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

To the Board of Directors of
The Shipping Corporation of India Land and Assets Limited

We have reviewed the accompanying statement of standalone unaudited financial results of **Shipping Corporation of India Land and Assets Limited** ("the Company") for the quarter ended **30th September, 2025** and year to date results for the period from **1st April, 2025 to 30th September, 2025** ("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 (the "Listing Regulations").

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 Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, *"Review of Interim Financial Information Performed by the Independent Auditor of the Entity"* issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

A. T. JAIN & CO. ★ CHARTERED ACCOUNTANTS ★ Mumbai-20.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For A. T. Jain & Co.
Chartered Accountants
FRN 103886W

A. T. JAIN & CO. Mumbai-20. CHARTERED ACCOUNTANTS

Sushil Jain
Partner
Membership No: 033809
Place: Mumbai
Date: 04/11/2025
UDIN: 25033809BMIMKK3011

SHIPPING CORPORATION OF INDIA LAND AND ASSETS LIMITED
CIN : L70109MH2021GOI371256
Regd off: Shipping House, 245, Madame Cama Road, Nariman Point, Mumbai City, Mumbai, Maharashtra, India - 400021
Web site: www.scilal.com Phone No : 022 - 22026666

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED AND HALF YEAR ENDED 30 SEPTEMBER 2025

(Rs. in lakhs)

Sr No.	Particulars	STANDALONE					
		QUARTER ENDED			SIX MONTH ENDED		YEAR ENDED
		30.09.2025 (UNAUDITED)	30.06.2025 (UNAUDITED)	30.09.2024 (UNAUDITED)	30.09.2025 (UNAUDITED)	30.09.2024 (UNAUDITED)	31.03.2025 (AUDITED)
1	Revenue From operations	613	571	399	1,184	747	1,830
2	Other Income	2,143	2,110	2,141	4,253	4,255	8,505
3	**Total Income (1+2)**	**2,756**	**2,681**	**2,540**	**5,437**	**5,002**	**10,335**
4	**Expenses**			-			
	Cost of services rendered	626	467	295	1,093	832	1,716
	Employee benefits expense	-	-	-	-	-	-
	Finance costs	-	-	-	-	-	1
	Depreciation and amortisation expense	69	20	80	89	98	231
	Other expenses	1,474	259	405	1,733	682	1,873
	Total expenses (4)	**2,169**	**746**	**780**	**2,915**	**1,612**	**3,821**
5	**Profit/(Loss) before exceptional items and tax (3-4)**	**587**	**1,935**	**1,760**	**2,522**	**3,390**	**6,514**
6	Exceptional items			-	-	-	-
7	**Profit/(Loss) before tax (5-6)**	**587**	**1,935**	**1,760**	**2,522**	**3,390**	**6,514**
8	Tax expense						
	Current tax	142	480	444	622	854	1,630
	Tax pertaining to earlier years	-	-	-	-	-	-
	Deferred tax	26	21	30	47	51	23,822
	Total tax expense (8)	168	501	474	**669**	**905**	**25,452**
9	**Profit/(Loss) for the period (7-8)**	**419**	**1,434**	**1,286**	**1,853**	**2,485**	**(18,938)**
10	**Other comprehensive income**						
	Items that will not be reclassified to profit or loss:						
	Remeasurements gain/(loss) of defined benefit plans	-	-	-	-	-	-
	Other comprehensive income for the period, net of tax (10)			-	-	-	-
11	**Total comprehensive income for the period (9+10)**	**419**	**1,434**	**1,286**	**1,853**	**2,485**	**(18,938)**
12	Paid Up Equity Share Capital (Face value Rs.10 each)	46,580	46,580	46,580	46,580	46,580	46,580
13	Other Equity excluding Revaluation Reserves						2,53,571
14	Earnings per equity share (not annualised)						
	(1) Basic earnings per share (in Rs.)	**0.09**	**0.31**	**0.28**	**0.40**	**0.53**	**(4.07)**
	(2) Diluted earnings per share (in Rs.)	**0.09**	**0.31**	**0.28**	**0.40**	**0.53**	**(4.07)**

