OSWAL AGRO MILLS LIMITED

November 4, 2026

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400 001.
Scrip Code: 500317

National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, Plot No. C/1,
Block G, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400 051.
NSE Symbol: OSWALAGRO

Sub: Outcome of the Meeting of the Board of Directors held on Wednesday, November 4, 2026

Dear Sir/Madam,

Pursuant to Regulation 33 read with Regulation 30 read with Part A of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors of Oswal Agro Mills Limited ("the Company"), at its meeting held today, i.e., Wednesday, November 4, 2026, has, inter alia, considered and approved the following matters:

1. Approval of the Unaudited Financial Results (Standalone & Consolidated) for the 2nd quarter/half year ended September 30, 2026 along with the Limited Review Report.

The aforesaid financial results (standalone & consolidated) have been reviewed by Audit Committee in its meeting held today i.e., November 4, 2026 (prior to meeting of Board of Directors) and based on its recommendation, approved by the Board of Directors at its meeting held today i.e., November 4, 2026.

Copy of the same is attached herewith for your reference as **Annexure-I.**

Further, we are arranging publication of the aforesaid results in the newspapers and also mentioning the same on the website of the Company www.oswalagromills.com as per the provisions of Regulation 47 read with Regulation 46 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

2. Declaration of Interim Dividend for the Financial Year 2026-27 @ Rs 0.50 per equity share on the face value of Rs 10/- per equity share.

In continuation to our letter dated October 30, 2026 and pursuant to Regulation 30 of SEBI Listing Regulations, we wish to inform you that the Board of Directors at its meeting held today has inter alia, approved the Interim Dividend for the Financial Year 2026-27 @ Rs 0.50 per equity share on the face value of Rs 10/- per equity share.

OSWAL AGRO MILLS LIMITED

The meeting of the Board of Directors commenced at 04:30 P.M. and concluded at 05:00 P.M.

We request you to take the same on record.

Thanking You,
FOR **OSWAL AGRO MILLS LIMITED**

SRISHTI AGRAWAL

Digitally signed by SRISHTI AGRAWAL
DN: c=IN, postalCode=201301, st=UTTAR PRADESH, street=GAUTAM BUDDHA NAGAR, l=GAUTAM BUDDHA NAGAR, o=Personal, serialNumber=1dc02374552664 5b0ec896a12eba51d1c511b146611 6c721e9636fd05fad161f3, pseudonym=921aed8b4fd7 5f12a2633f182709cdf, 2.5.4.20=5ea6c0661ad7a8adf1fa7aa8511ac443a04860 9ca1850b9fe2fc183374b8c6a4f, email=SRISHTIAGRAWAL1102@GMAIL.COM, cn=SRISHTI AGRAWAL
Date: 2026.11.04 17:30:09 +05'30'

SRISHTI AGRAWAL
COMPANY SECRETARY & COMPLIANCE OFFICER

Encl: Annexure I

BGMG & ASSOCIATES
Chartered Accountants

8860-789-058, 8383-088-132
info@bgmg.co.in

Independent Auditor's Review Report on Standalone Unaudited Quarterly and Year to date Financial Results of Oswal Agro Mills Limited ('the Company') pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review Report
To the Board of Directors
Oswal Agro Mills Limited

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of Oswal Agro Mills Limited (the "Company") for the quarter and half year ended 30 September 2026 (the "Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in 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 Regulations 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, 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 and other accounting principles generally accepted in India / has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Other Matters

i. The financial statements of the Company for the year ended 31 March 2026 were audited by the predecessor auditor, M/s Mehta Choksi & Shah LLP, Chartered Accountants, who expressed an unmodified opinion in their audit report dated 26 May 2026. The financial results for the half year ended 30 September 2025 were reviewed by the predecessor auditor, who expressed an unmodified conclusion in their review report dated 4 November 2025.

ii. The financial results of the Company for the quarter ended 30 June 2026 were reviewed by M/s Mehta Choksi & Shah LLP, Chartered Accountants, who expressed an unmodified conclusion in their review report dated 7 August 2026.

Our conclusion is not modified in respect of above matters.

