

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 and six months ended September 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.



P N A M & CO. LLP

Chartered Accountants

4. 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
Digitally signed by
ABHISHEK NAHTA
Date: 2025.11.14
16:39:59 +05'30'



Abhishek Nahta

Partner

Membership No.: 513559

UDIN: 25513559BMNTKW4288

Place: New Delhi

Date: 14th November, 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 September 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



P N A M & CO. LLP
LLPIN: ABA-8514
ICAI FRN: 001092N/N500395

2nd Floor, F-14/15, Shivam House
Middle Circle, Connaught Place,
New Delhi 110 001

t: +91 11 2140 0294/295
e: info@pnam.co
w: www.pnam.co

P N A M & CO. LLP

Chartered Accountants

(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. 556.70 Lacs & Rs. 1129.14 Lacs for the quarter and half year ended September 30, 2025, respectively, 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.



P N A M & CO. LLP
LLPIN: ABA-8514
ICAI FRN: 001092N/N500395

2nd Floor, F-14/15, Shivam House
Middle Circle, Connaught Place,
New Delhi 110 001

t: +91 11 2140 0294/295
e: info@pnam.co
w: www.pnam.co

P N A M & CO. LLP

Chartered Accountants

7. The consolidated financial results include the Group's share of net profit (including other comprehensive income) of Rs. 127.25 Lacs & Rs. 224.92 Lacs for the quarter and half year ended September 30, 2025, respectively, 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

Digitally signed by
ABHISHEK NAHTA
Date: 2025.11.14 16:41:18
+05'30'



Abhishek Nahta

Partner

Membership No.: 513559

UDIN: 25513559BMNTKX8754

Place: New Delhi

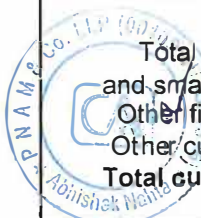
Date: 14th November, 2025

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, 2025	As at March 31, 2025
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	21,002.62	21,162.78
Right-of-use assets	238.32	268.65
Capital work-in-progress	-	-
Other intangible assets	0.56	0.56
Financial assets		
Investments	11,784.71	12,147.15
Other financial assets	3,974.81	3,802.42
Other non-current assets	316.08	316.08
Total non-current assets	37,317.10	37,697.64
Current assets		
Inventories	-	-
Financial Assets		
Investments	3,990.45	4,832.98
Trade receivables	32.04	46.94
Cash and cash equivalents	149.36	248.52
Loans	119.44	91.05
Other financial assets	1,369.52	1,381.07
Current tax (net)	619.93	573.29
Other current assets	419.27	396.78
Total current assets	6,700.01	7,570.63
Total Assets	44,017.11	45,268.27
EQUITY AND LIABILITIES		
Equity		
Equity share capital	2,504.05	2,504.05
Other equity	35,739.56	36,872.90
Total Equity	38,243.61	39,376.95
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	250.00	250.00
Lease liability	245.09	257.63
Other financial liabilities	6.57	6.57
Deferred tax liabilities	3,008.79	3,088.45
Total non-current liabilities	3,510.45	3,602.65
Current liabilities		
Financial liabilities		
Borrowings	-	-
Lease liability	48.42	58.88
Trade payables:-		
Total outstanding dues of micro enterprises and small enterprises	5.43	11.12
Total outstanding dues of creditors other than micro enterprises and small enterprises	712.94	748.22
Other financial liabilities	166.28	173.49
Other current liabilities	1,329.98	1,296.96
Total current liabilities	2,263.05	2,288.67
Total Equity and Liabilities	44,017.11	45,268.27



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, 2025
PART I (Amount in Rs. Lacs)

