

GARUD & Associates

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Industrial Infrastructure Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Indiabulls Industrial Infrastructure Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2026, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2026, its profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ('SA's') specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements 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 together with the ethical requirements that are relevant to our audit of the financial statements 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.

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. Other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Guardian In financial matters
Accountable to commitment
Robust solutions
Uniformity In deliverables
Disciplined in all we do



☎ 011-43045353
✉ info@garudassociates.in
📍 112A, First Floor, Surya
Kiran Building, KG Marg,
New Delhi - 110001

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India. This 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are 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 SAs 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 these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, 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 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 management.
- 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 Company's ability 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 financial statements 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statement.

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.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;
- (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on 01 April 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) of the Act and paragraph h(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014;
- (g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.



(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2026 – Refer Note 44 to the financial statements.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2026.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2026.

iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The Company has not declared and paid dividend during the year.
- vi. As stated in note 51 to the financial statements and based on our examination which included test checks, the Company, in respect of financial year ended on 31 March 2026, has used an accounting software for maintaining its books of account which have feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Recording of audit trail (edit logs) can be disabled using restricted privileged rights for direct data changes at database level. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention.
- (i) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:



In our opinion and to the best of our information and according to the explanations given to us, the Company did not pay any remuneration to its directors during the year.

For G A R U D & Associates

(Formerly known as Raj Girikshit & Associates)

Chartered Accountants

Firm's Registration No.: 022280N

Umang Jain

Partner

Membership No.: 550823

UDIN: 26550823PSZBAL0038



Place: Delhi

Date: 20 May 2026

Annexure A to the Independent Auditor's Report

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2026, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.

(B) The company has no intangible assets. Accordingly, clause 3(i)(a)(B) of the order is not applicable.

(b) The property, plant and equipment and investment property have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment and investment property is reasonable having regard to the size of the Company and the nature of its assets.

(c) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company does not have any immovable property. Accordingly, reporting under clause 3(i)(c) of the Order is not applicable.

(d) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not revalued its property, plant and equipment during the year. Accordingly, the reporting under Clause 3(i)(d) of the Order is not applicable to the Company.

(e) According to the information, explanation and representation provided to us and based on verification carried out by us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The Company has no inventory during the year. Accordingly, clause 3(ii)(a) of the Order is not applicable.

(b) According to the information, explanation and representation provided to us and based on verification carried out by us, the company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, clause 3(ii)(b) of the Order is not applicable.
- (iii) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not made any investment in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships (LLPs), except given below:



(a) The Company has provided loan to a company. The details of the same are given below:

(Rs. in hundreds)

Particulars	Loans
Aggregate amount during the year	
-Holding Company	14,01,310.00
Balance outstanding as at balance sheet date	
-Holding Company	1,64,33,692.00

(b) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not made investment, given any security or provided guarantees during the year but granted loan to the holding company. The terms and conditions of such loan given are, prima facie, not prejudicial to the interest of the Company.

(c) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has granted unsecured loan to holding company that are repayable on demand. The loan, which was, demanded during the year have been duly received. For loan outstanding at the year end, we are informed that the Company has not demanded repayment of any such loan during the year.

(d) According to information and explanations given to us and based on the audit procedures performed, in respect of loan granted by the Company, there is no overdue amount remaining outstanding as at the Balance Sheet date.

(e) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, there was no loan or advance in the nature of loan granted to companies or any other parties which was fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.

(f) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has granted loan which are repayable on demand, as per details below:

(Rs. in hundreds)

Particulars	All Parties	Promoters	Related Parties
Aggregate of loans			
- Repayable on demand (A)	1,64,35,717.00	-	1,64,33,692.00
-Agreement does not specify any terms or period of repayment (B)	-	-	-
Total (A+B)	1,64,35,717.00	-	1,64,33,692.00
Percentage of loans	100.00%	-	99.99%

(iv) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security provided by it, as applicable.



- (v) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not accepted deposits or deemed deposits to which the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and the rules framed there under, are applicable. Accordingly, reporting under clause 3 (v) of the Order is not applicable to the Company.
- (vi) To the best of our knowledge and as explained to us, the Central Government has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products / services. Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) Undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

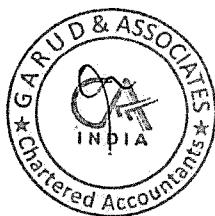
(b) According to the information, explanation and representation provided to us and based on verification carried out by us, the dues outstanding of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (Rs. in hundreds)	Period to which the amount relates	Forum where dispute is pending
Maharashtra Sales Tax Act	Sales Tax	85,400.14	FY 2011-12	Maharashtra Sales Tax Tribunal

- (viii) According to the information and explanations given to us and the records of the Company examined by us, there are no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961) that has not been recorded in the books of account.
- (ix) (a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not defaulted in the repayment of its loans or borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) According to the information and explanations given to us and on the basis of our audit procedures, the company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.



- (e) According to the information and explanations given to us, and the procedures performed by us, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(e) of the Order is not applicable.
- (f) According to the information and explanations given to us, and the procedures performed by us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) According to the information, explanation and representation provided to us and based on verification carried out by us, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
- (c) According to the information and explanations given to us, and the procedures performed by us, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us, and the procedures performed by us, the Company is in compliance with Section 177 and 188 of the Companies Act 2013 with respect to applicable all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.
- (xiv) (a) According to the information and explanations given to us, and the procedures performed by us, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) The internal audit is performed as per a planned program approved by the Board of Directors of the Company. We have considered the reports of the Internal Auditor for the period under audit, issued to the Company till date.



- (xv) According to the information, explanation and representation provided to us and based on verification carried out by us, during the year, the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) (a) & (b) As at 31 March 2025, the financial assets of the Company constitute more than fifty percent of its total assets (netted off by intangible assets), and income from financial assets constitutes more than fifty percent of the gross income of the Company for the year ended 31 March 2025. In terms of the Reserve Bank of India Act, 1934, read with Reserve Bank of India's Master Direction-Non-Banking Financial Company-Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016, and RBI's press release 1988-99/1269 dated 8 April 1999 in relation to the determination of 'Principal businesses' for Non-Banking Financial Company (NBFC), in our opinion, the Company is required to be registered under section 45-IA of the Reserve Bank of India Act, 1934, as a non-banking financial company, and conducted non-banking financial activities as per 50-50 test but the Company has not obtained registration as on the date of this Audit Report due to the reasons detailed in Note 53 of the financial statements.
- (c) According to the information and explanations provided to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) According to the information and explanations provided to us, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has not incurred any cash loss in the current financial year 2025-26 and immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) (a) In respect of other than ongoing project, the Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent amount which is required to be deposited to a fund specified in Schedule VII within a period of six months of the expiry of the financial year. The matter has been disclosed in note no. 27 (ii) to the financial statements.



(b) Since there are no ongoing projects, accordingly, reporting under clause 3(xx)(b) of the Order is not applicable to the Company.

For G A R U D & Associates

(Formerly known as Raj Girikshit & Associates)

Chartered Accountants

Firm's Registration No.: 022280N

Umang Jain

Partner

Membership No.: 550823

UDIN: 26550823PSZBAL9038



Place: Delhi

Date: 20 May 2026

Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2026 of even date.

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Indiabulls Industrial Infrastructure Limited ('the Company') as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both, issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.



Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2026, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For GARUD & Associates

(Formerly known as Raj Girikshit & Associates)

Chartered Accountants

Firm's Registration No.: 022280N

Umang Jain
Partner

Membership No.: 550828

UDIN: 26550823PSZBAL9038



Place: Delhi

Date: 20 May 2026

INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

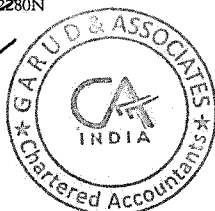
		<i>All amount in ₹ hundred, unless otherwise stated</i>	
Balance Sheet as at	Note	31 March 2026	31 March 2025
I. ASSETS			
Non-current assets			
(a) Property, plant and equipment	6	207,794.76	396,051.06
(b) Investment property	7	5,705,917.48	5,780,051.63
(c) Financial Assets			
Loans	8 A	405.00	-
Other financial assets	9 A	156.10	156.10
(d) Deferred tax assets, net	10	532,866.72	-
(e) Non-current tax assets, net	11	287,212.39	141,438.83
(f) Other non-current assets	12 A	11.10	55.60
		<u>6,734,363.55</u>	<u>6,317,753.22</u>
Current assets			
(a) Financial assets			
Trade receivables	13	-	-
Cash and cash equivalents	14	7,481.27	77,272.93
Other bank balances	15	10,004.63	10,004.87
Loans	8 B	16,435,312.00	15,519,330.00
Other financial assets	9 B	185,732.42	185,689.40
(b) Other current assets	12 B	40,589.95	37,471.33
		<u>16,679,120.27</u>	<u>15,829,768.53</u>
Total of assets		<u><u>23,413,483.82</u></u>	<u><u>22,147,521.75</u></u>
II. EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	16	7,302,731.00	7,302,731.00
(b) Other equity		<u>(1,022,362.68)</u>	<u>(2,245,633.54)</u>
		<u>6,280,368.32</u>	<u>5,057,097.46</u>
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
Borrowings	17 A	57,629.79	71,551.33
(b) Provisions	18 A	30,910.93	18,831.93
(c) Other non-current liabilities	19 A	<u>16,362,561.40</u>	<u>16,499,787.37</u>
		<u>16,451,102.12</u>	<u>16,590,170.63</u>
Current liabilities			
(a) Financial liabilities			
Borrowings	17 B	170,115.71	23,007.23
Trade payables	20		
Total outstanding dues of micro enterprises and small enterprises		606.39	320.91
Total outstanding dues of creditors other than micro enterprises and small enterprises			
Other financial liabilities	21	12,590.11	28,401.13
		35,591.50	32,093.99
(b) Other current liabilities	19 B	145,326.17	140,818.95
(c) Provisions	18 B	2,992.08	362.24
(d) Current tax liabilities, net	22	314,791.42	275,249.21
		<u>682,013.38</u>	<u>500,253.66</u>
Total of equity and liabilities		<u><u>23,413,483.82</u></u>	<u><u>22,147,521.75</u></u>
Summary of material accounting policies	5		

The accompanying notes are integral part of the financial statements

This is the balance sheet referred to in our report of even date.

