Limited Review Report on Quarterly and Half Yearly Unaudited Standalone Financial Results of Shipping Corporation of India Land and Assets Limited 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
Mumbai

We have reviewed the accompanying statement of unaudited standalone financial results ('Statement') of **Shipping Corporation of India Land and Assets Limited ("the Company")** for the quarter and half year ended 30th September 2026 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.

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 issue a report 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. 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 Standards on Auditing 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards i.e. Ind AS prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

B.D. JOKHAKAR & CO. MUMBAI CHARTERED ACCOUNTANT

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The comparative financial information of the Company for the quarter ended 30th June, 2026, half year ended 30th September, 2025 included in these unaudited standalone financial results, were reviewed by the predecessor auditor and the Standalone Ind AS financial statements of the Company for the year ended 31st March, 2026, were audited by predecessor auditor who expressed an unmodified conclusion / opinion on that financial information and those financial statements on 04th August, 2026, 04th November, 2025 and 05th May, 2026 respectively.

For B. D. Jokhakar & Co.
Chartered Accountants
Firm Registration No. 104345W

Place: Mumbai
Date: 28th October, 2026

B.D. JOKHAKAR & CO. MUMBAI CHARTERED ACCOUNTANTS

Bhavik L Jain
Partner
Membership No. 160166
UDIN: 26160166XSWRNA8556

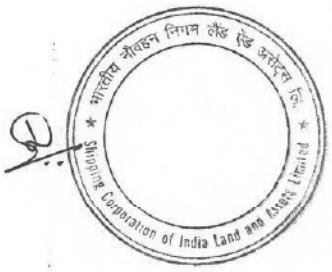
SHIPPING CORPORATION OF INDIA LAND AND ASSETS LIMITED
CIN : L70109MH2021GOI371256
Regd off: Shipping House, 245, Madame Cama Road, Nariman Point, Mumbai City, Mumbai, Maharashtra, India - 400021
Web site: www.scilal.com Phone No : 022 - 22026666

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED AND HALF YEAR ENDED 30 SEPTEMBER 2026

(Rs. in lakhs)

Sr No.	Particulars	STANDALONE					
		QUARTER ENDED			SIX MONTHS 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	Revenue From operations	767	786	613	1,553	1,184	2,330
2	Other Income	2,035	1,995	2,143	4,030	4,253	8,347
3	**Total Income (1+2)**	**2,802**	**2,781**	**2,756**	**5,583**	**5,437**	**10,677**
4	**Expenses**						
	Cost of services rendered	510	557	654	1,067	1,149	2,267
	Employee benefits expense	-	-	-	-	-	-
	Finance costs	-	-	-	-	-	1
	Depreciation and amortisation expense	57	65	69	122	89	240
	Other expenses	662	337	1,446	999	1,677	4,235
	Total expenses (4)	**1,229**	**959**	**2,169**	**2,188**	**2,915**	**6,743**
5	**Profit/(Loss) before exceptional items and tax (3-4)**	**1,573**	**1,822**	**587**	**3,395**	**2,522**	**3,934**
6	Exceptional items					-	
7	**Profit/(Loss) before tax (5-6)**	**1,573**	**1,822**	**587**	**3,395**	**2,522**	**3,934**
8	Tax expense						
	Current tax	400	480	142	880	622	982
	Tax pertaining to earlier years	-	-	-	-	-	15
	Deferred tax	(2)	(60)	26	(62)	47	55
	Total tax expense (8)	398	420	168	818	669	1,052
9	**Profit/(Loss) for the period (7-8)**	**1,175**	**1,402**	**419**	**2,577**	**1,853**	**2,882**
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)**	**1,175**	**1,402**	**419**	**2,577**	**1,853**	**2,882**
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						2,53,891
14	Earnings per equity share (not annualised)						
	(1) Basic earnings per share (in Rs.)	**0.25**	**0.30**	**0.09**	**0.55**	**0.40**	**0.62**
	(2) Diluted earnings per share (in Rs.)	**0.25**	**0.30**	**0.09**	**0.55**	**0.40**	**0.62**