S.No.	Particulars	Quarter ended			Half yearly		Year ended
		30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
		Unaudited (Refer note.6)	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
i)	Revenue from operations						
a)	Sale of products/services	-	-	-	-	-	-
b)	Other operating revenue	92.76	105.53	79.69	198.29	150.95	399.61
ii)	Other Income	204.07	330.89	2,307.44	534.96	2,641.35	3,040.02
2	Total income	296.83	436.42	2,387.13	733.25	2,792.30	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	125.69	124.17	98.04	249.86	197.30	429.80
d)	Finance costs	15.19	15.73	16.79	30.92	33.37	65.18
e)	Depreciation and amortisation expense	102.89	99.47	71.28	202.36	139.53	325.12
f)	Other expenses	489.00	622.12	565.51	1,111.12	1,022.74	2,314.61
	Total expenses	732.77	861.49	751.62	1,594.26	1,392.94	3,134.71
4	Profit/(Loss) from continuing operations before exceptional items and tax (2-3)	(435.94)	(425.07)	1635.51	(861.01)	1399.36	304.92
5	Exceptional Items	-	-	-	-	-	-
6	Profit/ (loss) before tax (4+5)	(435.94)	(425.07)	1635.51	(861.01)	1,399.36	304.92
7	Tax expense						
	- Current tax	-	-	277.74	0.00	277.74	55.69
	- Earlier year	-	-	-	-	-	(117.40)
	- Deferred tax	3.23	(46.54)	4.62	(43.31)	75.63	130.67
8	Net Profit/(Loss) from continuing operations after tax (6-7)	(439.17)	(378.53)	1353.15	(817.70)	1045.99	235.96
9	Other comprehensive income/(loss)	(784.14)	468.46	1510.79	(315.68)	2448.86	649.42
10	Total Comprehensive income/(loss) (8+9)	(1223.31)	89.93	2863.93	(1133.38)	3,494.85	885.38

S.No.	Particulars	Quarter Ended			Half yearly		Year ended
		30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
		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) (Amount in Rs. Lacs)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
13	i Earnings per share (EPS)						
	(a) Basic (in Rs.)	(1.75)	(1.51)	5.40	(3.27)	4.18	0.94
	(b) Diluted (in Rs.)	(1.75)	(1.51)	5.40	(3.27)	4.18	0.94
	* 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, 2025	For the year ended March 31, 2025
	Unaudited	Audited
A Cash flow from operating activities		
Profit before tax	(861.01)	304.92
Adjustments for:		
Depreciation and amortization	202.36	325.12
Provision of doubtful debts and advances	25.13	13.82
(Gain)/ loss on sale of investments	(22.26)	(80.97)
Financial assets measured at fair value	(171.09)	(366.05)
Interest on security deposit at amortised cost	(0.51)	(0.95)
Interest expenses	15.34	30.68
Interest on leases	15.58	34.50
Liabilities written back	-	(56.24)
Interest income	(200.75)	(398.29)
Dividend income	(76.24)	(2,011.60)
Rental Income	-	1.16
Income from Derevatives /Securities	(2.08)	-
Operating Profit/ (loss) before working capital changes	(1,075.53)	(2,203.90)
Adjustments for:		
Increase/(decrease) in trade payables	(40.97)	86.32
Increase/(decrease) in other non-current financial liabilities	(7.19)	(6.37)
Increase/(decrease) in other current financial liabilities	-	3.43
Increase/(decrease) in other current liabilities	33.02	(117.61)
Decrease/(increase) in loans and advances	(28.39)	(41.24)
Decrease/(increase) in other non-current assets	0.01	4.27
Decrease/(increase) in trade receivables	(10.23)	75.89
Decrease/(increase) in other non current financial assets	(172.39)	(278.54)
Decrease/(increase) in other current financial assets	11.55	(10.41)
Decrease/(increase) in other current assets	(22.49)	(133.68)
Cash generated from / (used in) operations	(1,312.61)	(2,621.84)
Income taxes (paid) / refund (net)	(46.64)	(511.58)
Net cash (used in) operations (A)	(1,359.25)	(3,133.42)
B Cash flow from investing activities		
Dividend received	76.24	2,011.60
Interest received	201.27	399.25
Purchase of property, plant and equipment & Intangibles	(11.88)	(161.23)
Proceeds from sale of short term investments	1,996.20	7,477.07
Purchase of short term investments	(947.80)	(6,448.94)
Net cash generated by / (used in) investing activities (B)	1,314.03	3,277.75
C Cash flow from financing activities		
Repayment of leases	(23.01)	(45.76)
Interest paid	(30.92)	(65.18)
Net cash generated by / (used in) financing activities (C)	(53.93)	(110.94)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(99.15)	33.39
Cash and cash equivalents at the beginning of the year	248.52	215.13
Cash and cash equivalents at the end of the year	149.37	248.52
Cash and cash equivalents		
Cash on hand	5.23	7.21
Balances with banks		
- In current account	144.14	241.31
Total	149.37	248.52