For BGMG & Associates
Chartered Accountants
Firm Registration No.: 025265N

Prateek Mantri
Partner
Membership No.: 525171
UDIN: 26525171CLNDAT3432

Place: New Delhi
Date: 4 November 2026

OSWAL AGRO MILLS LIMITED

Corporate Office : 7th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001; CIN: L15319PB1979PLC012267

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

Part I

(₹ In Lakhs, except per share data)

S. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
I	Revenue from operations	781.87	-	-	781.87	1,922.69	1,925.75
II	Other income	597.45	443.50	472.47	1,040.95	904.40	1,831.67
III	**Total Income (I+II)**	**1,379.32**	**443.50**	**472.47**	**1,822.82**	**2,827.09**	**3,757.42**
IV	**Expenses**						
	Cost of land, plots, development rights, constructed properties and others	-	-	-			-
	Change in Inventory of Finished Goods, Stock in Trade and Work in Progress	60.65	-	-	60.65	183.71	183.71
	Employee benefits expense	105.67	116.51	86.28	222.18	182.09	541.41
	Finance Costs	9.93	2.52	2.49	12.45	4.97	10.07
	Depreciation and amortization expenses	5.39	5.41	6.14	10.80	12.20	23.87
	Rates & Taxes	137.30	61.74	54.04	199.04	82.63	346.16
	Consultancy and professional fee	7.69	67.56	125.23	75.25	168.23	361.07
	Contribution towards Corporate Social Responsibility	100.00	-	130.27	100.00	130.27	130.27
	Other expenses	52.10	35.97	143.55	88.07	241.28	297.93
	Total Expenses (IV)	**478.73**	**289.71**	**548.00**	**768.44**	**1,005.38**	**1,894.49**
V	**Profit(/Loss) before exceptional items and tax (III-IV)**	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,862.93**
VI	**Exceptional items**	-	-	-			**571.79**
VII	**Profit/(Loss) before tax (V-V1)**	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,291.14**
VIII	**Tax expense/(credit)**						
	Current tax (Including earlier year adjustment)	239.91	29.30	11.91	269.21	491.64	491.64
	Deferred Tax	(0.68)	25.23	5.83	24.55	4.60	(62.48)
IX	**Profit/(Loss) for the period/year (VII-VIII)**	**661.36**	**99.26**	**(93.27)**	**760.62**	**1,325.47**	**861.98**
X	**Other Comprehensive Income**						
	Items that will not be reclassified to profit or loss						
	(i) Equity instruments through other comprehensive income (FVTOCI)	-	-	(581.11)	-	(581.11)	(581.11)
	(ii) Remeasurement of defined benefit plan	1.05	1.05	(9.79)	2.10	(19.59)	4.20
	(iii)Income tax relating to these items	-	-	-			-
	Total OtherComprehensive income/(loss)	**1.05**	**1.05**	**(590.90)**	**2.10**	**(600.70)**	**(576.91)**
XI	**Total Comprehensive income/(loss) for the period/year (IX+X)**	**662.41**	**100.31**	**(684.17)**	**762.72**	**724.77**	**285.07**
XII	Paid-up equity share capital (face value of ₹ 10/- each)	13,423.48	13,423.48	13,423.48	13,423.48	13,423.48	13,423.48
XIII	Other equity (excluding revaluation reserves)	-	-	-	-	-	58,345.54
XIV	**Earning per share (EPS): (Not annualised) for the quarter**						
	(a) Basic EPS(Rs/Re)	0.49	0.07	(0.07)	0.57	0.99	0.64
	(b) Diluted EPS(Rs/Re)	0.49	0.07	(0.07)	0.57	0.99	0.64

Part II

UNAUDITED STANDALONE SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES

(₹ In Lakhs)

