Real estate services	(425.07)	(236.15)	(675.22)	304.92
b)	Travel services	137.38	111.21	107.21	532.26
c)	Others	65.77	15.04	32.95	167.95
	Add: Other un-allocable (income) net of un-allocable expenditure [Note (i)]	670.11	850.11	675.67	1187.89
	Profit/ (loss) before tax	448.19	740.21	140.60	2193.01
3	Segment assets				
a)	Real estate services	62,600.45	61,405.71	61,863.88	61,863.88
b)	Travel services	3,965.10	3,603.03	3,703.13	3,703.13
c)	Others	11,575.13	11,281.41	11,448.23	11,448.23
	Total Assets	78,140.68	76,290.15	77,015.24	77,015.24
4	Segment liabilities				
a)	Real estate services	5813.39	6432.08	5828.12	5828.12
b)	Travel services	2434.77	2624.83	2314.81	2314.81
c)	Others	10.77	(36.36)	(1.25)	(1.25)
	Total liabilities	8,258.93	9,020.55	8,141.68	8,141.68



PART III Selected Information for the Quarter ended June 30, 2025

S.No.	Particulars	Standalone			
		Quarter Ended			Year ended
		30-Jun-25	30-Jun-24	31-Mar-25	31-Mar-25
		Un-Audited	Un-Audited	Audited	Audited
A	PARTICULARS OF SHAREHOLDING				
1	Public Shareholding				
	- Number of Shares	93,41,580	93,41,580	93,41,580	93,41,580
	- Percentage of Shareholding	37.31	37.31	37.31	37.31
2	Promoters and promoter group Shareholding				
a)	Pledged/Encumbered :				
	- No of Shares	-	-	-	-
	- % age of Shares (as a % age of the total Shareholding of Promoter and Promoter group)	-	-	-	-
	- % age of Shares (as a % age of the total Share capital of the Company)	-	-	-	-
b)	Non Encumbered :				
	- No of Shares	1,56,98,952	1,56,98,952	1,56,98,952	1,56,98,952
	- % age of Shares (as a % age of the total Shareholding of Promoter and Promoter group)	100.00	100.00	100.00	100.00
	- % age of Shares (as a % age of the total Share capital of the Company)	62.69	62.69	62.69	62.69

		Quarter ended June 30 2025
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	-
	Disposed off during the quarter	-
	Remaining unresolved at the end of the quarter	NIL



Modi Rubber Limited

Notes:-

1. Financial Results for the quarter ended June 30, 2025

₹ Lacs unless stated otherwise

Particulars	Consolidated	
	Quarter ended June 30, 2025	Year ended March 31, 2025
Net profit/ (loss) from ordinary activities (after tax)	487.82	2,046.06
Other Comprehensive income/ (loss)	478.10	701.82
Total Comprehensive income/ (loss) (after tax)	965.92	2747.88

2. The above financial results for the quarter ended June 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on August 12th, 2025.

3. The Statutory Auditors have carried out an audit of the above results for the quarter ended June 30, 2025 and issued an unmodified opinion on the same.

4. In compliance of directions issued by the BIFR vide its order dated February 23, 2010, the unimplemented portion of the SS-08 is under implementation by the Company.

5. The basic and diluted earnings per share has been calculated in accordance with the IND AS - 33 "Earnings Per Share".

6. The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year up to 31 March 2025 and the unaudited published year-to-date figures up to 31 December 2024 being the date of the end of the third quarter of the financial year which were subjected to a limited review.

7. For better understanding of the Company's financial performance, line items have been added to show revenue from sale of products/services and other operating revenue separately under Revenue from operations. This is in line with guidance available in Schedule III to the Companies Act, 2013.

8. Figures for the previous periods have been regrouped/ reclassified to conform to the classification of the current periods.

For Modi Rubber Limited



Alok Modi
Managing Director
DIN- 00174374



Place: New Delhi

Date: August 12, 2025

MODI RUBBER LIMITED

CIN: L25199UP1971PLC003392, Registered office : Modinagar - 201204 (U. P.)

Extract of Standalone and Consolidated Un-Audited Financial Results for the quarter ended June 30, 2025

₹ Lacs unless stated otherwise

S.No.	Particulars	Quarter Ended						Year Ended	
		Standalone			Consolidated			Standalone	Consolidated
		30-Jun-25 Un-Audited	30-Jun-24 Un-Audited	31-Mar-25 Audited	30-Jun-25 Un-Audited	30-Jun-24 Un-Audited	31-Mar-25 Audited	31-Mar-25 Audited	31-Mar-25 Audited
1	Total Income from operations (Net)	105.53	71.26	123.31	709.89	534.29	703.87	399.61	2,920.10
2	Net Profit/ (Loss) for the period (before tax and exceptional items)	(425.07)	(236.15)	(675.23)	448.20	740.22	135.88	304.92	2,188.30
3	Net Profit/ (Loss) for the period before tax (after exceptional items)	(425.07)	(236.15)	(675.23)	448.20	740.22	140.54	304.92	2,192.96
4	Net Profit/ (Loss) for the period after tax (after exceptional items)	(378.53)	(307.17)	(492.84)	487.82	678.60	116.11	235.96	2,046.06
5	Total Comprehensive Income for the period (after tax)	89.93	630.90	(2,103.00)	965.92	1,707.30	(2,049.41)	885.38	2,747.88
6	Equity Share Capital (Face value of ₹10/- each)	2,504.05	2,504.05	2,504.05	2,499.55	2,499.55	2,499.55	2,504.05	2,499.55
7	Reserves (excluding Revaluation Reserves as per Financial Statements of previous year)	N.A	N.A	N.A	N.A	N.A	N.A	N.A	N.A
8	Earnings per share (EPS) (of ₹10/- each) (Not Annualised)								
	(a) Basic and Diluted EPS (before exceptional Items) (₹)	(1.51)	(1.23)	(1.97)	1.95	2.71	0.45	0.94	8.17
	(b) Basic and Diluted EPS (after exceptional Items) (₹)	(1.51)	(1.23)	(1.97)	1.95	2.71	0.46	0.94	8.19

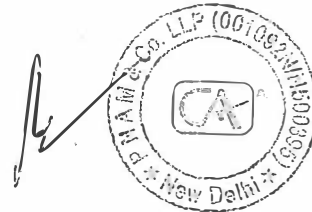
Notes:

- 1 The above is an extract of the detailed format of Quarterly/ Annual Financial Results filed with the Stock Exchanges under Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements)
- 2 The above results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at their respective meeting held on August 12, 2025. The Statutory Auditors of the Company have carried out an audit of the aforesaid results.
- 3 Previous quarter/ year end figures have been rearranged and / or regrouped, wherever necessary, to make them comparable with those of the current quarter/ year end.

By order of the Board



Alok Modi
Managing Director
DIN- 00174374



New Delhi
Date: August 12, 2025