Notes:

- The Statement of cash flows has been prepared under the indirect method as set out in Ind AS- 7 'Statement of Cash Flows'.
- Amounts in brackets represent cash outflows.
- 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, 2025.

Particulars	(Amount in Rs. Lacs)	
	Standalone	
	Quarter ended September 30, 2025	Half-Year ended September 30, 2025
Net profit/ (loss) from ordinary activities (after tax)	(439.17)	(817.70)
Other Comprehensive income/ (loss)	(784.14)	(315.68)
Total Comprehensive income/ (loss) (after tax)	(1223.31)	(1133.38)

2. The above financial results for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 14th, 2025.

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


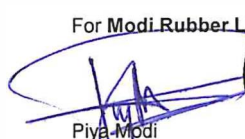
4. In compliance of directions issued by the BIFR vide its order dated February 23, 2010, the unimplemented portion of the SS-08 is under implementation by the Company and a status report to this effect as at September 30, 2016 was also submitted by the Company with BIFR periodically on October 20, 2016. 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, 2025 represent the difference between reviewed figures for the six months ended September 30, 2025 and the published figures for the three months ended June 30, 2025.

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

For Modi Rubber Limited



Piya Modi
Whole Time Director
DIN- 03623417

Place: New Delhi
Date: 14th November, 2025



(Amount in Rs. Lacs)

Particulars	As at Sep 30, 2025	As at March 31, 2025
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	21,042.87	21,204.25
Right-of-use assets	245.62	278.39
Investment Properties	12.10	12.40
Capital work-in-progress	-	-
Other intangible assets	0.56	0.56
Investment in joint ventures and associate	23,469.03	22,115.01
Financial assets		
Investments	12,206.71	12,782.99
Other financial assets	4,036.43	3,864.04
Deferred tax assets (net)	-	-
Other non-current assets	330.49	348.78
Goodwill	3,516.17	3,516.17
Total non-current assets	64,859.98	64,122.59
Current assets		
Inventories	-	-
Financial Assets		
Investments	5,073.86	6,245.38
Trade receivables	2,635.93	2,374.62
Cash and cash equivalents	624.17	822.62
Other bank balances	727.58	310.29
Loans	255.46	227.08
Other financial assets	1,404.42	1,411.96
Current tax (net)	619.93	573.29
Other current assets	1,230.83	927.38
Total current assets	12,572.18	12,892.62
Total Assets	77,432.16	77,015.21
EQUITY AND LIABILITIES		
Equity		
Equity share capital	2,499.59	2,499.59
Other equity	66,657.02	66,250.88
Total Equity attributable to equity holders of the Company	69,156.61	68,750.47
Non-controlling interests	150.89	123.07
Total equity	69,307.50	68,873.54
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	320.20	302.65
Lease liability	247.79	266.09
Other financial liabilities	6.57	6.57
Deferred tax liabilities	2,867.02	2,966.07
Other non-current liabilities	-	-
Long-term provisions	114.07	96.36
Total non-current liabilities	3,555.65	3,637.74
Current liabilities		
Financial liabilities		
Borrowings	1,325.48	1,421.45
Lease liability	54.18	61.46
Trade payables:-		
Total outstanding dues of micro enterprises and small enterprises	10.91	18.66
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,083.71	1,003.34
Other financial liabilities	201.53	216.28
Other current liabilities	1,887.33	1,776.87
Short-term provisions	5.87	5.87
Total current liabilities	4,569.01	4,503.93
Total Equity and Liabilities	77,432.16	77,015.21