S.No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
1	**Segment Revenue**						
a)	Trading	-	-	-	-	-	0.44
b)	Investment Activities	499.98	443.50	472.47	943.48	922.91	1,834.73
c)	Real Estate	879.34	-	-	879.34	1,904.18	1,905.41
d)	Unallocated	-	-	-	-	-	16.84
	Total Segment Revenue	**1,379.32**	**443.50**	**472.47**	**1,822.82**	**2,827.09**	**3,757.42**
2	**Segment Result**						
	Profit/(Loss) before tax and interest from each segment						
a)	Trading	0.00	0.01	-	0.01	-	0.43
b)	Investment Activities	551.01	247.57	319.42	798.58	677.51	1,250.38
c)	Real Estate	709.61	32.70	(39.13)	742.31	1,587.66	1,320.39
d)	Unallocated	(350.10)	(123.97)	(353.33)	(474.07)	(438.49)	(698.20)
	Less: Finance Costs	9.93	2.52	2.49	12.45	4.97	10.07
	Profit/(Loss) before exceptional items and tax	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,862.93**
	Exceptional Items	-	-	-	-	-	**571.79**
	Profit/(Loss) before tax	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,291.14**
	Less: Current Tax (Including earlier year adjustment)	239.91	29.30	11.91	269.21	491.64	491.64
	Less: Deferred Tax	(0.68)	25.23	5.83	24.55	4.60	(62.48)
	Profit/(Loss) after Tax	**661.36**	**99.26**	**(93.27)**	**760.62**	**1,325.47**	**861.98**
3	**Segment Assets**						
a)	Trading	773.07	-	-	773.07	-	-
b)	Investment Activities	60,953.41	61,333.38	62,177.86	60,953.41	62,177.86	61,508.85
c)	Real Estate	9,511.33	9,572.96	9,575.75	9,511.33	9,575.75	9,574.17
d)	Unallocated	1,791.63	1,430.94	1,044.90	1,791.63	1,044.90	1,145.36
	Total Assets	**73,029.44**	**72,337.28**	**72,798.51**	**73,029.44**	**72,798.51**	**72,228.38**
4	**Segment Liabilities**						
a)	Trading	-	-	-	-	-	-
b)	Investment Activities	127.20	103.57	163.19	127.20	163.19	95.34
c)	Real Estate	31.80	25.89	40.80	31.80	40.80	23.84
d)	Unallocated	338.71	338.51	385.81	338.71	385.81	340.18
	Total Liabilities	**497.71**	**467.97**	**589.80**	**497.71**	**589.80**	**459.36**

BGMG & ASSOCIATES Chartered Accountants FRN 025265N DELHI

OSWAL AGRO MILLS LIMITED NEW DELHI

Part III

UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES (₹ In Lakhs)

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
I. ASSETS		
(1) Non-current assets		
(a) Property, Plant & Equipment	354.19	363.75
(b) Investment Property	213.58	215.40
(c) Right-of-use assets	-	-
(d) Investment in Associate	36,809.74	36,809.74
(e) Financial Assets	-	
(i) Investments	747.50	747.50
(ii) Other Financial Assets	14,090.08	6,779.16
(f) Deferred Tax Assets (net)	336.10	360.66
(g) Income Tax Assets (net)	747.11	334.00
(h) Other non-current assets	3,350.00	3,350.00
Total Non-Current Assets	**56,648.30**	**48,960.21**
(2) Current assets		
(a) Inventories	6,151.30	6,211.95
(b) Financial Assets		
(i) Investments	227.29	219.93
(ii) Trade Receivables	773.07	-
(iii) Cash and Cash Equivalents	1,836.75	6,706.57
(iv) Bank Balances other than (iii)	7,173.42	9,867.72
(v) Loans	3.59	5.64
(vi) Other financial assets	202.81	193.97
(c) Other current assets	12.91	62.39
Total Current Assets	**16,381.14**	**23,268.17**
Total Assets	**73,029.44**	**72,228.38**
II. EQUITY AND LIABILITIES		
(1) EQUITY		
(a) Equity Share capital	13,423.48	13,423.48
(b) Other equity	59,108.25	58,345.54
Total Equity	**72,531.73**	**71,769.02**
LIABILITIES		
(2) Non-current liabilities		
(a) Lease liabilities	-	-
(a) Provisions	25.46	18.85
Total Non-Current Liabilities	**25.46**	**18.85**
(3) Current liabilities		
(a) Financial Liabilities		
(i) Trade Payable		
Total outstanding dues of micro enterprises and small enterprises	-	-
enterprises	-	-
(i) Other financial liabilities	119.76	82.43
(b) Lease liabilities	-	-
(b) Other current liabilities	324.12	329.71
(c) Provisions	28.37	28.37
Total Current Liabilities	**472.25**	**440.51**
Total Equity and Liabilities	**73,029.44**	**72,228.38**

BGMG & ASSOCIATES Chartered Accountants FRN 025265N DELHI

OSWAL AGRO MILLS LIMITED NEW DELHI

Part IV

UNAUDITED STANDALONE STATEMENT OF CASH FLOW

(₹ In Lakhs)