For GARUD & Associates
(Formerly known as Raj Girishit & Associates)
Chartered Accountants
Firm's Registration Number: 022280N

Umang Jain
Partner
Membership No.: 550823



Place: Delhi
Date: 20 May 2026

For and on behalf of the Board of Directors

Shweta Swapnil Jadhav
Director
[DIN: 09670817]

Kanchan
Company Secretary
Membership No: A74120

Amit Gopal Shah
Whole-time Director
[DIN: 02110817]

Vinay Dave
Chief Financial Officer

INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Statement of Profit and Loss for the		All amount in ₹ hundred, unless otherwise stated	
		Year ended 31 March	
	Note	2026	2025
Revenue			
Revenue from operations	23	151,149.65	178,992.94
Other income	24	1,472,167.06	1,416,594.84
Total of revenue		1,623,316.71	1,595,587.78
Expenses			
Employee benefits expense	25	251,039.32	206,035.48
Finance costs	26	21,850.38	14,736.73
Depreciation and amortisation expense	6&7	262,390.45	262,147.72
Other expenses	27	98,766.20	6,713,072.31
Total of expenses		634,046.35	7,195,992.24
Profit/(loss) before exceptional items and tax		989,270.36	(5,600,404.46)
Exceptional items (refer Note - 50)		1,122.33	-
Profit/(loss) before tax		990,392.69	(5,600,404.46)
Tax expense	28		
Current tax		304,144.01	268,816.63
Earlier years tax adjustment		1,010.45	-
Deferred tax charge/(credit)		(532,866.72)	-
Profit/(loss) after tax		1,218,104.95	(5,869,221.09)
Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
Remeasurement (loss)/gain on defined benefit plan		(4,427.94)	17,545.10
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Total other comprehensive income/(loss), net of tax		(4,427.94)	17,545.10
Total comprehensive income/(loss) for the year		1,213,677.01	(5,851,675.99)
Earnings per equity share	29		
Equity share of par value ₹10 each			
Basic (₹)		1.67	(8.04)
Diluted (₹)		1.67	(8.04)
Summary of material accounting policies	5		
The accompanying notes are integral part of the financial statements			
This is the statement of profit or loss referred to in our report of even date			

For GARUD & Associates
(Formerly known as Raj Girikshit & Associates)
Chartered Accountants
Firm's Registration Number: 022280N

Umang Jain
Partner
Membership No.: 550823



For and on behalf of the Board of Directors

Shweta Swapnil Jadhav
Director
[DIN: 09670817]

Kanchan
Company Secretary
Membership No: A74120

Amit Gopal Shah
Whole-time Director
[DIN: 02110817]

Vinay Dave
Chief Financial Officer

Place: Delhi
Date: 20 May 2026

INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Statement of Changes in Equity as at 31 March 2026

All amount in ₹ hundred, unless otherwise stated

(A) Equity share capital*

Particulars	Opening balance as at 01 April 2024	Issue of equity share capital during the year	Balance as at 31 March 2025	Issue of equity share capital during the year	Balance as at 31 March 2026
Equity share capital	7,302,731.00	-	7,302,731.00	-	7,302,731.00

(B) Other equity

Particulars	Reserves and surplus			Other Comprehensive Income	Total
	Deferred employee compensation reserve	Retained earnings	General Reserve	Remeasurement of defined benefit plan	
Opening balance as at 01 April 2024	-	3,575,888.58	36,014.99	(5,861.12)	3,606,042.45
Profit/(loss) for the year	-	(5,869,221.09)	-	-	(5,869,221.09)
Remeasurement of defined benefit plan	-	-	-	17,545.10	17,545.10
Share based payment expense	-	-	-	-	-
Balance as at 31 March 2025	-	(2,293,332.51)	36,014.99	11,683.98	(2,245,633.54)
Profit/(loss) for the year	-	1,218,104.95	-	-	1,218,104.95
Remeasurement of defined benefit plan	-	-	-	(4,427.94)	(4,427.94)
Share based payment expense	9,593.84	-	-	-	9,593.84
Balance as at 31 March 2026	9,593.84	(1,075,227.56)	36,015.00	7,256.04	(1,022,362.68)

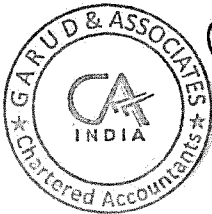
*Refer Note - 16 for details

The accompanying notes are integral part of the financial statements

This is the statement of changes in equity referred to in our report of even date

For GARUD & Associates
(Formerly known as Raj Girikshit & Associates)
Chartered Accountants
Firm's Registration Number: 022280N

For and on behalf of the Board of Directors



Uttam Jain
Partner
Membership No.: 550823

Shweta Swapnil Jadhav
Director
[DIN: 09670817]

Amit Gopal Shah
Whole-time Director
[DIN: 02110817]

Kanchan
Kanchan
Company Secretary
Membership No: A74120

Vinay Dave
Chief Financial Officer

Place: Delhi
Date: 20 May 2026

INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED
All amount in ₹ hundred, unless otherwise stated
Statement of Cash Flows for the
Year ended 31 March

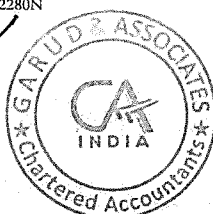
	2026	2025
A. Cash flow from operating activities:		
Profit / (loss) before income tax for the year	990,392.69	(5,600,404.46)
Adjustments to reconcile net profit/(loss) to net cash provided by operating activities		
Depreciation expense	262,390.45	262,147.72
Share based payment expense	9,593.84	-
Provision for doubtful trade receivables	14,118.44	42,341.16
Provision for doubtful security deposits	-	6,500,000.00
Provision for gratuity and compensated absences	11,403.23	7,366.62
Balances written back	-	(2,177.08)
Interest on term loan from bank	6,736.36	8,257.74
Interest expenses on taxation	15,066.51	6,432.58
Interest expenses -others	44.51	33.41
Interest income on inter-corporate loans to related party	(1,471,464.19)	(1,413,729.71)
Interest income on fixed deposits	(659.72)	(658.63)
Interest income on security deposits	(43.02)	(29.42)
Operating (loss) before working capital changes and other adjustments	(162,420.90)	(190,420.07)
Change in operating assets and liabilities:		
- (Increase)/decrease in trade receivables	(14,118.44)	(42,341.16)
- (Increase)/decrease in other financial assets	(2,025.00)	5,698.51
- (Increase)/decrease in other assets	(3,118.63)	(4,435.18)
- (Decrease)/increase in trade payables	(15,525.54)	(470,104.57)
- (Decrease)/increase in other financial liabilities	3,497.51	24,271.08
- (Decrease)/increase in other liabilities and provisions	(133,841.08)	(154,732.75)
Cash (used in) operating activities	(327,552.08)	(832,064.14)
Income tax (paid) / refund received, net	(426,452.32)	(127,865.36)
Net cash (used in) operating activities	(754,004.40)	(959,929.50)
B. Cash flow from investing activities:		
Purchase of property, plant and equipment	-	(3,284.95)
Inter-corporate loans given to related party	(1,401,310.00)	(1,195,000.00)
Inter-corporate loans received back from related party	486,948.00	827,910.00
Interest received on inter-corporate loans to related parties	1,471,464.19	1,413,729.71
Interest received on fixed deposit with banks	659.97	658.63
Net cash generated from investing activities	557,762.16	1,044,013.39
C. Cash flow from financing activities (Refer Note - 49):		
Repayment of term loan from bank	(12,707.23)	(11,669.11)
Proceeds from inter-corporate loans from related party	145,957.78	500,290.00
Re-payment of inter-corporate loans from related party	-	(489,990.00)
Interest paid on term loan from bank	(6,799.97)	(7,838.09)
Net cash generated/(used in) from financing activities	126,450.58	(9,207.20)
D. (Decrease)/increase in cash and cash equivalents, net [A+B+C]	(69,791.66)	74,876.69
E. Cash and cash equivalents at the beginning of the year	77,272.93	2,396.24
F. Cash and cash equivalents at the end of the year [D+E]	7,481.27	77,272.93
G. Reconciliation of cash and cash equivalents as per Statement of cash flows		
Cash and cash equivalents includes:		
Cash on hand	-	-
Balances with banks:		
- in current accounts	7,481.27	77,272.93
	7,481.27	77,272.93