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

PART I

S.No.	Particulars		Quarter ended			Half yearly		Year ended
			30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
			Unaudited (Refer note.6)	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1		Income						
i)		Revenue from operations						
a)		Sale of products/services	-	-	-	-	379.10	
b)		Other operating revenue	780.66	709.89	650.18	1,490.55	1184.47	
							2541.00	
ii)		Other Income	326.70	445.45	508.48	772.15	883.13	
							1,656.83	
2		Total income	1,107.36	1,155.34	1,158.66	2,262.70	2,067.60	
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	435.03	424.45	364.83	859.48	712.54	
d)		Finance costs	38.24	42.02	43.92	80.26	91.85	
e)		Depreciation and amortisation expense	108.20	104.24	77.94	212.44	151.45	
f)		Other expenses	761.80	793.74	676.52	1,555.54	1,226.21	
							3,145.05	
		Total expenses	1,343.27	1,364.45	1,163.21	2,707.72	2,182.05	
4		Profit/(Loss) from continuing operations before exceptional Items and tax (2-3)	(235.91)	(209.11)	(4.55)	(445.02)	(114.45)	
5		Exceptional Items	-	-	-	-	(4.66)	
6		Profit /(Loss) from continuing operations before tax and share in net profit/ (loss) of joint ventures and associates (4+5)	(235.91)	(209.11)	(4.55)	(445.02)	(114.45)	
7		Share in net profit/ (loss) of joint ventures and associates	691.84	657.31	917.77	1,349.15	1,767.88	
		Profit/ (loss) before tax (6+7)	455.93	448.20	913.22	904.13	1,653.43	
8		Tax expense						
		- Current tax	0.30	-	277.74	0.30	277.74	
		- Earlier year	-	-	-	-	(113.07)	
		- Deferred tax	(0.52)	(39.62)	3.23	(40.14)	64.85	
9		Net Profit/(Loss) from continuing operations after tax (7-8)	456.15	487.82	632.25	943.97	1,310.84	
10		Other comprehensive income/(loss)	(1031.09)	478.10	2,021.34	(552.99)	3050.04	
11		Total Comprehensive income/(loss) (9+10)	(574.94)	965.92	2653.59	390.98	4,360.88	
							2,747.88	

S.No.	Particulars		Quarter Ended			Half yearly		Year ended
			30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
			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	
13		Reserves excluding revaluation reserves (as per financial statements of previous year) (Amount in Rs. Lacs)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
14	i	Earnings per share (EPS)						
	(a)	Basic (in Rs.)	1.82	1.95	2.53	3.78	5.24	8.19
	(b)	Diluted (in Rs.)	1.82	1.95	2.53	3.78	5.24	8.19
		* Not Annualised						