	Particulars	Half Year Ended 30 September 2026 (Unaudited)		Half Year Ended 30 September 2025 (Unaudited)	
I.	CASH FLOWS FROM OPERATING ACTIVITIES				
	Profit before tax		1,054.38		1,821.71
	Adjustments for:				
	-Depreciation and amortisation expenses	10.80		12.20	
	-Immovable property written off	2.54		19.27	
	-Finance costs	12.45		4.97	
	-Interest income on financial assets at amortised cost at EIR	(928.04)		(883.08)	
	-Net gain on financial assets carried at FVTPL	-		(8.97)	
	-Rental Income on investment property	(8.08)		(7.63)	
	-Provision for doubtful debts	-		-	
	-Movement in provision for employee benefits expense	3.68	(906.65)	(46.45)	(909.69)
	Operating profit before working capital changes and tax		**147.73**		**912.02**
	Adjustments for changes in working capital:				
	-(Increase)/Decrease in non financial assets	49.48		343.13	
	-(Increase)/Decrease in current and non-current financial assets	(7,308.87)		5,158.05	
	-Increase/(Decrease) Inventories	60.65		183.71	
	-Increase/(Decrease) in other current liabilities	(5.59)		(498.53)	
	-(Increase)/Decrease in other Financial Asset	25.39		1,485.34	
	-(Increase)/Decrease in Trade Receivable	(773.07)		-	
	-Increase/(Decrease) in Trade Payables and other current financial liabilities	37.33	(7,914.68)	28.44	6,700.14
	Cash generated from operations before tax	-	**(7,766.95)**		**7,612.16**
	-Income taxes (payment) / refund	(682.31)	(682.31)	(362.04)	(362.04)
	Net cash from/(used in) operating activities		**(8,449.26)**		**7,250.12**
II.	CASH FLOW FROM INVESTING ACTIVITIES				
	-Purchase of Property, Plant and Equipment	(1.95)		(0.73)	
	-Sale/(purchase) of current investments	(7.36)		(204.72)	
	-Extending of Inter Corporate Deposits	-		-	
	-Repayment of Inter Corporate Deposits	-		-	
	-Movement in Fixed Deposits	2,694.27		(1,000.18)	
	-Rent Received	8.08		7.63	
	-Interest Received	893.82		802.83	
	-Investment in Associate	-	3,586.86	-	(395.17)
	Net cash from/(used in) investing activities	-	**3,586.86**	-	**(395.17)**
		-		-	
III.	CASH FLOWS FROM FINANCING ACTIVITIES				
	-Payment of Lease liabilities	-		-	-
	-Income Tax Demand	(7.42)	(7.42)	-	-
	Net cash generated from/(used in) financing activities		**(7.42)**		-
	Net Increase/(Decrease) in Cash & Cash Equivalents (I+II+III)		**(4,869.82)**		**6,854.95**
	Cash and Cash Equivalents at the beginning of the year		**6,706.57**		**1,805.70**
	Cash and Cash equivalents at the end of the year		**1,836.75**		**8,660.65**
IV.	**Components of Cash and Cash Equivalents**				
	Balances with banks				
	-in Current Account		**361.45**		**168.73**
	Cash on hand		**2.48**		**4.43**
	Fixed Deposits with banks (with maturity of 3 months or less)		**1,472.82**		**8,487.49**
	Cash and Cash Equivalents		**1,836.75**		**8,660.65**

BGMG & ASSOCIATES * Chartered Accountants * FRN 025265N DELHI

OSWAL AGRO MILLS LIMITED NEW DELHI

Notes:

1. The aforesaid unaudited standalone financial results for the second quarter and half year ended 30th September,2026 have been reviewed and recommened by the Audit Committee and approved by the Board of Directors in its meeting held on November 4, 2026
2. The Company recognizes Trading, Real Estate and Investing activities as separate Business Segments
3. The company has got Transferable Development Rights of 1,06,374.15 Sq. mtr. from Brihanmumbai Municipal Corporation (BMC) dated 23.10.2024 in the first phase against the land reserved by BMC for various public utitily purposes. Out of the 1,06,374.15 sqr. mtr. the company has sold out approx 84,526.42 sqr. mtr upto 30th September 2026.
4. The above Results are in compliance with the Indian Accounting Standards (Ind-AS) as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) from time to time.
5. Earning per share is not annualised for the Quarter ended 30th September, 2026, Quarter ended 30th June, 2026 and Quarter ended 30th September, 2025
6. The figures of the previous periods year have been re-grouped, re-arranged wherever considered necessary.