See accompanying notes to financial statements

This is the Statement of Cash Flows referred to in our report of even date

For GARUD & Associates
(Formerly known as P. Girikshit & Associates)
Chartered Accountants
Firm's Registration Number: 022280N

Unang Jai
Partner
Membership No.: 550823



Place: Delhi
Date: 20 May 2026

For and on behalf of the Board of Directors

Shweta Swapnil Jadhav
Director
[DIN: 09670817]

Kanchan
Company Secretary
Membership No: A74120

Amit Gopal Shah
Whole-time Director
[DIN: 02110817]

Vinay Dave
Chief Financial Officer

INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

1. Nature of principal activities

Indiabulls Industrial Infrastructure Limited ("the Company") having CIN: U45200DL2006PLC154693 was incorporated on 10 October 2006. The Company has obtained formal approval from the Government of India to develop a Multi-Product Special Economic Zone and has entered into an agreement with Maharashtra Industrial Development Corporation (MIDC) to develop a Special Economic Zone, commercial cum residential facilities and other common social infrastructure as may be required to be developed. The Company has obtained land on lease operating lease basis from Maharashtra Industrial Development Corporation (MIDC) for 95 years. The Company is domiciled in India and its registered office is situated at Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi- 110001.

2. General information and statement of compliance with Ind AS

These financial statements ("financial statements") of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ("MCA")), as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented.

The financial statements are presented in Indian Rupees ('INR' or '₹') which is the functional currency of the Company and all values are rounded to the nearest hundreds, except where otherwise indicated.

Entity specific disclosure of material accounting policies where Ind AS permits options is disclosed hereunder.

The Company has assessed the materiality of the accounting policy information which involves exercising judgements and considering both qualitative and quantitative factors by taking into account not only the size and nature of the item or condition but also the characteristics of the transactions, events or conditions that could make the information more likely to impact the decisions of the users of the financial statements.

Entity's conclusion that an accounting policy is immaterial does not affect the disclosures requirements set out in the accounting standards.

Accounting Policies have been consistently applied except where a newly-issued Accounting Standard is initially adopted or a revision to an existing Accounting Standard requires a change in the Accounting Policy hitherto adopted.

The financial statements for the year ended 31 March 2026 were authorized and approved for issue by the Board of Directors on 20 May 2026. The revision to financial statements is permitted by Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of Companies Act, 2013.

3. Recent accounting pronouncement

The Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2025 and Second Amendment Rules, 2025, which are effective from 1 April 2025 and have been applied by the Company in the current year.

These amendments include changes to

- Ind AS 1 Presentation of Financial Statements - Classification of liabilities as current or non-current and related covenant conditions
- Ind AS 7 Statement of Cash Flows and Ind AS 107 Financial Instruments Disclosures - Disclosure requirements for supplier finance arrangements
- Ind AS 12 Income Taxes - Accounting and disclosure considerations relating to OECD Pillar Two global minimum tax



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

- Ind AS 21 Effects of Changes in Foreign Exchange Rates and - Clarification on exchangeability of currencies and determination of exchange rates

The Company has assessed the impact of the aforesaid amendments and concluded that they do not have a material impact on the financial statements, except for additional disclosures, where applicable.

Standards issued but not yet effective:

Ind AS 1 – Classification of liabilities (covenant-related changes – Phase 2) - Further changes relating to the impact of covenant breaches on classification of liabilities are applicable for annual reporting periods beginning on or after 1 April 2026.

The Company is in the process of evaluating the impact of these amendments and does not expect them to have a material impact on its financial statements, except for presentation and disclosure-related changes, where applicable.

4. Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Certain financial assets and financial liabilities are measured at fair value and are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

5. Summary of material accounting policies

The financial statements have been prepared using the material accounting policies and measurement bases summarised below. These were used throughout all periods presented in the financial statements.

5.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

5.2 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below.

As part of its business activity, the Company sub-leases land on long-term basis to its customer on cancellable lease basis and classify the transactions as operating lease. The Company recognises the income based on the principle of leases as set out in Ind AS 116 'Leases' and accordingly, in cases where the land sub-lease transactions are cancellable in the nature the income in the nature of upfront premium received/receivable is recognised on operating lease basis i.e. on straight line basis over the period of lease/sub-lease agreement takes effect over lease period and annual lease rentals are recognised on an accrual basis.

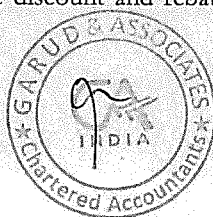
Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

5.3 Property, plant and equipment (PPE)

Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)

Depreciation on property, plant and equipment is provided on the straight-line method, computed on the basis of useful lives (as set out below) prescribed in Schedule II to the Companies Act, 2013.

Asset class	Useful life
Building – temporary structure	3 years
Plant and equipment	12 - 15 years
Office equipment	5 years
Computers	3 years
Furniture and fixtures	10 years
Vehicles	8 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

Leasehold Improvements

Leasehold improvements are finite useful life and, therefore, are capitalised separately and amortised over the remaining life of the lease or the estimated useful life of the improvements. Presently, the estimated useful life of the assets is less than the remaining useful life of the lease and is as below:

Asset class	Useful life
Boundary wall	5 years
Water pipeline	12 years
Road	10 years
Electrical Work	10 years

De-recognition

An item of property, plant and equipment initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in statement of profit and loss when the asset is derecognised.

5.4 Investment Property

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in Standalone Statement of Profit or Loss as incurred.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on investment properties is provided on the straight-line method, computed on the basis of useful lives (as set-out below) prescribed in Schedule II to the Act:



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Assets acquired on leases where a significant portion of risk and rewards of ownership are retained by the lessor are classified as operating leases. Lease rental are charged to statement of profit and loss on straight-line basis except where scheduled increase in rent compensate the lessor for expected inflationary costs.

Asset class	Useful life
Leasehold Land –Operating Lease	95 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year

De-recognition

Investment properties are de-recognised either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of de-recognition

5.5 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the Company estimates the recoverable amount of the asset or the cash generating unit. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

5.6 Financial instruments

Financial assets

Recognition and initial measurement

All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

- i. **Debt instruments at amortised cost** – A ‘debt instrument’ is measured at the amortised cost if both the following conditions are met:
 - The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
 - Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

- ii. **Mutual funds** – All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Financial liabilities

Recognition and initial measurement – amortised cost

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement – Amortised cost

Subsequent to initial measurement, all financial liabilities are measured at amortised cost using the effective interest method.

Recognition, initial and subsequent measurement – fair value

A financial liability is classified as fair value through profit and loss ('FVTPL') if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured (initial and subsequent) at fair value and net gains/losses, including any interest expense are recognised in statement of profit and loss.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

5.7 Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Company factors historical trends and forward looking information to assess expected credit losses associated with its assets and impairment methodology applied depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

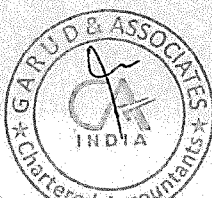
Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

5.8 Employee benefits

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Company's contributions towards provident fund are deposited with the regional provident fund commissioner under a defined contribution plan.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

Defined benefit plan

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans is the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

Other long-term employee benefits

The Company also provides benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss in the year in which such gains or losses arise.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee.

5.9 Provisions, contingent liabilities and contingent assets

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

5.10 Exceptional items

An item of income or expense which by its size, type or incidence requires disclosure in order to improve an understanding of the performance of the Company is treated as an exceptional item and disclosed as such in the financial statements.

5.11 Share-based payment arrangements

The stock options granted to employees pursuant to the Holding Company's Stock Options Schemes, are measured at the fair value of the options at the grant date. The fair value of the options is treated as discount and accounted as employee compensation cost over the vesting period on a straight-line basis. The amount recognised as expense in each year is arrived at based on the number of grants expected to vest. If a grant lapses after the vesting period, the cumulative discount recognised as expense in respect of such grant is transferred to the general reserve within equity.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

5.12 Significant management judgement and estimates in applying accounting policies

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Classification of leases – The Company enters into leasing arrangements for various premises. The assessment (including measurement) of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/terminate etc. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to extend or to terminate.

