Independent Auditor's Review Report on Quarterly and Year to Date 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 of Modi Rubber Limited ("the Company") for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026 ("the Statement") 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. Based on our review conducted and procedures performed as stated in paragraph 3 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
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Date: 2026.11.13 12:56:13 +05'30'

Abhishek Nahta
Partner
Membership No.: 513559

UDIN: 26513559XGIQGJ5227
Place: New Delhi
Date: 13th November, 2026

Independent Auditor's Review Report on Quarterly and Year to Date 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 September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026 ("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

(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. 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.

6. The consolidated financial results include the Group's share of net profit (including other comprehensive income) of Rs. 266.94 lacs for the quarter ended September 30, 2026 and Rs. 787.01 lacs for the period from April 1, 2026 to September 30, 2026 as considered in these consolidated financial results in respect of two joint ventures 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 ventures 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.

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

ABHISHEK NAHTA
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Date: 2026.11.13 12:56:36 +05'30'

Abhishek Nahta
Partner
Membership No.: 513559

UDIN: 26513559TPXRPU3645
Place: New Delhi
Date: 13th November, 2026

Modi Rubber Limited

Statement of Standalone assets and liabilities as per Regulation 33(3)(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended:

(Amount in Rs. Lacs)

Particulars	As at Sep 30, 2026	As at March 31, 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	**20,726.70**	20,843.09
Right-of-use assets	**177.66**	207.99
Capital work-in-progress	**-**	-
Other intangible assets	**0.56**	0.56
Financial assets		
Investments	**11,169.34**	11,252.23
Other financial assets	**4,152.60**	4,007.94
Other non-current assets	**328.42**	342.56
Total non-current assets	**36,555.28**	**36,654.37**
Current assets		
Inventories	**-**	-
Financial Assets		
Investments	**3,627.65**	3,996.64
Trade receivables	**88.05**	50.87
Cash and cash equivalents	**96.86**	283.19
Loans	**121.00**	122.75
Other financial assets	**1,455.93**	1,454.70
Current tax (net)	**495.84**	452.26
Other current assets	**300.26**	210.31
Total current assets	**6,185.59**	**6,570.72**
Total Assets	**42,740.87**	43,225.09
EQUITY AND LIABILITIES		
Equity		
Equity share capital	**2,504.05**	2,504.05
Other equity	**33,848.75**	34,258.40
Total Equity	**36,352.80**	36,762.45
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	**250.00**	250.00
Lease liability	**182.75**	209.97
Other financial liabilities	**2.94**	2.94
Deffered tax laibilities	**3,175.20**	3,179.03
Total non-current liabilities	**3,610.89**	**3,641.94**
Current liabilities		
Financial liabilities		
Borrowings	**-**	-
Lease liability	**55.83**	55.83
Trade payables:-		
Total outstanding dues of micro enterprises and small enterprises	**6.68**	31.71
Total outstanding dues of creditors other than micro enterprises and small enterprises	**740.22**	740.67
Other financial liabilities	**711.54**	716.79
Other current liabilities	**1,262.91**	1,275.70
Total current liabilities	**2,777.18**	**2,820.70**
Total Equity and Liabilities	**42,740.87**	43,225.09