Segment-Wise Revenue, Results, Assets and Liabilities

	PARTICULARS	STANDALONE					
		QUARTER ENDED			SIX MONTHS 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**						
	i MTI	495	524	621	1,019	1,111	1,945
	ii OTHERS (including Interest Income)	2,307	2,257	2135	4,564	4,326	8,732
	Total Segment Revenue	**2,802**	**2,781**	**2,756**	**5,583**	**5,437**	**10,677**
2	**Segment Results** Profit/(Loss) before Tax and Interest						
	i MTI	(71)	(376)	(232)	(447)	(230)	(880)
	ii OTHERS	1,644	2,198	819	3,842	2,752	4,815
	Total Segment Results	**1,573**	**1,822**	**587**	**3,395**	**2,522**	**3,935**
	Profit before Interest and Tax	**1,573**	**1,822**	**587**	**3,395**	**2,522**	**3,935**
	Less Interest Expenses						
	i MTI	-	-	-	-	-	
	ii OTHERS	-	-	-	-	-	1
	Total Interest Expense	-	-	-	-	-	1
	Add Interest Income	-	-	-	-	-	
	Profit/(Loss) before Tax	**1,573**	**1,822**	**587**	**3,395**	**2,522**	**3,934**
3	**Segment Assets**						
	i MTI	2,44,667	2,43,909	2,42,820	2,44,667	2,42,820	2,43,479
	ii OTHERS	1,13,335	1,12,452	1,11,804	1,13,335	1,11,804	1,11,511
	Total Segment Assets	**3,58,002**	**3,56,361**	**3,54,624**	**3,58,002**	**3,54,624**	**3,54,990**
4	**Segment Liabilities**						
	i MTI	9,025	8,198	6,038	9,025	6,038	7,392
	ii OTHERS	45,929	46,291	49,144	45,929	49,144	47,127
	Total Segment Liabilities	**54,954**	**54,489**	**55,182**	**54,954**	**55,182**	**54,519**

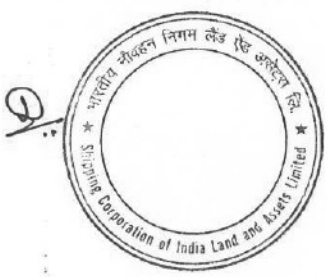
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Shipping Corporation of India Land and Assets Limited
Standalone Balance Sheet
(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 30 Sept 2026	As at 31 March 2026
ASSETS		
Non-current assets		
Property, plant and equipment	2,38,897	2,38,916
Investment Property	1,310	1,329
Capital work-in-progress	48	13
Right-of-use asset	8	8
Intangible Assets	1	1
Financial assets		
i. Investments	-	-
ii. Loans	-	-
iii. Other financial assets	41	41
Deferred tax assets	-	-
Other non-current assets	11	-
Total non-current assets	**2,40,316**	**2,40,308**
Current assets		
Inventories	-	-
Financial assets		
i. Investments	-	-
ii. Trade receivables	695	354
iii. Cash and cash equivalents	3,485	161
iv. Bank balances other than (iii) above	86	-
v. Loans	-	-
vi. Other financial assets	1,12,280	1,13,000
Income Tax assets (net)	726	745
Other current assets	414	422
Total current assets	**1,17,686**	**1,14,682**
Assets classified as held for sale	-	-
Total current assets	**1,17,686**	**1,14,682**
Total assets	**3,58,002**	**3,54,990**
EQUITY AND LIABILITIES		
Equity		
Equity share capital	46,580	46,580
Other Equity	2,56,468	2,53,891
Total Equity	**3,03,048**	**3,00,471**
LIABILITIES		
Non-current liabilities		
Financial liabilities		
i. Borrowings	-	-
ii. Lease Liabilities	9	9
iii. Other financial liabilities	51	5
Provisions	-	
Deferred tax liabilities	24,039	24,100
Other non-current liabilities	-	-
Total Non-Current liabilities	**24,099**	**24,114**
Current Liabilities		
Financial liabilities		
i) Borrowings		
ii. Lease Liabilities	-	-
iii. Trade Payables		
(a) total outstanding dues of micro enterprises and small enterprises; and	-	1
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	1,813	1,753
iv. Other financial liabilities	233	329
Other current liabilities	357	265
Provisions	-	-
Current liabilities	**2,403**	**2,348**
Liabilities directly associated with assets classified as held for sale	28,451	28,057
Total Current liabilities	**30,854**	**30,405**
Total liabilities	**54,954**	**54,519**
Total equity and liabilities	**3,58,002**	**3,54,990**

