



A. T. JAIN & Co.
CHARTERED ACCOUNTANTS

Independent Auditor's Report on quarterly and Annual Audited Standalone 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
 Shipping Corporation of India Land and Assets Limited**

Opinion

We have audited the accompanying statement of Standalone Financial Results of SHIPPING CORPORATION OF INDIA LAND AND ASSETS LIMITED ('the Company') for the quarter and year ended 31st March 2026 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Results:

- i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations, and
- ii. gives a true and fair view in conformity with the applicable Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the company, for the quarter and year ended 31st March 2026.

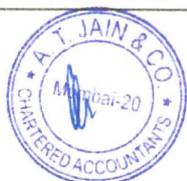
Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing ('SAs') specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Company, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act, and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

This Standalone Financial Result has been prepared on the basis of the Standalone Financial Statements. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the recognition and measurement principle laid down in Ind AS prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally

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responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors of the Company is responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing Company's Financial Reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement, when it exists. Misstatements can arise from fraud or error, and are considered material if, individually, or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.

As part of an audit in accordance with the Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.





- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company, to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The Statement includes the Standalone Financial Results for the quarter ended 31st March 2026, being the balancing figures between the audited figures in respect of the full financial year ended 31st March 2026 and the published unaudited year to date standalone figures up 31st December 2025 being the date of the end of the third quarter of the current financial year, which were subject to limited review by us.

For A.T. Jain and Co.
(Chartered Accountants)

FRN: 103886W



CA Sushil Jain
(Partner)

Membership. No. 033809

Place: Mumbai

Date: 5th May, 2026

UDIN 26033809QKNQIB5620

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

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STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE YEAR ENDED 31 MARCH 2026

(Rs. in lakhs)

Sr No.	Particulars	STANDALONE				
		QUARTER ENDED			YEAR ENDED	
		31.03.2026 (AUDITED)	31.12.2025 (UNAUDITED)	31.03.2025 (AUDITED)	31.03.2026 (AUDITED)	31.03.2025 (AUDITED)
1	Revenue From operations	581	565	488	2,330	1,830
2	Other Income	2,003	2,091	2,111	8,347	8,505
3	Total income (1+2)	2,584	2,656	2,599	10,677	10,335
4	Expenses					
	Cost of services rendered	654	465	515	2,267	1,825
	Employee benefits expense	-	-	-	-	-
	Finance costs	-	1	-	1	1
	Depreciation and amortisation expense	100	51	52	240	231
	Other expenses	1,958	599	291	4,235	1,764
	Total expenses (4)	2,712	1,116	858	6,743	3,821
5	Profit/(Loss) before exceptional items and tax (3-4)	(128)	1,540	1,741	3,934	6,514
6	Exceptional items					
7	Profit/(Loss) before tax (5-6)	(128)	1,540	1,741	3,934	6,514
8	Tax expense					
	Current tax	(41)	401	413	982	1,636
	Tax pertaining to earlier years	15	-	(6)	15	(6)
	Deferred tax	(18)	26	23,771	55	23,822
	Total tax expense (8)	(44)	427	24,178	1,052	25,452
9	Profit/(Loss) for the period (7-8)	(84)	1,113	(22,437)	2,882	(18,938)
10	Other comprehensive income					
	<i>Items that will not be reclassified to profit or loss:</i>					
	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)	(84)	1,113	(22,437)	2,882	(18,938)
12	Paid Up Equity Share Capital (Face value Rs.10 each)	46,580	46,580	46,580	46,580	46,580
13	Other Equity excluding Revaluation Reserves				2,53,891	2,53,571
14	Earnings per equity share (not annualised)					
	(1) Basic earnings per share (in Rs.)	(0.02)	0.24	(4.82)	0.62	(4.07)
	(2) Diluted earnings per share (in Rs.)	(0.02)	0.24	(4.82)	0.62	(4.07)



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Segment-Wise Revenue, Results, Assets and Liabilities					
PARTICULARS	STANDALONE				
	QUARTER ENDED			YEAR ENDED	
	31.03.2026 (AUDITED)	31.12.2025 (UNAUDITED)	31.03.2025 (AUDITED)	31.03.2026 (AUDITED)	31.03.2025 (AUDITED)
1 Segment Revenue					
i. MTI	426	408	433	1,945	1,520
ii. OTHERS	2158	2248	2166	8,732	8,815
Total Segment Revenue	2,584	2,656	2,599	10,677	10,335
2 Segment Results					
Profit/(Loss) before Tax and Interest					
i. MTI	(483)	(167)	(172)	(880)	(690)
ii. OTHERS	355	1,708	1,913	4,815	7,205
Total Segment Results	(128)	1,541	1,741	3,935	6,515
Profit before Interest and Tax	(128)	1,541	1,741	3,935	6,515
Less: Interest Expenses	-	-	-	-	-
i. MTI	-	-	-	-	-
ii. OTHERS	-	1	-	1	1
Total Interest Expense	-	1	-	1	1
Add: Interest Income	-	-	-	-	-
Profit/(Loss) before Tax	(128)	1,540	1,741	3,934	6,514
3 Segment Assets					
i. MTI	2,43,479	2,43,136	2,41,665	2,43,479	2,41,665
ii. OTHERS	1,11,513	1,10,322	1,09,914	1,11,513	1,09,914
Total Segment Assets	3,54,992	3,53,458	3,51,579	3,54,992	3,51,579
4 Segment Liabilities					
i. MTI	7,392	6,557	4,635	7,392	4,635
ii. OTHERS	47,129	46,348	46,793	47,129	46,793
Total Segment Liabilities	54,521	52,905	51,428	54,521	51,428