Modi Rubber Limited

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

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

PART I **(Amount in Rs. Lacs)**

S.No.		Particulars	Quarter ended			Half yearly		Year ended
			30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
			Unaudited (Refer note.6)	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1		**Income**						
	i)	Revenue from operations						
	a)	Sale of products/services	-	-	-	-	-	-
	b)	Other operating revenue	128.48	122.03	92.76	250.51	198.29	468.98
	ii)	Other Income	184.94	382.15	204.07	567.09	534.96	1,361.70
2		**Total income**	313.42	504.18	296.83	817.60	733.25	1,830.68
3		**Expenses**						
	a)	Cost of materials consumed	-	-	-	-	-	-
	b)	Changes in inventories of finished goods, work-in-progress and stock-in-	-	-	-	-	-	-
	c)	Employee benefits expense	134.05	132.00	125.69	266.05	249.86	590.88
	d)	Finance costs	13.94	14.40	15.19	28.34	30.92	60.12
	e)	Depreciation and amortisation expens	87.25	84.72	102.89	171.97	202.36	407.19
	f)	Other expenses	533.48	538.00	489.00	1,071.48	1,111.12	2,718.39
		Total expenses	768.72	769.12	732.77	1,537.84	1,594.26	3,776.58
4		**Profit/(Loss) from continuing operations before exceptional**	**(455.30)**	**(264.94)**	**(435.94)**	**(720.24)**	**(861.01)**	**(1945.90)**
5		Exceptional Items	-	-	-	-	-	-
6		**Profit/ (loss) before tax (4+5)**	**(455.30)**	**(264.94)**	**(435.94)**	**(720.24)**	**(861.01)**	**(1945.90)**
7		**Tax expense**						
		- Current tax	-	-	-	-	-	-
		- Earlier year	-	-	-	-	-	(76.90)
		- Deferred tax	(34.11)	23.78	3.23	(10.33)	(43.31)	72.32
8		**Net Profit/(Loss) from continuing operations after tax (6-7)**	**(421.20)**	**(288.72)**	**(439.17)**	**(709.91)**	**(817.70)**	**(1941.32)**
9		Other comprehensive income/(loss)	(74.13)	374.41	(784.14)	300.28	(315.68)	(673.18)
10		**Total Comprehensive**	**(495.33)**	**85.69**	**(1223.31)**	**(409.63)**	**(1133.38)**	**(2614.50)**

S.No.		Particulars	Quarter Ended			Half yearly		Year ended
			30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
			Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
11		Paid-up equity share capital (Rs. Lacs (Face value Rs. 10/- per share)	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05	2,504.05
12		Reserves excluding revaluation reserves (as per financial statements of previous year)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
13	i	Earnings per share (EPS)						
	(a)	Basic (in Rs.)	(1.68)	(1.15)	(1.75)	(2.84)	(3.27)	(7.75)
	(b)	Diluted (in Rs.)	(1.68)	(1.15)	(1.75)	(2.84)	(3.27)	(7.75)
		* Not Annualised						

Modi Rubber Limited

Standalone Statement of Cash Flows as per Regulation 33(3)(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended:

(Amount in Rs. Lacs)

	For the period ended Sep 30, 2026	For the year ended March 31, 2026
	Unaudited	Audited
A Cash flow from operating activities		
Profit before tax	**(720.24)**	(1,945.90)
Adjustments for:		
Depreciation and amortization	**171.97**	407.19
Provision of doubtful debts and advances	**-**	21.75
(Gain)/ loss on sale of property, plant and equipment (net)	**0.97**	147.36
(Gain)/ loss on sale of investments	**(102.46)**	(72.62)
Financial assets measured at fair value	**(120.60)**	(116.45)
Interest on security deposit at amortised cost	**(0.56)**	(1.05)
Interest expenses	**15.34**	30.68
Interest on leases	**13.00**	29.45
Liabilities written back	**-**	-
Interest income	**(186.63)**	(482.58)
Dividend income	**(76.27)**	(561.19)
Sundry balances written off	**-**	0.10
Management fee on investment	**-**	30.22
Income from Derevatives /Securities	**-**	1.22
Operating Profit/ (loss) before working capital changes	**(1,005.48)**	**(2,511.82)**
Adjustments for:		
Increase/(decrease) in trade payables	**(25.48)**	13.04
Increase/(decrease) in other non-current financial liabilities	**-**	-
Increase/(decrease) in other current financial liabilities	**(5.25)**	539.68
Increase/(decrease) in other current liabilities	**(12.79)**	(21.27)
Decrease/(increase) in loans and advances	**1.74**	(31.69)
Decrease/(increase) in other non-current assets	**14.13**	(26.48)
Decrease/(increase) in trade receivables	**(37.18)**	(25.68)
Decrease/(increase) in other non current financial assets	**(144.66)**	(205.52)
Decrease/(increase) in other current financial assets	**(1.23)**	(29.46)
Decrease/(increase) in other current assets	**(89.95)**	142.21
Cash generated from / (used in) operations	**(1,306.15)**	**(2,156.99)**
Income taxes (paid) / refund (net)	**(43.58)**	197.93
Net cash (used in) operations (A)	**(1,349.73)**	**(1,959.06)**
B Cash flow from investing activities		
Dividend received	**69.64**	560.88
Interest received	**182.24**	483.63
Purchase of property, plant and equipment & Intangibles	**(27.67)**	(26.84)
Proceeds from sale of property, plant and equipment & Intangibles	**1.46**	-
Proceeds from sale of short term investments	**2,033.69**	3,081.71
Purchase of short term investments	**(1,040.40)**	(1,994.80)
Net cash generated by / (used in) investing activities (B)	**1,218.96**	**2,104.58**
C Cash flow from financing activities		
Repayment of leases	**(27.22)**	(50.72)
Interest paid	**(28.34)**	(60.13)
Net cash generated by / (used in) financing activities (C)	**(55.56)**	**(110.85)**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	**(186.32)**	34.67
Cash and cash equivalents at the beginning of the year	**283.19**	248.52
Cash and cash equivalents at the end of the year	**96.87**	**283.19**
Cash and cash equivalents		
Cash on hand	**2.79**	4.17
Balances with banks		
- In current account	**94.08**	279.02
Total	**96.87**	**283.19**