	(Amount in Rs. Lacs)	
	For the year ended Sep 30, 2025	For the year ended March 31, 2025
	Unaudited	Audited
A Cash flow from operating activities		
Profit before tax	904.13	2,192.96
Adjustments for:		
Depreciation and amortization	212.43	352.01
Provision of doubtful debts and advances	25.13	13.82
Allowance for doubtful advances	-	-
Provision for Gratuity	1.41	0.99
Finance costs	67.40	162.87
(Gain)/ loss on sale of property, plant and equipment (net)	-	(0.04)
(Gain)/ loss on sale of investments	(32.82)	(114.46)
Financial assets measured at fair value	(220.41)	(442.24)
(Gain)/loss on future Contract	-	(2.69)
Interest on security deposit at amortised cost	(0.51)	(0.95)
Interest expenses	15.34	30.68
Interest on leases	15.58	34.50
Liabilities written back	-	(6.24)
Interest income	(254.05)	(474.32)
Dividend income	(115.12)	(194.05)
Rental Income	-	(10.74)
Unrealised foreign exchange losses/ (gains) (net)	-	1.88
Sundry balances written off	-	(54.66)
Income from Derivatives /Securities	(2.08)	-
Share in net (profit)/ loss of joint ventures and associates	(1,349.15)	(3,127.61)
Operating Profit/ (loss) before working capital changes	(732.72)	(1,638.30)
Adjustments for:		
Increase/(decrease) in trade payables	72.63	159.75
Increase/(decrease) in other non-current financial liabilities	-	(6.37)
Increase/(decrease) in other non-current liabilities	-	(0.23)
Increase/(decrease) in other current financial liabilities	(19.54)	(11.39)
Increase/(decrease) in other current liabilities	115.25	(102.31)
Increase/(decrease) in borrowings	-	-
Increase/(decrease) in long term provision	8.15	13.44
Decrease/(increase) in loans and advances	(828.39)	161.31
Decrease/(increase) in other non-current assets	18.28	(17.22)
Decrease/(increase) in trade receivables	(286.44)	(146.85)
Decrease/(increase) in other non current financial assets	(172.37)	(292.99)
Decrease/(increase) in other current financial assets	11.55	(7.05)
Decrease/(increase) in other current assets	(303.45)	(145.22)
Decrease/(increase) in bank balances other than cash & cash equivalents	(417.29)	(307.33)
Cash generated from / (used in) operations	(2,534.34)	(2,340.76)
Income taxes (paid) / refund (net)	(46.94)	(550.99)
Net cash (used in) operations (A)	(2,581.28)	(2,891.75)
B Cash flow from investing activities		
Dividend received	115.12	2,095.00
Rental Income	-	10.74
Interest received	250.55	467.43
Profit on future Contract	-	2.69
Purchase of property, plant and equipment & Intangibles	(17.99)	(190.16)
Proceeds from sale of property, plant and equipment & Intangibles	-	0.13
Proceeds from sale of short term investments	3,034.13	10,300.83
Purchase of short term investments	(1,596.65)	(9,088.94)
Net cash generated by / (used in) investing activities (B)	1,785.16	3,597.72
C Cash flow from financing activities		
Increase/ (decrease) in borrowings	721.57	(273.27)
(Re-payment)/Proceeds of Share Capital	-	-
Share issue expenses	-	-
Repayment of leases	(26.01)	(51.76)
Finance cost	(66.98)	(161.70)
Interest paid	(30.92)	(65.18)
Net cash generated by / (used in) financing activities (C)	597.66	(551.91)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(198.46)	154.11
Cash and cash equivalents at the beginning of the year	822.62	668.51
Cash and cash equivalents at the end of the year	624.16	822.62
Cash and cash equivalents		
Cash on hand	5.71	10.51
Balances with banks		
- In current account	618.45	812.11
Total	624.16	822.62

Notes:

- The Statement of cash flows has been prepared under the indirect method as set out in Ind AS- 7 'Statement of Cash Flows'.
- Amounts in brackets represent cash outflows.
- 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	Quarter Ended			Half yearly		Year ended
S.No.	Particulars	30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
		Unaudited (Refer note.6)	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment revenue						
a)	Real estate services	92.76	105.53	19.45	198.29	90.71	399.61
b)	Travel services	698.72	615.54	105.61	1,314.26	580.82	2,186.45
c)	Others	-	-	535.80	-	535.80	379.10
	Less: Inter-segment revenue	(10.82)	(11.18)	(10.68)	(22.00)	(22.86)	(45.05)
	Gross revenue	780.66	709.89	650.18	1490.55	1184.47	2920.10
2	Segment results						
a)	Real estate services	(435.95)	(425.07)	1635.51	(861.02)	1399.36	304.92
b)	Travel services	188.04	137.38	181.97	325.42	293.18	532.26
c)	Others	19.92	65.77	74.13	85.69	89.17	167.95
	Add: Other un-allocable (income) net of un-allocable expenditure [Note (i)]	683.95	670.11	(978.38)	1354.06	(128.27)	1187.89
	Profit/ (loss) before tax	455.96	448.19	913.23	904.15	1653.44	2193.01
3	Segment assets						
a)	Real estate services	61,151.82	62,600.45	64,023.66	61,151.82	64,023.66	61,863.88
b)	Travel services	4,964.82	3,965.10	3,661.09	4,964.82	3,661.09	3,703.13
c)	Others	11,315.50	11,575.13	11,906.23	11,315.50	11,906.23	11,448.23
	Total Assets	77,432.14	78,140.68	79,590.98	77,432.14	79,590.98	77,015.24
4	Segment liabilities						
a)	Real estate services	4,900.24	5813.39	7197.96	4900.24	7197.96	5828.12
b)	Travel services	3,253.78	2434.77	2462.35	3253.78	2462.35	2314.81
c)	Others	(29.37)	10.77	16.26	(29.37)	16.26	(1.25)
	Total liabilities	8,124.65	8,258.93	9,676.57	8,124.65	9,676.57	8,141.68