OSWAL AGRO MILLS LIMITED NEW DELHI

By the order of the board

Aruna Oswal
Chairperson & Director
DIN: 00988524

Place : New Delhi
Date : 04 November 2026
Regd.Office : Near Jain Colony, Vijay Inder Nagar, Daba Road, Ludhiana-141 003 (Punjab)
Contact: 0161- 2544313 ; website: www.oswalagromills.com; Email ID: oswal@oswalagromills.com

BGMG & ASSOCIATES Chartered Accountants FRN 025265N DELHI

BGMG & ASSOCIATES
Chartered Accountants

8860-789-058, 8383-088-132
info@bgmg.co.in

Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to date Financial Results of Oswal Agro Mills Limited ('the Company') pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review Report
To the Board of Directors
Oswal Agro Mills Limited

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Oswal Agro Mills Limited (the "Parent") and its share of profit or loss and other comprehensive income of its associate for the quarter and half year ended 30 September 2026 (the "Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. The Statement is the responsibility of the Parent's Management and has been approved by the Parent's Board of Directors. It has been prepared in accordance with Ind AS 34, "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review in accordance with SRE 2410 issued by the Institute of Chartered Accountants of India. A review consists primarily of inquiries of personnel responsible for financial and accounting matters and analytical and other review procedures. A review is substantially less in scope than an audit 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. The Statement includes the results of the following entity:

Name of the Entity	Relationship
Oswal Greentech Limited	Associate

5. **Emphasis of Matter**
In respect of Associate, a dispute had arisen relating to interest charged on Inter corporate Deposits with one of the borrowers for the period relating to Covid and subsequent to it. The Associate Company had invoked arbitration clause as per ICD Agreement, the result of which is an award partially in favour of the Associate. The Associate has contested the arbitration award at the Hon. High Court of New Delhi. In view of this Associate has not charged any further interest. Consequently, PAT and Investment (non-current) are understated by Rs 525.93 lakhs (to the extent of share of Parent Company in Associate) for the quarter under review.

6. 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 and other accounting principles generally accepted in India / has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

7. Other Matters

i. The financial statements of the Parent for the year ended 31 March 2026 were audited by the predecessor auditor, M/s Mehta Choksi & Shah LLP, Chartered Accountants, who expressed an unmodified opinion in their audit report dated 26 May 2026. The financial results for the half year ended 30 September 2025 were reviewed by the predecessor auditor, who expressed an unmodified conclusion in their review report dated 4 November 2025.

ii. The financial results of the Parent for the quarter ended 30 June 2026 were reviewed by M/s Mehta Choksi & Shah LLP, Chartered Accountants, who expressed an unmodified conclusion in their review report dated 7 August 2026.

Our conclusion is not modified in respect of above matters.

For BGMG & Associates
Chartered Accountants
Firm Registration No.: 025265N



Prateek Maniti
Partner
Membership No.: 525171
UDIN: 26525171UHLAXZ6021

Place: New Delhi
Date: 4 November 2026

OSWAL AGRO MILLS LIMITED

Corporate Office : 7th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001; CIN: L15319PB1979PLC012267

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

Part I

(₹ In Lakhs, except per share data)

S. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
I	Revenue from operations	781.87	-	-	781.87	1,922.69	1,925.75
II	Other income	597.45	443.50	472.47	1,040.95	904.40	1,831.67
III	**Total Income (I+II)**	**1,379.32**	**443.50**	**472.47**	**1,822.82**	**2,827.09**	**3,757.42**
IV	**Expenses**						
	Cost of land, plots, development rights, constructed properties and others	-	-	-			-
	Change in Inventory of Finished Goods, Stock in Trade and Work in Progress	60.65	-	-	60.65	183.71	183.71
	Employee benefits expense	105.67	116.51	86.28	222.18	182.09	541.41
	Finance Costs	9.93	2.52	2.49	12.45	4.97	10.07
	Depreciation and amortization expenses	5.39	5.41	6.14	10.80	12.20	23.87
	Rates and Taxes	137.30	61.74	54.04	199.04	82.63	346.16
	Consultancy and Professional fees	7.69	67.56	125.23	75.25	168.23	361.07
	Contribution Towards Corporate Social Responsibility	100.00	-	130.27	100.00	130.27	130.27
	Other expenses	52.10	35.97	143.55	88.07	241.28	297.93
	Total Expenses (IV)	**478.73**	**289.71**	**548.00**	**768.44**	**1,005.38**	**1,894.49**
V	**Profit/(Loss) before exceptional items and tax (III-IV)**	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,862.93**
VI	**Exceptional items**	-	-	-	-	-	**571.79**
VII	**Profit/(Loss) before tax (V-V1)**	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,291.14**
VIII	**Tax expense/(credit)**						
	Current tax (Including earlier tax adjustment)	239.91	29.30	11.91	269.21	491.64	491.64
	Deferred Tax	(0.68)	25.23	5.83	24.55	4.60	(62.48)
IX	**Profit/(Loss) for the period/Year after tax, but before share of net profit of investments accounted for using equity method (VII-VIII)**	**661.36**	**99.26**	**(93.27)**	**760.62**	**1,325.47**	**861.98**
X	Share of profit/(Loss) of an Associate	420.19	413.43	269.86	833.62	597.03	(3,065.13)
XI	**Profit/(Loss) for the period/year (IX+X)**	**1,081.55**	**512.69**	**176.59**	**1,594.24**	**1,922.50**	**(2,203.15)**
XII	**Other Comprehensive Income**						
	Items that will not be reclassified to profit or loss						
	(i) Equity instruments through other comprehensive income (FVTOCI)	-	-	(581.11)	-	(581.11)	(581.11)
	(ii) Remeasurement of defined benefit plan	1.05	1.05	(9.79)	2.10	(19.59)	4.20
	(iii) Share of profit/(loss) of an Associate	(519.23)	526.95	(588.49)	7.72	22.43	(2,600.89)
	Total Other Comprehensive income/(loss)	**(518.18)**	**528.00**	**(1,179.39)**	**9.82**	**(578.27)**	**(3,177.80)**
XIII	**Total Comprehensive income/(loss) for the period/year (XI+XII)**	**563.37**	**1,040.69**	**(1,002.80)**	**1,604.06**	**1,344.23**	**(5,380.95)**
XIV	**Net profit attributable to:**						
	(a) Owners of the parent	1,081.55	512.69	176.59	1,594.24	1,922.50	(2,203.15)
	(b) Non-controlling interests	-	-	-			-
XV	**Other Comprehensive Income attributable to:**						
	(a) Owners of the parent	(518.18)	528.00	(1,179.39)	9.82	(578.27)	(3,177.80)
	(b) Non-controlling interests	-	-	-			-
XVI	**Total Comprehensive Income of the year attributable to:**						
	(a) Owners of the parent	563.37	1,040.69	(1,002.80)	1,604.06	1,344.23	(5,380.95)
	(b) Non-controlling interests	-	-	-		-	-
XVII	Paid-up equity share capital (face value of ₹ 10/- each)	13,423.48	13,423.48	13,423.48	13,423.48	13,423.48	13,423.48
XVIII	Other equity (excluding revaluation reserve)	-		-			76,277.44
XIX	**Earning per share (EPS): (Not annualised for the quarter)**						
	(a) Basic EPS(Rs/Re)	0.81	0.38	0.13	1.19	1.43	(1.64)
	(b) Diluted EPS(Rs/Re)	0.81	0.38	0.13	1.19	1.43	(1.64)

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OSWAL AGRO MILLS LIMITED NEW DELHI

Part II

UNAUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, ASSETS AND LIABILITIES (₹ In Lakhs)

S.No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
1	**Segment Revenue**	(3)	(4)	(5)	(6)	(7)	(8)
a)	Trading	-	-	-	-	-	0.44
b)	Investment Activities	499.98	443.50	472.47	943.48	922.91	1,834.73
c)	Real Estate	879.34	-	-	879.34	1,904.18	1,905.41
d)	Unallocated	-	-	-	-	-	16.84
	Total Segment Revenue	**1,379.32**	**443.50**	**472.47**	**1,822.82**	**2,827.09**	**3,757.42**
2	**Segment Result**						
	Profit (+)/ Loss (-) before finance costs and tax						
a)	Trading	0.00	0.01	-	0.01	-	0.43
b)	Investment Activities	551.01	247.57	319.42	798.58	677.51	1,250.38
c)	Real Estate	709.61	32.70	(39.13)	742.31	1,587.66	1,320.39
d)	Unallocated	(350.10)	(123.97)	(353.33)	(474.07)	(438.49)	(698.20)
	Less: Finance Costs	9.93	2.52	2.49	12.45	4.97	10.07
	Profit /(Loss) before exceptional items and tax	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,862.93**
	Exceptional items	-	-	-	-	-	**571.79**
	Profit/(Loss) before tax	**900.59**	**153.79**	**(75.53)**	**1,054.38**	**1,821.71**	**1,291.14**
	Less: Current Tax (Including earlier tax adjustment)	239.91	29.30	11.91	269.21	491.64	491.64
	Less: Deferred Tax	(0.68)	25.23	5.83	24.55	4.60	(62.48)
	Profit/(Loss) for the period/Year after tax but before share of net profit of investments accounted for using equity method	**661.36**	**99.26**	**(93.27)**	**760.62**	**1,325.47**	**861.98**
	Share of profit/(Loss) of an Associate	420.19	413.43	269.86	833.62	597.03	(3,065.13)
	Profit/(Loss) for the year/period	**1,081.55**	**512.69**	**176.59**	**1,594.24**	**1,922.50**	**(2,203.15)**
3	**Segment Assets**						
a)	Trading	773.07	-	-	773.07	-	-
b)	Investment Activities	79,726.66	80,205.66	86,395.25	79,726.66	86,395.25	79,440.75
c)	Real Estate	9,511.33	9,572.96	9,575.75	9,511.33	9,575.75	9,574.17
d)	Unallocated	1,791.63	1,430.94	1,044.90	1,791.63	1,044.90	1,145.36
	Total Assets	**91,802.69**	**91,209.56**	**97,015.90**	**91,802.69**	**97,015.90**	**90,160.28**
4	**Segment Liabilities**						
a)	Trading	-	-	-	-	-	-
b)	Investment Activities	127.20	103.57	163.19	127.20	163.19	95.34
c)	Real Estate	31.80	25.89	40.80	31.80	40.80	23.84
d)	Unallocated	338.71	338.51	385.81	338.71	385.81	340.18
	Total Liabilities	**497.71**	**467.97**	**589.80**	**497.71**	**589.80**	**459.36**