Notes:

(i) The Statement of cash flows has been prepared under the indirect method as set out in Ind AS- 7 'Statement of Cash Flows' .

(ii) Amounts in brackets represent cash outflows.

(iii) Purchase of Property, plant and equipment includes adjustments for movement of capital work-in-progress during the year.

Modi Rubber Limited

Notes:-

1. Financial Results for the quarter and half year ended September 30, 2026.

(Amount in Rs. Lacs)

Particulars	Standalone	
	Quarter ended September 30, 2026	**Half-Year ended September 30, 2026**
Net profit/ (loss) from ordinary activities (after tax)	(421.20)	(709.91)
Other Comprehensive income/ (loss)	(74.13)	300.28
Total Comprehensive income/ (loss) (after tax)	(495.33)	(409.63)

2. The above financial results for the quarter and half year ended September 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 13th, 2026.

3. The Statutory Auditors have carried out an audit of the above results for the quarter ended September 30, 2026 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 and a status report to this effect as at September 30, 2016 was also submitted by the Company with BIFR periodically on October 20, 2016. With effect from December 01, 2016, SICA repealed by Government of India vide its Gazette Notification dated November 25, 2016 and all approved schemes will now be governed by National Company Law Tribunal.

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

6. Figures for the quarter ended September 30, 2026 represent the difference between reviewed figures for the six months ended September 30, 2026 and the published figures for the three months ended June 30, 2026.

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

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Date: 2026.11.13 12:51:02 +05'30'

Alok Modi
Managing Director
DIN- 00174374

Place: New Delhi
Date: 13th November, 2026

Modi Rubber Limited

Statement of Consolidated assets and liabilities as per Regulation 33(3)(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended:

(Amount in Rs. Lacs)