	Segment-Wise Revenue, Results, Assets and Liabilities						
	PARTICULARS	STANDALONE					
		QUARTER ENDED			SIX MONTH ENDED		YEAR ENDED
		30.09.2025 (UNAUDITED)	30.06.2025 (UNAUDITED)	30.09.2024 (UNAUDITED)	30.09.2025 (UNAUDITED)	30.09.2024 (UNAUDITED)	31.03.2025 (AUDITED)
1	**Segment Revenue**						
	i. MTI	621	490	314	1,111	578	1,520
	ii. OTHERS	2135	2,191	2,226	4,326	4,424	8,815
	Total Segment Revenue	**2,756**	**2,681**	**2,540**	**5,437**	**5,002**	**10,335**
2	**Segment Results**						
	Profit/(Loss) before Tax and Interest						
	i. MTI	(232)	2	(209)	(230)	(536)	(690)
	ii. OTHERS	819	1,933	1,969	2,752	3,926	7,205
	Total Segment Results	**587**	**1,935**	**1,760**	**2,522**	**3,390**	**6,515**
	Profit before Interest and Tax	**587**	**1,935**	**1,760**	**2,522**	**3,390**	**6,515**
	Less: Interest Expenses						
	i. MTI	-	-	-	-	-	-
	ii. OTHERS	-	-	-	-	-	1
	Total Interest Expense	-	-	-	-	-	1
	Add: Interest Income	-	-	-	-	-	-
	Profit/(Loss) before Tax	**587**	**1,935**	**1,760**	**2,522**	**3,390**	**6,514**
3	**Segment Assets**						
	i. MTI	2,42,820	2,42,415	2,40,731	2,42,820	2,40,731	2,41,665
	ii. OTHERS	1,11,804	1,10,726	1,11,401	1,11,804	1,11,401	1,09,910
	Total Segment Assets	**3,54,624**	**3,53,141**	**3,52,132**	**3,54,624**	**3,52,132**	**3,51,575**
4	**Segment Liabilities**						
	i. MTI	6,038	5,395	3,526	6,038	3,526	4,635
	ii. OTHERS	49,144	46,162	27,032	49,144	27,032	46,789
	Total Segment Liabilities	**55,182**	**51,557**	**30,558**	**55,182**	**30,558**	**51,424**

A. T. JAIN & CO. ★ CHARTERED ACCOUNTANTS ★ Mumbai-20.

भारतीय नौवहन निगम लैंड एंड असेट्स लि. ★ Shipping Corporation of India Land and Assets Limited ★

Shipping Corporation of India Land And Assets Limited

Standalone Balance Sheet

(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 30 September 2025	As at 31 March 2025
ASSETS		
Non-current assets		
Property, plant and equipment	2,38,919	2,38,943
Investment Property	1,385	1,418
Capital work-in-progress	31	14
Right-of-use asset	8	8
Intangible Assets	1	1
Financial assets		
i. Investments	-	-
ii. Loans	-	-
iii. Other financial assets	40	40
Deferred tax assets (net)	2	-
Income Tax assets (net)	692	496
Other non-current assets	-	-
Total non-current assets	**2,41,078**	**2,40,920**
Current assets		
Inventories	-	-
Financial assets		
i. Investments	-	-
ii. Trade receivables	253	174
iii. Cash and cash equivalents	2,575	290
iv. Bank balances other than (iii) above	26	-
v. Loans	-	-
vi. Other financial assets	1,10,236	1,09,852
Income Tax assets (net)		
Other current assets	456	339
Total current assets	**1,13,546**	**1,10,655**
Assets classified as held for sale	-	-
Total current assets	**1,13,546**	**1,10,656**
Total assets	**3,54,624**	**3,51,575**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	46,580	46,580
Other Equity	2,52,862	2,53,571
Total Equity	**2,99,442**	**3,00,151**
LIABILITIES		
Non-current liabilities		
Financial liabilities		
i. Borrowings	-	-
ii. Lease Liabilities	9	9
iii. Other financial liabilities	-	-
Provisions		-
Deferred tax liabilities (net)	24,094	24,045
Other non-current liabilities	-	-
Total Non-Current liabilities	**24,103**	**24,054**
Current Liabilities		
Financial liabilities		
i) Borrowings		
ii. Lease Liabilities	-	-
iii. Trade Payables		
(a) total outstanding dues of micro enterprises and small enterprises; and	-	-
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	887	56
iv. Other financial liabilities	3,543	1,509
Other current liabilities	318	437
Provisions	-	-
Current liabilities	**4,748**	**2,002**
Liabilities directly associated with assets classified as held for sale	26,331	25,368
Total Current liabilities	**31,079**	**27,370**
Total liabilities	**55,182**	**51,424**
Total equity and liabilities	**3,54,624**	**3,51,575**

The figures of previous year have been regrouped or rearranged wherever necessary to conform to current year presentation as per schedule III (Division II) to the companies Act,2013

A. T. JAIN & CO. ★ CHARTERED ACCOUNTANTS ★ Mumbai-20.

भारतीय नौवहन निगम लैंड एंड असेट्स लि. ★ Shipping Corporation of India Land and Assets Ltd.

