



**A. T. JAIN & Co.**  
**CHARTERED ACCOUNTANTS**

**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**  
**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 **31<sup>st</sup> December, 2025** and year to date results for the period from **1<sup>st</sup> April, 2025 to 31<sup>st</sup> December, 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.

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.



**212, Rewa Chambers,  
31, New Marine Lines,  
Mumbai - 400 020.  
Tel.: 022 - 2203 5151 / 5252  
Email : accounts@atjain.net**

**414, Hubtown Solaris, 4th Floor,  
N. S. Phadke Marg, Near East West Flyover,  
Andheri (East), Mumbai - 400 069.  
Tel.: 022 - 6736 2000  
Email : accounts@atjain.net**



Our conclusion is not modified in respect of these matters.

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

A handwritten signature in blue ink, appearing to read 'Sushil Jain', written over a light blue circular stamp.



**Sushil Jain**  
**Partner**

Membership No: 033809

Place: Mumbai

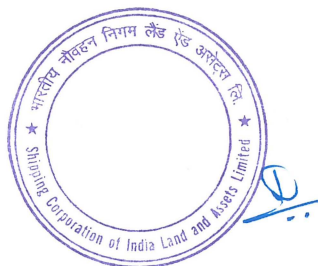
Date: 04<sup>th</sup> February, 2026

UDIN: 26033809BCLGOZ2571

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 NINE MONTHS ENDED 31 DECEMBER 2025						
(Rs. in lakhs)						
Sr No.	Particulars	STANDALONE				
		QUARTER ENDED			Nine Month Ended	
		31.12.2025 (UNAUDITED)	30.09.2025 (UNAUDITED)	31.12.2024 (UNAUDITED)	31.12.2025 (UNAUDITED)	31.12.2024 (UNAUDITED)
1	Revenue From operations	565	613	595	1,749	1,342
2	Other Income	2,091	2,143	2,139	6,344	6,394
3	<b>Total Income (1+2)</b>	<b>2,656</b>	<b>2,756</b>	<b>2,734</b>	<b>8,093</b>	<b>7,736</b>
4	<b>Expenses</b>					
	Cost of services rendered	433	626	416	1,526	1,248
	Employee benefits expense	-	-	-	-	-
	Finance costs	1	-	1	1	1
	Depreciation and amortisation expense	51	69	81	140	179
	Other expenses	631	1,474	854	2,364	1,535
	<b>Total expenses (4)</b>	<b>1,116</b>	<b>2,169</b>	<b>1,352</b>	<b>4,031</b>	<b>2,963</b>
5	<b>Profit/(Loss) before exceptional items and tax (3-4)</b>	<b>1,540</b>	<b>587</b>	<b>1,382</b>	<b>4,062</b>	<b>4,773</b>
6	Exceptional items	-	-	-	-	-
7	<b>Profit/(Loss) before tax (5-6)</b>	<b>1,540</b>	<b>587</b>	<b>1,382</b>	<b>4,062</b>	<b>4,773</b>
8	<b>Tax expense</b>					
	Current tax	401	142	369	1,023	1,223
	Tax pertaining to earlier years	-	-	-	-	-
	Deferred tax	26	26	-	73	51
	<b>Total tax expense (8)</b>	<b>427</b>	<b>168</b>	<b>369</b>	<b>1,096</b>	<b>1,274</b>
9	<b>Profit/(Loss) for the period (7-8)</b>	<b>1,113</b>	<b>419</b>	<b>1,013</b>	<b>2,966</b>	<b>3,499</b>
10	<b>Other comprehensive income</b>					
	<i>Items that will not be reclassified to profit or loss:</i>					
	Remeasurements gain/(loss) of defined benefit plans	-	-	-	-	-
	<b>Other comprehensive income for the period, net of tax (10)</b>					
11	<b>Total comprehensive income for the period (9+10)</b>	<b>1,113</b>	<b>419</b>	<b>1,013</b>	<b>2,966</b>	<b>3,499</b>
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					2,53,571
14	<b>Earnings per equity share (not annualised)</b>					
	(1) Basic earnings per share (in Rs.)	0.24	0.09	0.22	0.64	0.75
	(2) Diluted earnings per share (in Rs.)	0.24	0.09	0.22	0.64	0.75



20



**Segment-Wise Revenue, Results, Assets and Liabilities**

	PARTICULARS	STANDALONE					
		QUARTER ENDED			NINE MONTH ENDED		YEAR ENDED
		31.12.2025 (UNAUDITED)	30.09.2025 (UNAUDITED)	31.12.2024 (UNAUDITED)	31.12.2025 (UNAUDITED)	31.12.2024 (UNAUDITED)	31.03.2025 (AUDITED)
1	<b>Segment Revenue</b>						
	i. MTI	408	621	509	1,519	1,087	1,520
	ii. OTHERS	2248	2135	2,225	6,574	6,649	8,815
	<b>Total Segment Revenue</b>	<b>2,656</b>	<b>2,756</b>	<b>2,734</b>	<b>8,093</b>	<b>7,736</b>	<b>10,335</b>
2	<b>Segment Results</b>						
	Profit/(Loss) before Tax and Interest						
	i. MTI	(167)	(232)	18	(397)	(518)	(690)
	ii. OTHERS	1,708	819	1,366	4,460	5,292	7,205
	<b>Total Segment Results</b>	<b>1,541</b>	<b>587</b>	<b>1,383</b>	<b>4,063</b>	<b>4,774</b>	<b>6,515</b>
	<b>Profit before Interest and Tax</b>	<b>1,541</b>	<b>587</b>	<b>1,383</b>	<b>4,063</b>	<b>4,774</b>	<b>6,515</b>
	Less: Interest Expenses						
	i. MTI	-	-	-	-	-	-
	ii. OTHERS	1	-	1	1	1	1
	<b>Total Interest Expense</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	Add: Interest Income	-	-	-	-	-	-
	<b>Profit/(Loss) before Tax</b>	<b>1,540</b>	<b>587</b>	<b>1,382</b>	<b>4,062</b>	<b>4,773</b>	<b>6,514</b>
3	<b>Segment Assets</b>						
	i. MTI	2,43,136	2,42,820	2,41,262	2,43,136	2,41,262	2,41,665
	ii. OTHERS	1,10,321	1,11,804	1,08,895	1,10,321	1,08,895	1,09,910
	<b>Total Segment Assets</b>	<b>3,53,457</b>	<b>3,54,624</b>	<b>3,50,157</b>	<b>3,53,457</b>	<b>3,50,157</b>	<b>3,51,575</b>
4	<b>Segment Liabilities</b>						
	i. MTI	6,557	6,038	4,019	6,557	4,019	4,635
	ii. OTHERS	46,348	49,144	23,551	46,348	23,551	46,789
	<b>Total Segment Liabilities</b>	<b>52,905</b>	<b>55,182</b>	<b>27,570</b>	<b>52,905</b>	<b>27,570</b>	<b>51,424</b>



27





Notes to standalone financial results:

1. The above standalone financial results were reviewed and approved by the Board of Directors of the Company at their meeting held on 04.02.2026.
2. The Statutory Auditor of the Company have carried out the limited review of the standalone financial results for the quarter ended and nine month ended 31.12.2025, 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.  
'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 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 31.12.2025 are the balancing figures between the unaudited figures in respect of nine months ended 2025-26 and unaudited half year ended 30.09.2025, which were subjected to limited review by the Statutory Auditor of the Company.



Handwritten signature in blue ink.



Handwritten signature in blue ink.

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: 04.02.2026