Particulars	As at Sep 30, 2026	As at March 31, 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	**20,759.81**	20,877.51
Right-of-use assets	**180.10**	212.86
Investment Properties	**11.51**	11.80
Capital work-in-progress	**-**	-
Other intangible assets	**0.56**	0.56
Investment in joint ventures and associate	**24,980.04**	24,193.00
Financial assets		
Investments	**10,592.63**	11,106.58
Other financial assets	**4,225.09**	4,061.60
Deferred tax assets (net)	**-**	-
Other non-current assets	**338.77**	368.16
Goodwill	**3,516.17**	3,516.17
Total non-current assets	**64,604.68**	**64,348.24**
Current assets		
Inventories	**-**	-
Financial Assets		
Investments	**4,792.90**	4,926.77
Trade receivables	**2,644.42**	2,459.55
Cash and cash equivalents	**809.37**	1,053.55
Other bank balances	**1,692.99**	1,265.96
Loans	**257.03**	258.77
Other financial assets	**1,497.44**	1,493.04
Current tax (net)	**495.84**	452.26
Other current assets	**1,313.62**	833.97
Total current assets	**13,503.61**	**12,743.87**
Total Assets	**78,108.29**	77,092.11
EQUITY AND LIABILITIES		
Equity		
Equity share capital	**2,499.59**	2,499.59
Other equity	**65,419.67**	65,052.33
Total Equity attributeable to equity holders of the Company	**67,919.26**	67,551.92
Non-controlling interests	**183.47**	154.46
Total equity	**68,102.73**	**67,706.38**
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	**400.00**	267.58
Lease liability	**182.75**	209.97
Other financial liabilities	**2.94**	2.94
Deffered tax laibilities	**2,995.94**	3,037.58
Other non-current liabilities	**0.61**	0.61
Long-term provisions	**171.53**	150.01
Total non-current liabilities	**3,753.77**	**3,668.69**
Current liabilities		
Financial liabilities		
Borrowings	**2,075.04**	1,733.42
Lease liability	**58.77**	61.59
Trade payables:-		
Total outstanding dues of micro enterprises and small enterprises	**11.36**	35.13
Total outstanding dues of creditors other than micro enterprises and small enterprises	**1,209.37**	1,160.09
Other financial liabilities	**748.78**	752.63
Other current liabilities	**2,016.20**	1,959.66
Short-term provisions	**132.27**	14.52
Total current liabilities	**6,251.79**	**5,717.04**
Total Equity and Liabilities	**78,108.29**	77,092.11

Modi Rubber Limited

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

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

PART I **(Amount in Rs. Lacs)**

S.No.		Particulars	Quarter ended			Half yearly		Year ended
			30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
			Unaudited (Refer note.6)	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1		**Income**						
	i)	Revenue from operations						
	a)	Sale of products/services	-	-	-	-	-	423.75
	b)	Other operating revenue	836.64	781.44	780.66	1,618.08	1490.55	3000.92
	ii)	Other Income	361.99	558.64	326.70	920.63	772.15	1,456.56
2		**Total income**	1,198.63	1,340.08	1,107.36	2,538.71	2,262.70	4,881.23
3		**Expenses**						
	a)	Cost of materials consumed	-	-	-	-	-	373.63
	b)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-
	c)	Employee benefits expense	468.59	481.90	435.03	950.49	859.48	1,866.73
	d)	Finance costs	52.31	45.91	38.24	98.22	80.26	167.75
	e)	Depreciation and amortisation expens	90.43	90.08	108.20	180.51	212.44	428.78
	f)	Other expenses	825.38	788.27	761.80	1,613.65	1,555.54	3,780.22
		Total expenses	1,436.71	1,406.16	1,343.27	2,842.87	2,707.72	6,617.11
4		**Profit/(Loss) from continuing operations before exceptional**	**(238.08)**	**(66.08)**	**(235.91)**	**(304.16)**	**(445.02)**	**(1735.88)**
5		Exceptional Items	-	-	-	-	-	-
6		**Profit /(Loss) from continuing operations before tax and share in net profit/ (loss) of joint ventures**	**(238.08)**	**(66.08)**	**(235.91)**	**(304.16)**	**(445.02)**	**(1735.88)**
7		Share in net profit/ (loss) of joint ventu	266.94	520.07	691.84	787.01	1,349.15	2,012.09
		Profit/ (loss) before tax (6+7)	**28.86**	**453.99**	**455.93**	**482.85**	**904.13**	**276.21**
8		**Tax expense**						
		- Current tax	-	-	0.30	-	0.30	179.70
		- Earlier year	-	-	-	-	-	(76.79)
		- Deferred tax	(32.64)	29.32	(0.52)	(3.32)	(40.14)	109.33
9		**Net Profit/(Loss) from continuing operations after tax (7-8)**	**61.49**	**424.67**	**456.15**	**486.16**	**943.97**	**63.98**
10		Other comprehensive income/(loss)	(96.24)	6.42	(1031.09)	(89.82)	(552.99)	(1230.98)
11		**Total Comprehensive**	**(34.75)**	**431.09**	**(574.94)**	**396.34**	**390.98**	**(1167.00)**