Significant estimates

Revenue and inventories – The estimates around total budgeted cost i.e. outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

Useful lives of depreciable/amortisable assets – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Note - 6

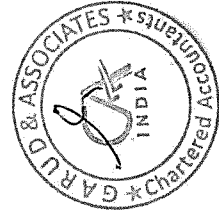
Property, plant and equipment

Details of the Company's property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting period is as follows:

	Leasehold Improvements	Building	Plant and machinery	Office equipment	Computers	Furniture and fixtures	Vehicles*	Total
Gross carrying amount								
Opening balance as at 01 April 2024	3,425,230.21	19,272.26	1,750.00	423.61	3,988.87	142.00	113,181.13	3,563,988.08
Additions	-	-	-	776.68	1,282.07	1,226.20	-	3,284.95
Disposals/assets written off	-	(19,272.26)	(1,750.00)	-	-	-	-	(21,022.26)
Balance as of 31 March 2025	3,425,230.21	-	-	1,200.29	5,270.94	1,368.20	113,181.13	3,546,250.77
Additions	-	-	-	-	-	-	-	-
Disposals/assets written off	-	-	-	-	-	-	-	-
Balance as of 31 March 2026	3,425,230.21	-	-	1,200.29	5,270.94	1,368.20	113,181.13	3,546,250.77
Accumulated depreciation								
Opening balance as at 01 April 2024	2,952,141.74	19,272.26	1,750.00	395.52	674.12	82.87	8,801.89	2,983,208.40
Charge for the year	172,112.09	-	-	47.30	1,639.90	95.94	14,118.34	188,013.57
Adjustments for disposals	-	(19,272.26)	(1,750.00)	-	-	-	-	(21,022.26)
Balance as of 31 March 2025	3,124,253.83	-	-	442.82	2,314.02	178.81	23,010.23	3,150,199.71
Charge for the year	172,112.09	-	-	155.34	1,756.98	136.82	14,095.07	188,256.30
Adjustments for disposals	-	-	-	-	-	-	-	-
Balance as of 31 March 2026	3,296,365.92	-	-	598.16	4,071.00	315.63	37,105.30	3,338,456.01
Net carrying value as of 31 March 2025	300,976.38	-	-	757.47	2,956.92	1,189.39	90,170.90	396,051.06
Net carrying value as of 31 March 2026	128,864.29	-	-	602.13	1,199.94	1,052.57	76,075.83	207,794.76

(i) Property, plant and equipment pledged as security

*Vehicle (gross carrying value ₹ 112,500.00 hundred) is pledged against the term loan taken from bank.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Note - 7
Investment Property

Details of the Company's investment property and reconciliation of their carrying amounts from beginning to end of reporting period is as follows:

Particulars	Investment Property	Total
Gross carrying amount		
Opening balance as at 01 April 2024	7,041,494.32	7,041,494.32
Additions	-	-
Disposals/assets written off	-	-
Balance as of 31 March 2025	7,041,494.32	7,041,494.32
Additions	-	-
Disposals/assets written off	-	-
Balance as of 31 March 2026	7,041,494.32	7,041,494.32
Accumulated depreciation		
Opening balance as at 01 April 2024	1,187,308.54	1,187,308.54
Charge for the year	74,134.15	74,134.15
Adjustments for disposals	-	-
Balance as of 31 March 2025	1,261,442.69	1,261,442.69
Charge for the year	74,134.15	74,134.15
Adjustments for disposals	-	-
Balance as of 31 March 2026	1,335,576.84	1,335,576.84
Net carrying value as of 31 March 2025	5,780,051.63	5,780,051.63
Net carrying value as of 31 March 2026	5,705,917.48	5,705,917.48

Note:

(i) Investment property comprises SEZ land taken on lease for a period of 95 years.

(ii) Fair value of investment property held by the Company is ₹ 86,847,200.00 hundred (31 March 2025: ₹ 78,947,000.00 hundred)

(iii) Amounts recognised in Statement of profit and loss for investment property

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Rental income derived from investment properties	151,149.65	178,992.94
Less: Direct operating expenses from property generated rental income (including repairs and maintenance)	-	-
Less: Direct operating expenses from property that did not generated rental income (including repairs and maintenance)	-	-
Profit/(loss) arising from investment property before depreciation and indirect expenses	151,149.65	178,992.94
Less: Depreciation	74,134.15	74,134.15
Profit/(loss) arising from investment property before indirect expenses	77,015.50	104,858.79

(iv) Determination of fair value:

The fair value of investment property has been determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued. The independent valuers provide the fair value of the investment property annually. The said valuer is registered valuer under rule 2 of Companies (registered Valuers and Valuation) Rules, 2017.

The Company has used "Direct Comparison" for assessing the fair value of the property as on 31 March 2026 and 31 March 2025.

The "Direct Comparison Approach" is based on the comparison of the property to similar positioned property in the region. Wherein, the property is accorded premium/discounts based on various factors to arrive at achievable market value of the property as on the date of valuation. The result is the best estimate of value, the valuer can attribute and is an estimate. This methodology uses market information such as quoted/transacted value of various comparable.

Para 97 of Ind AS 113 Fair value measurements states that for each class of assets and liabilities not measured at fair value in the balance sheet but for which the fair value is disclosed, an entity shall disclose the information required by paragraph 93(b), (d) and (f). However, the said para states that an entity is not required to provide the quantitative disclosures about significant unobservable inputs used in fair value measurements categorised within Level 3 of the fair value hierarchy required by paragraph 93(d). Therefore, no disclosure in relation to sensitivity analysis of significant unobservable inputs used in fair value measurements of Investment property and Investment property under development (including capital advances) has been provided in the financial statements.

The fair value measurement for the investment property has been done based on inputs prescribed under Level 3 of fair valuation measurement techniques.

(v) Restriction on realisability

Refer Note-44 for litigation.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2026	As at 31 March 2025
Note - 8		
A Loans - non current		
(Unsecured, considered good)		
Loans to employees	405.00	-
	<u>405.00</u>	<u>-</u>
B Loans - current		
(Unsecured, considered good)		
Inter-corporate loans to related parties (refer Note - 4.3)	16,433,692.00	15,519,330.00
Loans to employees	1,620.00	-
	<u>16,435,312.00</u>	<u>15,519,330.00</u>
Note - 9		
A Other financial assets - non-current		
(Unsecured - considered good)		
Security deposits	156.10	156.10
	<u>156.10</u>	<u>156.10</u>
B Other financial assets - current		
(Unsecured - considered good)		
Security deposits	185,732.42	185,689.40
	<u>185,732.42</u>	<u>185,689.40</u>
Note - 10		
Deferred tax assets (net)		
Deferred tax asset arising on account of :		
Provision of employee benefits	8,532.71	-
Provision of doubtful trade receivables	268,398.60	-
Property, plant and equipment - depreciation	255,935.41	-
	<u>532,866.72</u>	<u>-</u>

(i) Caption wise movement in deferred tax assets as follows:

Particulars	01 April 2025	Recognised in statement of profit and loss	Recognised in other comprehensive	31 March 2026
Deferred tax assets arising on:				
Provision of employee benefits	-	8,532.71	-	8,532.71
Provision of doubtful trade receivables	-	268,398.60	-	268,398.60
Property, plant and equipment - depreciation	-	255,935.41	-	255,935.41
Total	-	532,866.72	-	532,866.72

Particulars	01 April 2024	Recognised in statement of profit and loss	Recognised in other comprehensive	31 March 2025
Deferred tax assets arising on:				
Provision of employee benefits	-	-	-	-
Provision of doubtful trade receivables	-	-	-	-
Property, plant and equipment - depreciation	-	-	-	-
Total	-	-	-	-

(ii) Break-up of deferred tax assets and liabilities

Particulars	31 March 2026	31 March 2025
Deferred tax liabilities	-	-
Deferred tax assets	532,866.72	-
Net deferred tax assets/(liabilities)	532,866.72	-

Note - 11

Non-current tax assets, net

Advance income tax, including tax deducted at source	287,212.39	141,438.83
	<u>287,212.39</u>	<u>141,438.83</u>



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED
Summary of material accounting policies and other explanatory information for the year ended 31 March 2026
All amount in ₹ hundred, unless otherwise stated

		All amounts in ₹ Lakhs, unless otherwise stated	
		As at	As at
		31 March 2026	31 March 2025
Note - 12			
A	Other non-current assets		
	Security deposit*	6,500,000.00	6,500,000.00
	Less: Provision for doubtful security deposit	(6,500,000.00)	(6,500,000.00)
	Prepaid expenses	11.10	55.60
		11.10	55.60

*During the year ended 31 March 2025, company has created provision for doubtful security deposit due to uncertainty regarding recoverability of this security deposit.

B Other current assets				
Advance to staff		100.00		-
Advance to material or service providers		5,031.50		4,244.60
Prepaid expenses		3,285.49		1,053.77
Balances with statutory authorities		32,172.96		32,172.96
		<u>40,589.95</u>		<u>37,471.33</u>

Note - 13
Trade receivables - current

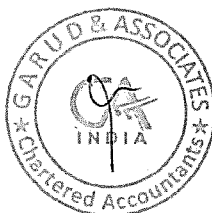
Considered good - unsecured	-	-
Considered doubtful - which have significant increase in credit risk	-	-
Credit impaired	1,066,428.00	1,052,309.56
Less: Provision for doubtful trade receivables	(1,066,428.00)	(1,052,309.56)
	<u>-</u>	<u>-</u>

Trade Receivables ageing schedule
As at 31 March 2026

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2- 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	-	-	-	-	-	-
(ii) Undisputed trade receivables - considered doubtful (having significant increase in risk)	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	14,118.44	-	42,341.16	-	1,009,968.40	1,066,428.00
Less: Provision for doubtful trade receivables	(14,118.44)	-	(42,341.16)	-	(1,009,968.40)	(1,066,428.00)
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (having significant increase in risk)	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-

As at 31 March 2025

Particulars	Less than 6 months	6 months to 1 year	1 - 2 years	2- 3 years	More than 3 years	Total
(i) Undisputed trade receivables - considered good	-	-	-	-	-	-
(ii) Undisputed trade receivables - considered doubtful (having significant increase in risk)	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	42,341.16	-	-	-	1,009,968.40	1,052,309.56
Less: provision for doubtful trade receivables	(42,341.16)	-	-	-	(1,009,968.40)	(1,052,309.56)
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-
(v) Disputed trade receivables - considered doubtful (having significant increase in risk)	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2026	As at 31 March 2025
Note - 14		
Cash and cash equivalents		
Cash on hand	-	-
Balances with banks		
In current accounts	7,481.27	77,272.93
	<u>7,481.27</u>	<u>77,272.93</u>

Note - 15
Other bank balances

Bank deposits*

With maturity of more than three months and upto twelve months

Interest accrued on bank deposits

10,000.00

10,000.00

4.63

4.87

10,004.63

10,004.87

*Fixed deposits with banks of ₹ 10,000.00 hundred (excluding accrued interest) (31 March 2025: ₹ 10,000.00 hundred (excluding accrued interest) are pledged for guarantee provided by the Bank in favour of Regional Officer, Maharashtra Pollution Control Board, Nasik.