Shipping Corporation of India Land And Assets Limited
Standalone Cash flow statement
(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 30 September 2025	As at 31 March 2025
A Cash Flow from operating activities		
Profit/(Loss) before income tax	**2,522**	**6,514**
Adjustments for		
Add:		
Depreciation and amortisation expenses	89	231
Finance costs	-	1
Bad debts and irrecoverable balances written off		
Provision for doubtful debts		
Provision for diminution of value of investment		
Provision for Deferred Tax Liability		
Provision of Asset held for sale	(10)	7
Foreign Currency Fluctuations	963	654
Less:		
Dividend received		
Dividend received from Joint Ventures		-
Interest received	(4,244)	(8,505)
Change in operating assets and liabilities		
(Increase)/Decrease in Trade Receivables	(79)	280
(Increase)/Decrease in Other Current / Non Current Assets	(694)	(603)
(Increase)/Decrease in inventories	-	-
Increase/(Decrease) in Trade Payables	830	(2,295)
Increase/(Decrease) in Other Current / Non Current Liabilities	(82)	224
Cash generated from operations	(705)	(3,492)
Income taxes paid	**(818)**	**(1,450)**
Net cash outflow from operating activities	**(1,523)**	**(4,942)**
B Cash flow from investing activities:		
Purchase of property, plant and equipment/ intangible assets	(38)	(639)
Other Deposits with banks	-	-
Other Current Deposits with banks	(26)	-
Other Financial Assets		-
Interest received	3,873	8,610
Net cash inflow from investing activities	**3,809**	**7,971**
C Cash flow from financing activities		
Long term loans repaid		-
Long term loans borrowed		-
Short term loans borrowed/(repaid)		-
Interest paid		-
Dividend Paid	(0)	(3,068)
Payment of Lease liability		-
Other financing costs	(1)	(1)
Net cash outflow from financing activities	**(1)**	**(3,069)**
Net increase/(decrease) in cash and cash equivalents	2,285	(40)
Add: Changes in Bank balances (unavailable for use) *		
Cash and cash equivalents at the beginning of the period	290	330
Exchange difference on translation of foreign currency cash and cash equivalents		-
Cash and cash equivalents at the end of the period*	**2,575**	**290**
* comprises of balances with banks in current accounts and unpaid Dividend	6	6

Notes to standalone financial results:

1. The above standalone financial results were reviewed and recommended by Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on 04.11.2025.

2. The Statutory Auditor of the Company have carried out the limited review of the standalone financial results for the quarter ended 30.09.2025, pursuant to the requirements of Regulation 33 of the SEBI (LODR) Regulations, 2015 (as amended from time to time) and have issued an unmodified review report.

3. The standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with Rule 3 of the Companies (*Indian Accounting* Standards) Rules, 2015 (as amended from time to time) and other accounting principles generally accepted in India.

4. Segment Results:
   MTI segment includes training institution *wherein the training fees is* the Operating income.
   Corp segment includes Investment Property which includes HRA & HRR recovery, rent income and interest income.

5. The Company has the practice of seeking confirmations of balances from all the parties in respect of the Trade Receivables, Trade Payables and Deposits. While the reconciliation is an on-going process, the management does not expect any material difference affecting the financial results due to the same.

6. The figures for the quarter ended 30.09.2025 are the balancing figures between the Unaudited figures in respect of six month ended 2025-26 and unaudited first quarter ended 30.06.2025,which where subjected to limited review by the statutory Auditor of the company.

A. T. JAIN & CO. ★ CHARTERED ACCOUNTANTS ★ Mumbai-20.

भारतीय नौवहन निगम लैंड ऐंड असेट्स लि. ★ Shipping Corporation of India Land and Assets Limited ★

7. The figures of the previous year/ period have been regrouped or rearranged wherever necessary / practicable to conform to current year / period's presentation.

For Shipping Corporation of India Land and Assets Limited

Capt. B.K. Tyagi

Chairman & Managing Director

DIN – 08966904

Place: Mumbai

Date: 04.11.2025

A. T. JAIN & CO. Mumbai-20. CHARTERED ACCOUNTANTS

Shipping Corporation of India Land and Assets Limited