S.No.		Particulars	Quarter Ended			Half yearly		Year ended
			30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
			Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
12		Paid-up equity share capital (Rs. Lacs (Face value Rs. 10/- per share)	2,499.55	2,499.55	2,499.55	2,499.55	2,499.55	2,499.55
13		Reserves excluding revaluation reserves (as per financial statements of previous year)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
14	i	Earnings per share (EPS)						
	(a)	Basic (in Rs.)	0.25	1.70	1.82	1.95	3.78	0.26
	(b)	Diluted (in Rs.)	0.25	1.70	1.82	1.95	3.78	0.26
		* Not Annualised						

Modi Rubber Limited

Consolidated Statement of Cash Flows as per `Regulation 33(3)(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended:

(Amount in Rs. Lacs)

		For the period ended Sep 30, 2026	For the year ended March 31, 2026
		Unaudited	Audited
A	**Cash flow from operating activities**		
	Profit before tax	**482.85**	276.21
	Adjustments for:		
	Depreciation and amortization	**180.51**	428.78
	Provision of doubtful debts and advances	**-**	21.75
	Provision for Gratuity	**13.78**	27.96
	Finance costs	**84.12**	157.12
	(Gain)/ loss on sale of property, plant and equipment (net)	**(57.67)**	147.21
	(Gain)/ loss on sale of investments	**(111.60)**	(77.68)
	Financial assets measured at fair value	**(161.54)**	(175.76)
	(Gain)/loss on future Contract	**-**	-
	Interest on security deposit at amortised cost	**(0.56)**	(1.05)
	Interest expenses	**15.34**	30.68
	Interest on leases	**13.00**	29.45
	Liabilities written back	**-**	-
	Interest income	**(279.57)**	(646.35)
	Dividend income	**(120.08)**	(213.85)
	Rental Income	**(6.00)**	(3.06)
	Sundry balances written off	**-**	0.10
	Management fee on Investment		30.22
	Income from Derevatives /Securities	**-**	1.22
	Share in net (profit)/ loss of joint ventures and associates	**(787.01)**	(2,012.09)
	Operating Profit/ (loss) before working capital changes	**(734.43)**	**(1,979.14)**
	Adjustments for:		
	Increase/(decrease) in trade payables	**25.50**	173.23
	Increase/(decrease) in other non-current liabilities	**-**	0.61
	Increase/(decrease) in other current financial liabilities	**91.26**	537.25
	Increase/(decrease) in other current liabilities	**(38.59)**	195.50
	Increase/(decrease) in long term provision	**121.52**	14.65
	Decrease/(increase) in loans and advances	**1.74**	(31.69)
	Decrease/(increase) in other non-current assets	**29.39**	(20.08)
	Decrease/(increase) in trade receivables	**(184.87)**	(106.68)
	Decrease/(increase) in other non current financial assets	**(163.50)**	(197.02)
	Decrease/(increase) in other current financial assets	**(4.41)**	(36.91)
	Decrease/(increase) in other current assets	**(479.64)**	44.15
	Decrease/(increase) in bank balances other than cash & cash equivalents	**(427.02)**	(955.67)
	Cash generated from / (used in) operations	**(1,763.05)**	**(2,361.80)**
	Income taxes (paid) / refund (net)	**(43.58)**	18.20
	Net cash (used in) operations (A)	**(1,806.63)**	**(2,343.60)**
B	**Cash flow from investing activities**		
	Dividend received	**113.45**	638.15
	Dividend paid	**-**	(424.63)
	Rental Income	**6.00**	3.06
	Interest received	**272.00**	639.94
	Profit on future Contract	**-**	(22.34)
	Purchase of property, plant and equipment & Intangibles	**(33.66)**	(36.06)
	Proceeds from sale of property, plant and equipment & Intangibles	**61.53**	0.30
	Proceeds from sale of short term investments	**2,782.69**	5,529.27
	Purchase of short term investments	**(1,971.18)**	(3,756.80)
	Net cash generated by / (used in) investing activities (B)	**1,230.83**	**2,570.89**
C	**Cash flow from financing activities**		
	Increase/ (decrease) in borrowings	**474.04**	276.89
	Repayment of leases	**(30.22)**	(56.72)
	Finance cost	**(83.91)**	(156.40)
	Interest paid	**(28.34)**	(60.13)
	Net cash generated by / (used in) financing activities (C)	**331.57**	**3.64**
Net increase/(decrease) in cash and cash equivalents (A+B+C)		**(244.18)**	230.93
Cash and cash equivalents at the beginning of the year		**1,053.55**	822.62
Cash and cash equivalents at the end of the year		**809.37**	**1,053.55**
Cash and cash equivalents			
Cash on hand		**4.87**	5.30
Balances with banks			
- In current account		**804.50**	1,048.25
Total		**809.37**	**1,053.55**