Note - 16
Equity share capital
i Authorised

Equity share capital of face value of ₹ 10 each

Number	Amount	Number	Amount
100,000,000	10,000,000.00	100,000,000	10,000,000.00
<u>100,000,000</u>	<u>10,000,000.00</u>	<u>100,000,000</u>	<u>10,000,000.00</u>

ii Issued, subscribed and fully paid up

Equity share capital of face value of ₹ 10 each

73,027,310	7,302,731.00	73,027,310	7,302,731.00
<u>73,027,310</u>	<u>7,302,731.00</u>	<u>73,027,310</u>	<u>7,302,731.00</u>

iii Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year
Equity shares

Balance at the beginning of the year

73,027,310

7,302,731.00

73,027,310

7,302,731.00

Add: Issued during the year

-

-

-

-

Balance at the end of the year

73,027,310

7,302,731.00

73,027,310

7,302,731.00

iv Rights, preferences and restrictions attached to equity shares

The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date. All shares rank equally with regard to the Company's residual assets.

v 6,50,00,000 (previous year: 6,50,00,000) equity shares of the Company is held by holding company namely Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) and its nominees.

Pursuant to a shareholding agreement between the Company, Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)-EDL and Maharashtra Industrial Development Corporation-MIDC for development of Special Economic Zone (SEZ) in Sinnar district of Nashik, EDL and MIDC had agreed to subscribe to the equity share capital of the Company. Accordingly, the Company had issued 8,027,310 equity shares of ₹ 10 each at face value to MIDC on 29 April 2010.

vi Details of shareholder holding more than 5% share capital

Name of the equity shareholder	Number of shares	Number of shares
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) (including nominee shares)	65,000,000	65,000,000
Maharashtra Industrial Development Corporation	8,027,310	8,027,310

vii Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2026 is as follows:

Promoter Name	Share Held by Promoters				
	As at 31 March 2026		As at 31 March 2025		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) (including nominee shares)	65,000,000	89	65,000,000	89	-
Total	65,000,000	89	65,000,000	89	-



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

As at

As at

31 March 2026

31 March 2025

Disclosure of shareholding of promoters as at 31 March 2025 is as follows:

Promoter Name	Share Held by Promoters				
	As at 31 March 2025		As at 31 March 2024		% Change during the year
	Number of shares	% Total of Shares	Number of shares	% Total of Shares	
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited) (including nominee shares)	65,000,000	89	65,000,000	89	-
Total	65,000,000	89	65,000,000	89	-

viii Company does not have any shares issued for consideration other than cash during the immediately preceding five years. Company did not buy back any shares during immediately preceding five years.

ix The company does not have any shares reserved for issue under options.

Note - 17

A Borrowings non-current

Secured loans

Term loan from banks*

71,131.68

83,838.91

Less: Current maturities of long-term borrowings

(13,857.93)

57,273.75

(12,707.23)

71,131.68

Interest accrued but not due on term loan from bank

356.04

419.65

57,629.79

71,551.33

B Borrowings - current

Secured loans

Term loan from banks*

13,857.93

12,707.23

Unsecured loans

Inter-corporate loans from related party#

156,257.78

10,300.00

170,115.71

23,007.23

*During the year ended 31 March 2024, the Company has availed vehicle loan of ₹ 102,000.00 hundred from Bank of Baroda carrying an interest rate of 8.70 % per annum, secured by way of hypothecation on vehicle purchased. This loan is repayable in 84 equated monthly installments starting from 10 September 2023.

#Repayable on demand and carries no interest.

Note - 18

A Provisions - non-current

Provision for employee benefits (Refer Note-45):

Gratuity

19,804.63

9,720.11

Compensated absences

11,106.30

30,910.93

9,111.82

18,831.93

30,910.93

18,831.93

B Provisions - current

Provision for employee benefits (Refer Note-45):

Gratuity

762.09

134.49

Compensated absences

2,229.99

2,992.08

227.75

362.24

2,992.08

362.24

Note - 19

A Other non-current liabilities

Lease premium

9,862,561.40

9,999,787.37

Security deposit

6,500,000.00

6,500,000.00

16,362,561.40

16,499,787.37

B Other current liabilities

Payable to statutory authorities

8,100.20

3,592.98

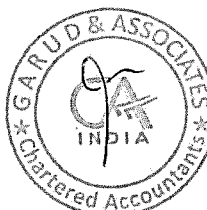
Lease premium

137,225.97

137,225.97

145,326.17

140,818.95



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

	As at 31 March 2026	As at 31 March 2025
Note - 20		
Trade payables - current		
A Total outstanding dues of micro enterprises and small enterprises*	606.39	320.91
	606.39	320.91
B Total outstanding dues of creditors other than micro enterprises and small enterprises		
- Related party	35.00	17,845.03
- Others	9,188.97	8,244.85
Retention Money	3,366.14	2,311.25
	12,590.11	28,401.13
	13,196.50	28,722.04

*Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2026 and 31 March 2025

Particulars	31 March 2026 (₹ in hundred)	31 March 2025 (₹ in hundred)
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	606.39	320.91
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

Trade Payables ageing as at 31 March 2026

Particulars	Outstanding for the year ended 31 March 2026					
	Not due	Less than 1 year	1 year to 2 year	2 year to 3 year	More than 3 years	Total
(i) MSME	-	606.39	-	-	-	606.39
(ii) Other than MSME	3,366.14	9,097.97	-	-	126.00	12,590.11
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

Trade Payables ageing as at 31 March 2025

Particulars	Outstanding for the year ended 31 March 2025					
	Not due	Less than 1 year	1 year to 2 year	2 year to 3 year	More than 3 years	Total
(i) MSME	-	320.91	-	-	-	320.91
(ii) Other than MSME	2,311.25	22,879.10	3,084.78	126.00	-	28,401.13
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Other than MSME	-	-	-	-	-	-

Note - 21

Other financial liabilities - current

Accrued employee benefits	32,727.72	32,093.99
Expenses payable - related party	2,863.78	-
	35,591.50	32,093.99

Note - 22

Current tax liabilities, net

Provision for income tax	314,791.42	275,249.21
	314,791.42	275,249.21



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INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

	For the year ended 31 March 2026	For the year ended 31 March 2025
--	-------------------------------------	-------------------------------------

Note - 23
Revenue from operations

Lease income	151,149.65	178,992.94
	151,149.65	178,992.94

Note - 24
Other income

Interest income on inter-corporate loans to related party	1,471,464.19	1,413,729.71
Interest income on fixed deposits	659.72	658.63
Interest income on security deposits	43.02	29.42
Balances written back	-	2,177.08
Miscellaneous income	0.13	-
	1,472,167.06	1,416,594.84

Note - 25
Employee benefits expense

Salaries and wages	179,961.86	158,664.38
Bonus, ex-gratia and incentive	32,072.82	31,773.99
Gratuity and leave encashment	11,403.23	7,366.62
Contribution to provident fund and other funds	15,465.25	7,922.38
Professional tax	25.00	25.00
Share based payment expense	9,593.84	-
Staff welfare expenses	2,517.32	283.11
	251,039.32	206,035.48

Note - 26
Finance costs

Interest expenses on taxation	15,069.51	6,445.58
Interest expenses on term loan from bank	6,736.36	8,257.74
Interest expenses-others	44.51	33.41
	21,850.38	14,736.73

Note - 27
Other expenses

Bank charges	0.86	1.14
Books and periodicals	21.60	-
Auditor's remuneration - as auditor (refer note (i) below)	1,180.00	1,180.00
Communication expenses	43.94	22.49
Corporate social responsibility expenses (refer note (ii) below)	15,304.58	-
Directors' sitting fees	5,900.00	-
Insurance expenses	1,693.47	-
Legal and professional charges	16,260.40	72,164.70
Power and fuel expenses	1,616.32	1,271.70
Provisions for doubtful trade receivable	14,118.44	42,341.16
Provision for doubtful security deposits	-	6,500,000.00
Rates and taxes	953.04	1,553.72
Rent expenses	2,130.18	1,539.90
Repairs and maintenance		
- Vehicles	1,475.75	3,590.66
Office maintenance	3,238.54	9,131.52
Security expenses	21,035.03	20,227.93
Subscription fees	-	200.00
Traveling and conveyance expenses	13,072.51	10,068.23
Business support expenses	-	49,136.47
Miscellaneous expenses	721.54	642.69
	98,766.20	6,713,072.31