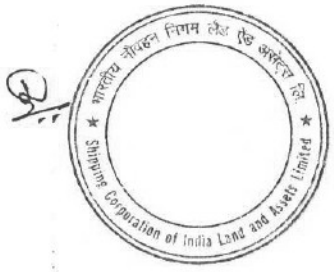




Shipping Corporation of India Land and Assets Limited
Standalone Cash flow statement
(All amounts in INR lakhs, unless otherwise stated)

Particulars	As at 30 Sept 2026	As at 31 March 2026
Cash Flow from operating activities		
Profit/(Loss) before income tax	**3,395**	**3,934**
Adjustments for		
Add:		
Depreciation and amortisation expenses	122	240
Finance costs		1
Provision of Asset held for sale	-	-
Foreign Currency Fluctuations	394	2,689
Less:		
Dividend received		
Dividend received from Joint Ventures		-
Interest received	(4,030)	(8,342)
Change in operating assets and liabilities		
(Increase)/Decrease in Trade Receivables	(336)	(177)
(Increase)/Decrease in Other Current / Non Current Assets	1,070	(4,323)
(Increase)/Decrease in inventories	-	-
Increase/(Decrease) in Trade Payables	126	1,262
Increase/(Decrease) in Other Current / Non Current Liabilities	979	(115)
Cash generated from operations	1,720	(4,831)
Income taxes paid	**(1,740)**	**(1,246)**
Net cash outflow from operating activities	**(20)**	**(6,077)**
Cash flow from investing activities:		
Purchase of property, plant and equipment/ intangible assets	(118)	(124)
Other Deposits with banks	-	-
Other Current Deposits with banks	(86)	-
Other Financial Assets		-
Interest received	3,548	8,629
Net cash inflow from investing activities	**3,344**	**8,505**
Cash flow from financing activities		
Investment in equity shares made by holding company The SCI LTD	-	-
Share Capital pending allotment	-	-
Adjustment in Retained Earnings	-	-
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)
Payment of Lease liability	-	-
Other financing costs	-	(1)
Net cash outflow from financing activities	**-**	**(2,557)**
Net increase/(decrease) in cash and cash equivalents	3,324	(129)
Cash and cash equivalents at the beginning of the period	161	290
Exchange difference on translation of foreign currency cash and cash equivalents		-
Cash and cash equivalents at the end of the period*	**3,485**	**161**
*Includes restricted balance on account of CSR and Dividend	**2,597**	**12**





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 28.10.2026.

2. The Statutory Auditor of the Company have carried out the limited review of the standalone financial results for the quarter ended 30.09.2026, 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 rental 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 30.09.2026 are the balancing figures between the Unaudited figures in respect of six months ended 2026-27 and unaudited first quarter ended 30.06.2026, which where subjected to limited review by the Statutory Auditor of the Company.

B D JOKHAKAR & CO CHARTERED ACCOUNTANT For Identification Purpose

Shipping Corporation of India Land and Assets Limited

7. The company has posted a Forex loss of ₹ 4,107 lakhs in the quarter ended 30.09.2026 and ₹ 3,939 lakhs in half year ended 30.09.2026. Such gain / loss are being presented under other expenses.

8. 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

B.D. JOKHAKAR & CO. CHARTERED ACCOUNTANT For Identification Purpose

Capt. B.K. Tyagi

Chairman & Managing Director

DIN – 08966904

Shipping Corporation of India Land and Assets Limited

Place: Mumbai

Date: 28.10.2026