Notes:

(i) The Statement of cash flows has been prepared under the indirect method as set out in Ind AS- 7 'Statement of Cash Flows' .

(ii) Amounts in brackets represent cash outflows.

(iii) Purchase of Property, plant and equipment includes adjustments for movement of capital work-in-progress during the year.

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

S.No		Particulars						
S.No		Particulars	Quarter Ended			Half yearly		Year ended
			30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
			Unaudited (Refer note.6)	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1		**Segment revenue**						
	a)	Real estate services	128.48	122.03	92.76	250.51	198.29	468.98
	b)	Travel services	721.65	672.91	698.72	1,394.56	1,314.26	2,582.62
	c)	Others	-	-	-	-	-	423.75
		Less: Inter-segment revenue	(13.50)	(13.50)	(10.82)	(27.00)	(22.00)	(50.67)
		Gross revenue	**836.64**	**781.44**	**780.66**	**1618.08**	**1490.55**	**3424.67**
2		**Segment results**						
	a)	Real estate services	(455.33)	(264.92)	(435.95)	(720.25)	(861.02)	(1945.94)
	b)	Travel services	204.35	136.20	188.04	340.55	325.42	478.87
	c)	Others	12.96	62.63	19.92	75.59	85.69	155.74
		Add: Other un-allocable (income) net of un-allocable expenditure [Note (i)]	266.94	520.07	683.95	787.01	1354.06	1587.48
		Profit/ (loss) before tax	**28.92**	**453.98**	**455.96**	**482.90**	**904.15**	**276.15**
3		**Segment assets**						
	a)	Real estate services	62,133.08	62,572.87	61,151.82	62,133.08	61,151.82	61,853.75
	b)	Travel services	5,758.15	7,107.76	4,964.82	5,758.15	4,964.82	4,641.33
	c)	Others	10,217.08	10,233.42	11,315.50	10,217.08	11,315.50	10,597.03
		Total Assets	**78,108.31**	**79,914.05**	**77,432.14**	**78,108.31**	**77,432.14**	**77,092.11**
4		**Segment liabilities**						
	a)	Real estate services	6,306.63	6522.84	4900.24	6306.63	4900.24	6399.12
	b)	Travel services	3,761.19	5308.36	3253.78	3761.19	3253.78	2986.54
	c)	Others	(62.29)	(54.60)	(29.37)	(62.29)	(29.37)	0.07
		Total liabilities	**10,005.53**	**11,776.60**	**8,124.65**	**10,005.53**	**8,124.65**	**9,385.73**

PART III Selected Information for the Quarter ended September 30, 2026

S.No.		Particulars	Standalone					
			Quarter Ended			Half yearly		Year end
			30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
			Unaudited	Unaudited	Unaudited	Un-Audited	Unaudited	Audited
A		**PARTICULARS OF SHAREHOLDING**						
1		Public Shareholding						
		- Number of Shares	93,41,580	93,41,580	93,41,580	93,41,580	93,41,580	93,41,580
		- Percentage of Shareholding	37.31	37.31	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	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	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	62.69	62.69

		Quarter ended Sep 30, 2026
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 and half year ended September 30, 2026.