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OSWAL AGRO MILLS LIMITED NEW DELHI

Part III

CONSOLIDATED STATEMENT OF AUDITED ASSETS AND LIABILITIES (₹ In Lakhs)

	Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
I.	**ASSETS**		
(1)	**Non-current assets**		
	(a) Property, Plant and Equipment	354.19	363.75
	(b) Investment Property	213.58	215.40
	(c) Investment in Associate	55,582.99	54,741.64
	(d) Financial Assets		
	(i) Investments	747.50	747.50
	(ii) Other Financial Assets	14,090.08	6,779.16
	(e) Deferred Tax Assets (net)	336.10	360.66
	(f) Income Tax Assets (net)	747.11	334.00
	(g) Other non-current assets	3,350.00	3,350.00
	Total Non-Current Assets	**75,421.55**	**66,892.11**
(2)	**Current assets**		
	(a) Inventories	6,151.30	6,211.95
	(b) Financial Assets		
	(i) Investments	227.29	219.93
	(ii) Trade Receivables	773.07	-
	(iii) Cash and cash equivalents	1,836.75	6,706.57
	(iv) Bank Balances other than (iii)	7,173.42	9,867.72
	(v) Loans	3.59	5.64
	(vi) Other financial assets	202.81	193.97
	(c) Other current assets	12.91	62.39
	Total Current Assets	**16,381.14**	**23,268.17**
	Total Assets	**91,802.69**	**90,160.28**
II.	**EQUITY AND LIABILITIES**		
(1)	**EQUITY**		
	(a) Equity Share capital	13,423.48	13,423.48
	(b) Other equity	77,881.50	76,277.44
	Total Equity	**91,304.98**	**89,700.92**
	LIABILITIES		
(2)	**Non-current liabilities**		
	(a) Provisions	25.46	18.85
	Total Non-Current Liabilities	**25.46**	**18.85**
(3)	**Current liabilities**		
	(a) Financial Liabilities		
	(i) Other financial liabilities	119.74	82.43
	(b) Other current liabilities	324.14	329.71
	(c) Provisions	28.37	28.37
	Total Current Liabilities	**472.25**	**440.51**
	Total Equity and Liabilities	**91,802.69**	**90,160.28**

BGMG & ASSOCIATES Chartered Accountants FRN 025265N DELHI

OSWAL AGRO MILLS LIMITED NEW DELHI

Part IV

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOW (₹ In Lakhs)