(i) Details of Auditor's remuneration
Auditor's remuneration

Audit fee	1,180.00	1,180.00
	1,180.00	1,180.00



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

For the year ended
31 March 2026

For the year ended
31 March 2025

(ii) Corporate social responsibility (CSR):

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Gross amount required to be spent by the company during the year	15,304.58	-
Amount of expenditure incurred	15,304.58	-
Short fall at the end of the year	-	-
Nature of CSR activities	Child development program	NA

Note - 28
Income tax
Tax expense comprises of:

Current income tax	304,144.01	268,816.63
Adjustment for tax related to earlier year	1,010.45	-
Deferred tax charge/(credit)	(532,866.72)	-
Income tax expense reported in the statement of profit and loss	(227,712.26)	268,816.63

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% (31 March 2025: 25.168%) and the reported tax expense in statement of profit and loss are as follows:

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

Accounting profit/(loss) before tax	990,392.69	(5,600,404.46)
Accounting profit/(loss) before income tax	990,392.69	(5,600,404.46)

At India's statutory income tax rate	25.168%	25.168%
Computed expected tax expense	249,262.03	(1,409,509.79)

Tax effect of amounts which are not deductible (taxable) in calculating taxable income:

Tax impact of expenses which will never be allowed	10,059.50	1,623.23
Tax impact of expenses which will be allowed	11,926.62	9,850.91
Tax impact of provision for doubtful trade receivables & security deposits	3,553.33	1,646,576.42
Tax impact of temporary differences	29,342.52	24,691.62
Tax impact - others	-	(4,415.76)
Income tax expense	304,144.01	268,816.63
Adjustment for tax related to earlier year	1,010.45	-
Deferred tax charge/(credit)	(532,866.72)	-
	(227,712.26)	268,816.63

Note - 29
Earnings per share (EPS)

The Company's Earnings per Share ("EPS") is determined based on the net profit attributable to the shareholders. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options (using the treasury stock method for options), except where the result would be anti-dilutive.

The following reflects the income and share data used in the basic and diluted EPS computations:

Profit/(loss) attributable to equity holders for basic earnings	1,218,104.95	(5,869,221.09)
Profit/(loss) attributable to equity holders adjusted for the effect of dilution	1,218,104.95	(5,869,221.09)
Weighted average number of Equity shares for basic/diluted EPS*	73,027,310	73,027,310

*No transaction is there which have impacted the calculation of weighted average number of shares. No other transaction involving Equity shares or potential Equity shares is there between the reporting date and the date of authorisation of these financial statements.

Earnings per equity share :

(1) Basic (₹)	1.67	(8.04)
(2) Diluted (₹)	1.67	(8.04)



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Note -30

A) Financial Instruments by category

For amortised cost instruments, carrying value represents the best estimate of fair value.

	31 March 2026			31 March 2025		
	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost
Financial assets						
Trade receivables (net of provision)	-	-	-	-	-	-
Loans	-	-	16,435,717.00	-	-	15,519,330.00
Cash and cash equivalents	-	-	7,481.27	-	-	77,272.93
Other bank balances	-	-	10,004.63	-	-	10,004.87
Other financial assets	-	-	185,888.52	-	-	185,845.50
Total financial assets	-	-	16,639,091.42	-	-	15,792,453.30

Notes

1. These financial assets are mandatorily measured at fair value through profit and loss.
2. These financial assets represent investments in equity instruments designated as such upon initial recognition.

	31 March 2026			31 March 2025		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial liabilities						
Borrowings (including interest accrued)	-	-	227,745.50	-	-	94,558.56
Trade payables	-	-	13,196.50	-	-	28,722.04
Other financial liabilities	-	-	35,591.50	-	-	32,093.99
Total financial liabilities	-	-	276,533.50	-	-	155,374.59

B) Fair value measurements
(i) Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data rely as little as possible on entity specific estimates.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Company does not have any financial assets and financial liabilities that are required to be measured at fair value so no analysis has been shown for fair value measurements.

(ii) Financial instruments measured at amortised cost

Financial instruments measured at amortised cost for which the carrying value is the fair value.

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INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

*All amount in ₹ hundred, unless otherwise stated***Note -31****Financial risk management**

The Company's activities expose it to market risk, liquidity risk and credit risk. The company's board of directors has overall responsibility for establishment and oversight of Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and related impact in the financial statements.

(A) Credit risk

Credit risk refers to the risk default on its obligation by the counterparty resulting in a financial loss. Maximum exposure to credit risk primarily comes from trade receivables. Credit risk on cash and cash equivalents is limited as we generally invest in deposits with banks and financial institutions with high credit rating assigned by international and domestic credit rating agencies.

The companies trade receivables are primarily lease receivables against operating lease. The company monitors receivable on an ongoing basis, thereby, minimising credit risk.

Credit risk management

The finance function of the Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Entity classifies its financial assets into the following categories based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
Low credit risk	Cash and cash equivalents, other bank balances, loans and other financial assets	12 month expected credit loss/Life time expected credit losses
High credit risk	Trade receivable	Life time expected credit losses

In respect of trade receivables, the Company recognises a provision for lifetime expected credit loss.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy, other advance not recoverable or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Assets under credit risk –

Credit rating	Particulars	31 March 2026	31 March 2025
Low credit risk	Cash and cash equivalents, other bank balances, loans and other financial assets	16,639,091.42	15,792,453.30
High credit risk	Trade receivable (Refer Note - 13)	1,066,428.00	1,052,309.56

*Credit risk exposure***Provision for expected credit losses**

The Company provides for 12 month expected credit losses for following financial assets –

As at 31 March 2026

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	7,481.27	-	7,481.27
Other bank balances	10,004.63	-	10,004.63
Loans	16,435,717.00	-	16,435,717.00
Other financial assets	185,888.52	-	185,888.52

As at 31 March 2025

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	77,272.93	-	77,272.93
Other bank balances	10,004.87	-	10,004.87
Loans	15,519,330.00	-	15,519,330.00
Other financial assets	185,845.50	-	185,845.50



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Expected credit loss for trade receivables under simplified approach

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. The companies trade receivables are primarily lease receivables against operating lease. The company monitors receivable on an ongoing basis, thereby, minimising credit risk.

Reconciliation of loss provision – trade receivables

Reconciliation of loss allowance	Trade receivables
Loss allowance as on 01 April 2024	1,009,968.40
Impairment loss recognised during the year	42,341.16
Loss allowance on 31 March 2025	1,052,309.56
Impairment loss recognised during the year	14,118.44
Loss allowance on 31 March 2026	1,066,428.00

(B) Liquidity risk

The company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The company believes that the working capital is sufficient to meet its current requirements.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is insignificant.

31 March 2026	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Between 3 and 4 years	More than 4 years	Total
Non-derivatives						
Borrowings (including interest accrued)	170,471.75	15,104.46	16,487.97	17,973.64	7,707.68	227,745.50
Trade payables	13,196.50	-	-	-	-	13,196.50
Other financial liabilities	35,591.50	-	-	-	-	35,591.50
Total	219,259.75	15,104.46	16,487.97	17,973.64	7,707.68	276,533.50

31 March 2025	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Between 3 and 4 years	More than 4 years	Total
Non-derivatives						
Borrowings (including interest accrued)	23,426.88	13,857.93	15,104.46	16,487.97	25,681.32	94,558.56
Trade payables	28,722.04	-	-	-	-	28,722.04
Other financial liabilities	32,093.99	-	-	-	-	32,093.99
Total	84,242.91	13,857.93	15,104.46	16,487.97	25,681.32	155,374.59

(C) Market risk
(i) Foreign exchange risk

Company does not have any foreign currency risks and therefore sensitivity analysis has not been shown.

(ii) Interest rate risk

The Company's fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The Company's variable rate borrowing is subject to interest rate. Below is the overall exposure of the borrowing:

Particulars	31 March 2026	31 March 2025
Variable rate borrowing	71,131.68	83,838.91
Total borrowings	71,131.68	83,838.91

(iii) Price risk

Company does not have any price risk



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INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

*All amount in ₹ hundred, unless otherwise stated***Note -32****Details with respect to the Benami properties**

No proceedings have been initiated or pending against the entity under the Benami Transactions (Prohibitions) Act, 1988 for the year ended 31 March 2026 and 31 March 2025.

Note -33**Undisclosed income**

There is no such income which has not been disclosed in the books of accounts. No such income is surrendered or disclosed as income during the year ended 31 March 2026 and 31 March 2025 in the tax assessments under Income Tax Act, 1961.