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

S.No.	Particulars	Standalone					
		Quarter Ended			Half yearly		Year end
		30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
		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, 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 and half year ended September 30, 2025.

(Amount in Rs. Lacs)

Particulars	Consolidated	
	Quarter ended September 30, 2025	Half-Year ended September 30, 2025
Net profit/ (loss) from ordinary activities (after tax)	456.15	943.97
Other Comprehensive income/ (loss)	(1031.09)	(552.99)
Total Comprehensive income/ (loss) (after tax)	(574.94)	390.98

2. The above financial results for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 14th, 2025.

3. The Statutory Auditors have carried out an audit of the above results for the quarter ended September 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 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, 2025 represent the difference between reviewed figures for the six months ended September 30, 2025 and the published figures for the three months ended June 30, 2025.

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

For Modi Rubber Limited


Piya Modi

Whole Time Director
DIN- 03623417

Place: New Delhi

Date: November 14, 2025



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, 2025

S.No.	Particulars	Quarter Ended						Half yearly ended				Year ended	
		Standalone			Consolidated			Standalone		Consolidated		Standalone	Consolidated
		30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25	31-Mar-25
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Audited
1	Total Income from operations (Net)	92.76	105.53	79.69	780.66	709.89	650.18	198.29	150.95	1,490.55	1,184.47	399.61	2,920.10
2	Net Profit/ (Loss) for the period (before tax and exceptional items)	(435.94)	(425.07)	1,635.51	455.93	448.20	913.22	(861.01)	1,399.36	904.13	1,653.43	304.92	2,188.30
3	Net Profit/ (Loss) for the period before tax (after exceptional items)	(435.94)	(425.07)	1,635.51	455.93	448.20	913.22	(861.01)	1,399.36	904.13	1,653.43	304.92	2,192.96
4	Net Profit/ (Loss) for the period after tax (after exceptional items)	(439.17)	(378.53)	1,353.15	456.15	487.82	632.25	(817.70)	1,045.99	943.97	1,310.84	235.96	2,046.06
5	Total Comprehensive Income for the period (after tax)	(1,223.31)	89.93	2,863.93	(574.94)	965.92	2,653.59	(1,133.38)	3,494.85	390.98	4,360.88	885.38	2,747.88
6	Equity Share Capital (Face value of share is Rs. 10/- each)	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 Items) (in Rs.)	(1.75)	(1.51)	5.40	1.82	1.95	2.52	(3.27)	4.18	3.78	5.24	0.94	8.17
	(b) Basic and Diluted EPS (after exceptional Items) (in Rs.)	(1.75)	(1.51)	5.40	1.82	1.95	2.53	(3.27)	4.18	3.78	5.24	0.94	8.19

Notes:

- 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
- 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 14, 2025. The Statutory Auditors of the Company have carried out an audit of the aforesaid results.
- 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.

New Delhi
Date: November 14th, 2025

By order of the Board

Piyush Modi
Whole Time Director
DIN- 03623417