	Particulars	Half Year Ended 30 September 2026 (Unaudited)		Half Year Ended 30 September 2025 (Unaudited)	
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
	Profit before tax		1,054.38		1,821.71
	Adjustments for:				
	-Depreciation and amortisation expenses	10.80		12.20	
	-Immovable property written off	2.54		19.27	
	-Finance costs	12.45		4.97	
	-Interest income on financial assets at amortised cost at EIR	(928.04)		(883.08)	
	-Net gain on financial assets carried at FVTPL	-		(8.97)	
	-Rental Income on investment property	(8.08)		(7.63)	
	-Movement in provision for employee benefits expense	3.69	(906.65)	(46.45)	(909.69)
	Operating profit before working capital changes and tax		**147.73**		**912.02**
	Adjustments for changes in working capital:				
	-(Increase)/Decrease in non financial assets	49.48		343.13	
	-(Increase)/Decrease in current and non-current financial assets	(7,308.87)		5,158.05	
	-Increase/(Decrease) Inventories	60.65		183.71	
	-Increase/(Decrease) in other current liabilities	(5.59)		(498.53)	
	-(Increase)/Decrease in other Financial Asset	25.39		1,485.34	
	-(Increase)/Decrease in Trade Receivable	(773.07)		-	
	-Increase/(Decrease) in Trade Payables and other current financial liabilities	37.33	(7,914.68)	28.44	6,700.14
	Cash generated from operations before tax		**(7,766.95)**		**7,612.16**
	-Income taxes (payment) / refund	(682.31)	(682.31)	(362.04)	(362.04)
	Net cash from/(used in) operating activities		**(8,449.26)**		**7,250.12**
II.	**CASH FLOW FROM INVESTING ACTIVITIES**				
	-Purchase of Property, Plant and Equipment	(1.95)		(0.73)	
	-Sale/(purchase) of current investments	(7.36)		(204.72)	
	-Extending of Inter Corporate Deposits	-		-	
	-Repayment of Inter Corporate Deposits	-		-	
	-Movement in Fixed Deposits	2,694.27		(1,000.18)	
	-Rent Received	8.08		7.63	
	-Interest Received	893.82		802.83	
	-Investment in Associate	-	3,586.86	-	(395.17)
	Net cash from/(used in) investing activities		**3,586.86**		**(395.17)**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
	-Interest on TDS	(7.42)	(7.42)	-	-
	Net cash generated from/(used in) financing activities		**(7.42)**		-
	Net Increase/(Decrease) in Cash & Cash Equivalents (I+II+III)		**(4,869.82)**		**6,854.95**
	Cash and Cash Equivalents at the beginning of the year		**6,706.57**		**1,805.70**
	Cash and Cash equivalents at the end of the year		**1,836.75**		**8,660.65**
IV.	**Components of Cash and Cash Equivalents**				
	Balances with banks				
	-in Current Account		**361.45**		**168.73**
	Cash on hand		**2.48**		**4.43**
	Fixed Deposits with banks (with maturity of 3 months or less)		**1,472.82**		**8,487.49**
	Cash and Cash Equivalents		**1,836.75**		**8,660.65**

BGMG & ASSOCIATES Chartered Accountants FRN 025265N DELHI

OSWAL AGRO MILLS LIMITED NEW DELHI

Notes:

1. The aforesaid unaudited consolidated financial results for the second quarter and half year ended 30th September,2026 have been reviewed and recommened by the Audit Committee and approved by the Board of Directors in its meeting held on November 4, 2026
2. The group recognizes Trading, Real Estate and Investing activities as separate Business Segments
3. The above Results are in compliance with the Indian Accounting Standards (Ind-AS) as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) from time to time
4. The company has got Transferable Development Rights of 1,06,374.15 Sq. mtr. from Brihanmumbai Municipal Corporation (BMC) dated 23.10.2024 in the first phase against the land reserved by BMC for various public utitily purposes. Out of the 1,06,374.15 sqr. mtr. the company has sold out approx 84,526.42 sqr. mtr upto 30th September 2026
5. We refer to the financial statements of Associate company for non provisioning of interest income. Consequent to which the PAT and Investments (Non-Current) are understated by Rs 525.93 lakh (to the extent of share of holding company in Associate)
6. Earning per share is not annualised for the Quarter ended 30 September, 2026, Quarter ended 30 June, 2026 and Quarter ended 30 September, 2025
7. The figures of the previous periods/year have been re-grouped/ re-arranged wherever considered necessary

OSWAL AGRO MILLS LIMITED NEW DELHI

By the order of the board

Aruna Oswal
Chairperson & Director
DIN: 00988524

Place : New Delhi
Date : 04 November 2026
Regd.Office : Near Jain Colony, Vijay Inder Nagar, Daba Road, Ludhiana-141 003 (Punjab)
Contact: 0161- 2544313 ; website: www.oswalagromills.com; Email ID: oswal@oswalagromills.com

BGMG & ASSOCIATES FRN 025265N DELHI Chartered Accountants