(Amount in Rs. Lacs)

Particulars	Consolidated	
	Quarter ended September 30, 2026	Half-Year ended September 30, 2026
Net profit/ (loss) from ordinary activities (after tax)	61.49	486.16
Other Comprehensive income/ (loss)	(96.24)	(89.82)
Total Comprehensive income/ (loss) (after tax)	(34.75)	396.34

2. The above financial results for the quarter and half year ended September 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 13th, 2026.

3. The Statutory Auditors have carried out an audit of the above results for the quarter ended September 30, 2026 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 and a status report to this effect as at September 30, 2016 was also submitted by the Company with BIFR periodically on October 20, 2016. With effect from December 01, 2016, SICA repealed by Government of India vide its Gazette Notification dated November 25, 2016 and all approved schemes will now be governed by National Company Law Tribunal.

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

6. Figures for the quarter ended September 30, 2026 represent the difference between reviewed figures for the six months ended September 30, 2026 and the published figures for the three months ended June 30, 2026.

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

Digitally signed by ALOK MODI
Date: 2026.11.13 12:51:32 +05'30'

Alok Modi
Managing Director
DIN- 00174374

Place: New Delhi
Date: November 13th, 2026

MODI RUBBER LIMITED

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

Extract of Standalone and Consolidated Un-Audited Financial Results for the quarter and Half year ended September 30, 2026

(Amount in Rs. Lacs)

S.No.	Particulars	Quarter Ended						Half yearly ended				Year ended	
		Standalone			Consolidated			Standalone		Consolidated		Standalone	Consolidated
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26	31-Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Audited
1	Total Income from operations (Net)	128.48	122.03	92.76	836.64	781.44	780.66	250.51	198.29	1,618.08	1,490.55	468.98	3,424.67
2	Net Profit/ (Loss) for the period (before tax and ex	(455.30)	(264.94)	-435.94	28.86	453.99	455.93	(720.24)	-861.01	482.85	904.13	-1,945.90	276.21
3	Net Profit/ (Loss) for the period before tax (after ex	(455.30)	(264.94)	-435.94	28.86	453.99	455.93	(720.24)	-861.01	482.85	904.13	-1,945.90	276.21
4	Net Profit/ (Loss) for the period after tax (after exc	(421.20)	(288.72)	-439.17	61.49	424.67	456.15	(709.91)	-817.70	486.16	943.97	-1,941.32	63.98
5	Total Comprehensive Income for the period (after	(495.33)	85.69	-1,223.31	(34.75)	431.09	-574.94	(409.63)	-1,133.38	396.34	390.98	-2,614.50	-1,167.00
6	Equity Share Capital (Face value of share is Rs. 1	2,504.05	2,504.05	2,504.05	2,499.55	2,499.55	2,499.55	2,504.05	2,504.05	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	N.A	N.A	N.A	N.A
8	Earnings per share (EPS) (of Rs. 10/- each) (Not Annualised)												
	(a) Basic and Diluted EPS (before exceptional Iter	(1.68)	(1.15)	(1.75)	0.25	1.70	1.82	(2.84)	(3.27)	1.95	3.78	(7.75)	0.26
	(b) Basic and Diluted EPS (after exceptional Items	(1.68)	(1.15)	(1.75)	0.25	1.70	1.82	(2.84)	(3.27)	1.95	3.78	(7.75)	0.26

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) Regulations, 2015. The full format of the Quarterly/ Annual Financial Results are available on the stock exchange website, www.nseindia.com, www.bseindia.com and on the Company website www.modirubberlimited.com

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 November 13, 2026. 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

Digitally signed by ALOK MODI
Date: 2026.11.13 12:51:49 +05'30'

Alok Modi
Managing Director
DIN- 00174374

New Delhi
Date: November 13th, 2026