Note -34**Details of Crypto Currency or Virtual Currency**

Profit or loss on transactions involving Crypto currency or Virtual Currency	No such transaction has taken place during the year ended 31 March 2026 and 31 March 2025
Amount of currency held as at the reporting date	No such transaction has taken place during the year ended 31 March 2026 and 31 March 2025
Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / virtual currency	No such transaction has taken place during the year ended 31 March 2026 and 31 March 2025

Note -35**Ratio Analysis**

The following are analytical ratios for the year ended 31 March 2026 and 31 March 2025

Particulars	Numerator	Denominator	31 March 2026	31 March 2025	Variance
Current Ratio	Current Assets	Current Liabilities	24.46	31.64	-22.71%
Return on Equity (ROE)*	Net Profit After Taxes	Average Share holder's Equity	0.21	NA	NA
Debt Equity Ratio**	Total Debts	Share holder's Equity	0.04	0.02	93.94%
Debt service coverage ratio*	Earnings available for debt	Debt Service	77.22	NA	NA
Net Capital Turnover Ratio	Revenue	Working Capital	0.01	0.01	-19.08%
Net profit ratio*	Net profit	Revenue	8.06	NA	NA
Return of Capital Employed (ROCE)*	Earning before interest taxes	Capital Employed	0.15	NA	NA

*Ratio and variance can not be calculated due to negative earnings and net loss during the previous year.

**Variation is due to increase in debts during the current year.

Following ratios are not applicable in view of the fact that either numerator or denominator does not have any value:

Trade payables turnover ratio, Trade receivables turnover ratio, Inventory turnover ratio and Return on investment ratio.

Note -36**Wilful Defaulter:**

No bank or financial institution has declared the company as "Wilful defaulter" during the year ended 31 March 2026 and 31 March 2025.

Note -37**Details in respect of Utilization of Borrowed funds and share premium:**

Particulars	Description
Transactions where an entity has provided any advance, loan, or invested funds to any other person (s) or entity/ entities, including foreign entity.	No such transaction has taken place during the year ended 31 March 2026 and 31 March 2025
Transactions where an entity has received any fund from any person (s) or entity/ entities, including foreign entity.	No such transaction has taken place during the year ended 31 March 2026 and 31 March 2025

Note -38**Relationship with Struck off Companies:**

No transaction has been made with the company struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended 31 March 2026 and 31 March 2025.

Note -39**Registration of charges or satisfaction with Registrar of Companies:**

All applicable cases where registration of charges or satisfaction is required with Registrar of Companies have been done. No registration or satisfaction is pending for the year ended 31 March 2026 and 31 March 2025.

Note -40**Compliance with number of layers of companies:**

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 and no layers of companies has been established beyond the limit prescribed as per above said section / rules during the year ended 31 March 2026 and 31 March 2025.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Note -41

Loan or advances granted to the promoters, directors and KMPs and the related parties:

Loan or advances in the nature of loans are granted to the promoters, directors, key managerial persons and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person during the year ended 31 March 2026 and 31 March 2025, that are repayable on demand.

Particulars	31 March 2026	31 March 2025	31 March 2026	31 March 2025
Type of Borrower	Amount of Loan or advance in the nature of loan outstanding	Amount of Loan or advance in the nature of loan outstanding	Percentage to the total Loans and advances in natures of loans (%)	Percentage to the total Loans and advances in natures of loans (%)
Related Party (Refer Note: 43):				
Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	16,433,692.00	15,519,330.00	99.99%	100.00%
Total	16,433,692.00	15,519,330.00	99.99%	100.00%

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INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

*All amount in ₹ hundred, unless otherwise stated***Note – 42****Capital management**

The Company's objectives when managing capital are to:

- To ensure Company's ability to continue as a going concern, and
- To provide adequate return to shareholders

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company manages its capital requirements by overseeing the following ratios

Debt equity ratio

Particulars	31 March 2026	31 March 2025
Net debt*	219,908.19	16,865.98
Total equity	6,280,368.32	5,057,097.46
Net debt to equity ratio	0.04	0.00

*Net debt = non-current borrowing + current borrowing + current maturities of non-current borrowings – cash and cash equivalent (including bank deposits and other liquid securities)

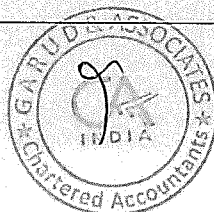
Note – 43**Related party transactions**

Relationship	Name of the related parties
<i>Related parties exercising control</i>	
Holding Company	Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)
<i>Other related parties*</i>	
Fellow subsidiary company	Citra Properties Limited
Other enterprises under the control or significant influence of Key Management Personnel of the holding company and/or their relatives	Embassy Charitable Trust Umbel Properties Private Limited Lounge Hospitality LLP

* With whom transactions have been made during the year/previous year

(i) Statement of transactions with related parties

Nature of transactions	For the year ended 31 March 2026	For the year ended 31 March 2025
Inter-corporate loans (given)/ received back, net		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	(914,362.00)	(367,090.00)
Inter-corporate borrowings taken/(repaid), net		
- Citra Properties Limited	145,957.78	10,300.00



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

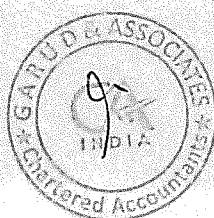
All amount in ₹ hundred, unless otherwise stated

Interest income on inter-corporate loans given		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	1,471,464.19	1,413,729.71
Business support expenses		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	-	49,136.47
Insurance expenses – General		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	32.42	-
Insurance expenses – Mediclaim		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	587.41	-
Corporate social responsibility expenses		
- Embassy Charitable Trust	5,304.58	-
Travelling Expenses		
- Umbel Properties Private Limited	531.00	-
- Lounge Hospitality LLP	153.40	-

(ii) Statement of balances outstanding:

Nature of transactions	31 March 2026	31 March 2025
Inter-corporate loans given to:		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	16,433,692.00	15,519,330.00
Inter-corporate borrowings from:		
- Citra Properties Limited	156,257.78	10,300.00
Trade payable		
- Embassy Developments Limited (Formerly Equinox India Developments Limited and earlier known as Indiabulls Real Estate Limited)	2,863.78	17,845.03
- Embassy Charitable Trust	35.00	-

Disclosures in respect of transactions with identified related parties are given only for such period during which such relationships existed.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Note – 44

Contingent liabilities and commitments

Contingent liabilities, not acknowledged as debt, include:

Particulars	31 March 2026	31 March 2025
VAT demand received for F.Y. 2011-12 in respect of which appeal is pending with Maharashtra Sales Tax Tribunal, Mumbai.	85,400.14	85,400.14

Maharashtra Industrial Development Corporation (“MIDC”) Dispute: -

The company had entered into a Share Purchase Agreement (“SPA”) with Maharashtra Industrial Development Corporation (“MIDC”) in August 2007 which allowed the company to enter into lease deeds with MIDC on approximately 2,500 acres of land (“Land”) situated in Sinnar, Nashik district, Maharashtra. The Land was to be developed as industrial plots within the Special Economic Zone (“SEZ”) framework. MIDC has issued a termination notice purporting to terminate the Lease Deed based on an alleged lapse by the company with respect to completing development and rehabilitating the project affected people within the stipulated timelines. The company challenged the said notice before the Hon’ble Bombay High Court, which directed the matter to the Executive Engineer, MIDC, who passed an eviction order dated 29 February 2024. The said order was further challenged before the Hon’ble Bombay High Court, which directed the Appellants to approach the appropriate forum.

Pursuant to the directions, an appeal along with a stay application was filed before the District Court, Nashik, which, by order dated 23 September 2024, stayed the eviction order and directed MIDC to consider the revised plan as submitted by the company. MIDC thereafter filed a writ petition before the Hon’ble Bombay High Court challenging the said stay; the same was disposed on 22 September 2025, upholding the interim order of the Nashik Court and directing MIDC to consider the revised plan. The matter is pending before Nashik Court.

The Company has certain litigation case pending, however, based on legal advice, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

There are no other contingent liabilities and commitments to be reported on 31 March 2026 and 31 March 2025.

Note – 45

Employee benefits

Defined contribution plan

The Company has made ₹ 10,584.04 hundred (31 March 2025: ₹ 1,184.98 hundred) contributions in respect of provident fund.

Defined Benefit Plan

The Company has the following Defined Benefit Plans:

- Gratuity (Unfunded)
- Compensated absences (Unfunded)

Risks associated with plan provisions

Interest Rate risk:	The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability
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INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

	(as shown in financial statements).
Liquidity Risk:	This is the risk that the Company is not able to meet the short-term benefit payouts. This may arise due to non-availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.
Salary Escalation Risk:	The present value of the above benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability
Demographic Risk:	The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.
Regulatory Risk:	Changes in the applicable salary / wage definition or employee categorisation pursuant to the New Labour Codes, where relevant, may also influence future obligations.

Compensated absences

The leave obligations cover the Company's liability for sick and earned leaves. The amount of provision of ₹ 2,229.99 (31 March 2025: ₹ 227.75) is presented as current, since the company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current.