Signature

Shipping Corporation of India Land And Assets Limited		
Standalone Balance Sheet		
(All amounts in INR lakhs, unless otherwise stated)		
Particulars	As at	As at
	31 March 2026	31 March 2025
ASSETS		
Non-current assets		
Property, plant and equipment	2,38,916	2,38,943
Investment Property	1,329	1,418
Capital work-in-progress	13	14
Right-of-use asset	8	8
Intangible Assets	1	1
Financial assets		
i. Investments	-	-
ii. Loans	-	-
iii. Other financial assets	41	40
Deferred tax assets (net)	2	4
Other non-current assets	-	-
Total non-current assets	2,40,310	2,40,428
Current assets		
Inventories	-	-
Financial assets		
i. Investments	-	-
ii. Trade receivables	354	175
iii. Cash and cash equivalents	161	290
iv. Bank balances other than (iii) above	-	-
v. Loans	-	-
vi. Other financial assets	1,13,000	1,09,851
Income Tax assets (net)	745	496
Other current assets	422	339
Total current assets	1,14,682	1,11,151
Assets classified as held for sale	-	-
Total current assets	1,14,682	1,11,152
Total assets	3,54,992	3,51,579
EQUITY AND LIABILITIES		
Equity		
Equity share capital	46,580	46,580
Equity share capital (Pending for allotment)*	-	-
Other Equity	2,53,891	2,53,571
Total Equity	3,00,471	3,00,151
LIABILITIES		
Non-current liabilities		
Financial liabilities		
i. Borrowings	-	-
ii. Lease Liabilities	9	9
iii. Other financial liabilities	5	-
Provisions		
Deferred tax liabilities (net)	24,102	24,049
Other non-current liabilities	-	-
Total Non-Current liabilities	24,116	24,058
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	1,754	1,412
iv. Other financial liabilities	329	153
Other current liabilities	265	437
Provisions	-	-
Current liabilities	2,348	2,002
Liabilities directly associated with assets classified as held for sale	28,057	25,368
Total Current liabilities	30,405	27,370
Total liabilities	54,521	51,428
Total equity and liabilities	3,54,992	3,51,579



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

Particulars	As at 31st March 2026	As at 31 March 2025
A Cash Flow from operating activities		
Profit/(Loss) before income tax	3,934	6,514
Adjustments for		
Add:		
Depreciation and amortisation expenses	240	231
Finance costs	1	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		7
Foreign Currency Fluctuations	2,689	654
Less:		
Dividend received		
Dividend received from Joint Ventures		-
Interest received	(8,342)	(8,505)
Change in operating assets and liabilities		
(Increase)/Decrease in Trade Receivables	(177)	280
(Increase)/Decrease in Other Current / Non Current Assets	(4,323)	(603)
(Increase)/Decrease in inventories	-	-
Increase/(Decrease) in Trade Payables	1,262	(2,296)
Increase/(Decrease) in Other Current / Non Current Liabilities	(115)	225
Cash generated from operations	(4,831)	(3,492)
Income taxes paid	(1,246)	(1,450)
Net cash outflow from operating activities	(6,077)	(4,942)
B Cash flow from investing activities:		
Purchase of property, plant and equipment/ intangible assets	(124)	(639)
Other Deposits with banks	-	-
Other Current Deposits with banks	(0)	-
Other Financial Assets		
Interest received	8,629	8,610
Net cash inflow from investing activities	8,505	7,971
C Cash flow from financing activities		
Investment in equity shares made by holding company The SCI LTD		-
Share Capital pending allotment		-
Adjustment in Retained Earnings	-0	0
Long term loans repaid		-
Long term loans borrowed		-
Short term loans borrowed/(repaid)		-
*Dividend on shares paid of earlier years and transfer to IEPF		-
Interest paid		
Dividend Paid	(2,556)	(3,068)
Payment of Lease liability		-
Other financing costs	(1)	(1)
Net cash outflow from financing activities	(2,557)	(3,069)
Net increase/(decrease) in cash and cash equivalents	(129)	(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*	161	290
* comprises of balances with banks in current accounts and unpaid Dividend	12	6



Notes to standalone financial results:

1. The above standalone financial results were reviewed and approved by the Board of Directors of the Company in the meetings held on 05.05.2026.
2. The Statutory Auditor of the Company have carried out the Audit of the standalone financial results for a quarter and year ended 31.03.2026, pursuant to the requirements of Regulation 33 of the SEBI (LODR) Regulations, 2015 (as amended from time to time) and have issued unmodified opinion in their audit 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.
Others 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 the parties in respect of the Trade Receivables, Trade Payables and Fixed 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 Board of Directors of the Company has recommended a dividend of Rs. 0.55 /- per equity share of face value of Rs. 10/- each. The outgo on this account will be approximately Rs. 25.62 crores, subject to the approval of members at the ensuing Annual General Meeting.



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: 05.05.2026