Amount recognized in the statement of profit and loss is as under:

Particulars	31 March 2026	31 March 2025
Present value of defined benefit obligation at the beginning of the year	9,339.57	6,605.18
Present value of defined benefit obligation at the end of the year	13,336.29	9,339.57
Benefits paid	-	-
Expense recognized in the statement of profit and loss	3,996.72	2,734.39

Movement in the liability recognized in the balance sheet is as under:

Particulars	31 March 2026	31 March 2025
Present Value of obligation	13,336.29	9,339.57
Fair value of plan assets	-	-
Surplus / (deficit)	(13,336.29)	(9,339.57)
Effects of asset ceiling, if any	-	-
Present value of defined benefit obligation at the end of the year	(13,336.29)	(9,339.57)
- Current	2,229.99	227.75
- Non-current	11,106.30	9,111.82



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Compensated absences	
	31 March 2026	31 March 2025
Discount rate	7.00%	7.15%
Salary escalation rate	8.00%	5.00%
Mortality table	Indian Assured Lives Mortality (2012 -14)	Indian Assured Lives Mortality (2012 -14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

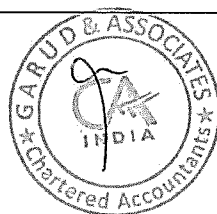
These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

Maturity plan of Defined Benefit Obligation

S. No.	Year	31 March 2026	Year	31 March 2025
a)	April 2026 - March 2027	2,229.99	April 2025 - March 2026	227.75
b)	April 2027 - March 2028	959.73	April 2026 - March 2027	197.84
c)	April 2028 - March 2029	956.25	April 2027 - March 2028	137.17
d)	April 2029 - March 2030	952.95	April 2028 - March 2029	131.30
e)	April 2030 - March 2031	949.83	April 2029 - March 2030	130.33
f)	April 2031 onwards	21,470.48	April 2030 onwards	8,515.18

Sensitivity analysis for compensated absences liability

Particulars		31 March 2026	31 March 2025
Impact of the change in discount rate			
	Present value of obligation at the end of the year	13,336.29	9,339.57
a)	Impact due to increase of 0.50 %	(549.88)	(650.08)
b)	Impact due to decrease of 0.50 %	589.62	693.34
Impact of the change in salary increase			
	Present value of obligation at the end of the year	13,336.29	9,339.57
a)	Impact due to increase of 0.50 %	581.18	711.01
b)	Impact due to decrease of 0.50 %	(547.41)	(656.84)
Impact of the change in attrition rates			
	Present value of obligation at the end of the year	13,336.29	9,339.57
a)	Impact due to increase of 0.50 %	(217.78)	-
b)	Impact due to decrease of 0.50 %	314.58	-
Impact of the change in mortality rate			



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

	Present value of obligation at the end of the year	13,336.29	9,339.57
a)	Impact due to increase of 0.50 %	(2.06)	-
b)	Impact due to decrease of 0.50 %	2.07	-

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. Gratuity plan is a non-funded plan.

Actuarial gain/(loss) recognized in other comprehensive income

Particulars	31 March 2026	31 March 2025
Actuarial (gain)/loss on arising from change in demographic assumptions	(2,425.95)	-
Actuarial (gain)/loss on arising from change in financial assumptions	7,567.45	296.27
Actuarial (gain)/loss on arising from change in experience assumptions	(713.56)	(17,841.37)
Components of defined benefit costs recognized in other comprehensive income	4,427.94	(17,545.10)

Amount recognised in the statement of profit and loss is as under:

Particulars	31 March 2026	31 March 2025
Current service cost	3,501.68	2,988.42
Past service cost	2,048.22	-
Interest cost	734.28	1,643.81
Expense recognized in the statement of profit and loss	6,284.18	4,632.23

Movement in the liability recognized in the balance sheet is as under:

Particulars	31 March 2026	31 March 2025
Present value of defined benefit obligation at the beginning of the year	9,854.60	22,767.47
Present value of defined benefit obligation received for employees transferred to the Company	-	-
Current service cost	3,501.68	2,988.42
Past service cost	2,048.22	-
Interest cost	734.28	1,643.81
Actuarial (gain)/loss, net	4,427.94	(17,545.10)
Benefits paid	-	-
Present value of defined benefit obligation at the end of the year	20,566.72	9,854.60
-Current	762.09	134.49
-Non-current	19,804.63	9,720.11



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Gratuity	
	31 March 2026	31 March 2025
Discount rate	7.00%	6.99%
Salary escalation rate	8.00%	5.00%
Mortality table	Indian Assured Lives Mortality (2012 -14)	Indian Assured Lives Mortality (2012 -14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

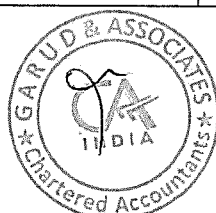
These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

Maturity plan of Defined Benefit Obligation

S. No.	Year	31 March 2026	Year	31 March 2025
a)	April 2026 - March 2027	762.09	April 2025 - March 2026	134.49
b)	April 2027 - March 2028	762.37	April 2026 - March 2027	99.92
c)	April 2028 - March 2029	1,778.41	April 2027 - March 2028	100.34
d)	April 2029 - March 2030	1,772.70	April 2028 - March 2029	134.67
e)	April 2030 - March 2031	1,767.24	April 2029 - March 2030	138.51
f)	April 2031 onwards	37,435.97	April 2030 onwards	9,246.67

Sensitivity analysis for gratuity liability

Particulars		31 March 2026	31 March 2025
Impact of the change in discount rate			
	Present value of obligation at the end of the year	20,566.72	9,854.60
a)	Impact due to increase of 0.50 %	(948.78)	(641.72)
b)	Impact due to decrease of 0.50 %	1,014.61	696.30
Impact of the change in salary increase			
	Present value of obligation at the end of the year	20,566.72	9,854.60
a)	Impact due to increase of 0.50 %	1,000.11	706.56
b)	Impact due to decrease of 0.50 %	(944.51)	(656.38)
Impact of the change in attrition rates			
	Present value of obligation at the end of the year	20,566.72	9,854.60
a)	Impact due to increase of 0.50 %	(1,237.40)	-
b)	Impact due to decrease of 0.50 %	1,422.33	-
Impact of the change in mortality rate			
	Present value of obligation at the end of the year	20,566.72	9,854.60



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

a)	Impact due to increase of 0.50 %	(3.26)	-
b)	Impact due to decrease of 0.50 %	3.26	-

Note – 46**Code on Social Security, 2020**

On 21 November 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating 29 existing labour laws. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has considered restructured compensation of its employees with effect from 01 April 2026, and assessed the impact of the changes, consistent with the Labour Codes, draft rules, FAQs and legal opinion. Considering the materiality and regulatory-driven, non-recurring nature of this impact, the Company has presented such impact as "Statutory impact of new Labour Codes" under "Exceptional Items" in the statement of profit and loss for the year ended 31 March 2026. The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect on the basis of such developments as needed.

Note – 47**Segment information**

The Company's primary business segment is reflected based on principal business activities carried on by the Company to develop a Special Economic Zone, commercial cum residential facilities and other common social infrastructure as may be required to be developed which as per Ind AS 108 on 'Segment Reporting' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.

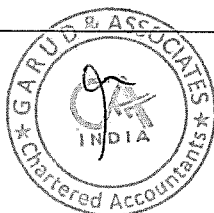
Note – 48**Leases**

The Company has leased out land on operating lease basis and lease rent of ₹ 13,923.68 hundred (31 March 2025: ₹ 41,767.06 hundred) in respect of the same has been recognised as income in the statement of profit and loss for the year ended 31 March 2026. The minimum lease rent receivable in respect of such operating leases is as under:

Particulars	31 March 2026	31 March 2025
Within one year	13,923.72	13,923.72
Later than one year but not later than five years	55,697.83	55,697.83
Later than five years	962,744.49	976,668.21

Note – 49**Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows**

Particulars	Amount
Net debt as at 01 April 2024	95,508.02
Proceeds from current and non-current borrowings (including current maturities)	500,290.00
Re-payment of current and non-current borrowings (including current maturities)	(501,659.11)
Net debt as at 31 March 2025	94,138.91
Proceeds from current and non-current borrowings (including current maturities)	145,957.78
Repayment of current and non-current borrowings (including current maturities)	(12,707.23)
Net debt as at 31 March 2026	227,389.46



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

Note – 50

Exceptional Item

Statutory impact of new Labour Codes

Pursuant to introduction of new labour code refer Note - 46, has resulted in a one-time material decrease in provision for employee benefits on account of recognition of past service costs. Based on the requirements as per the New Labour Codes and relevant Accounting Standard, the Company has assessed and accounted the estimated decremental impact as Exceptional Item in the statement of profit and loss for the year ended 31 March 2026 amounting to ₹1,122.33 hundred. Upon notification of the related Rules to the New Labour Codes by the Government and any further clarification from the Government on other aspects of the New Labour Codes, the Company will evaluate and account for additional impact, if any, determined in subsequent periods.

Note – 51

Audit Trail

As per the Ministry of Corporate Affairs (MCA) notification, proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, for the financial year commencing 1 April 2023, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The interpretation and guidance on what level edit log and audit trail needs to be maintained evolved during the year and continues to evolve.

The Company has used accounting software for maintaining its books of account for the year, which have features of recording audit trail (edit log) facility at application level as well as database level and the same have been operated throughout the year for all relevant transactions recorded in the software. Recording of audit trail (edit logs) can be disabled using restricted privileged rights for direct data changes at database level. Since the Company has other necessary controls in place, which are operating effectively, this feature will not adversely impact its data and audit log retention directly at database level.

Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

Note – 52

Business Combination of Holding Company

The Hon'ble National Company Law Appellate Tribunal, New Delhi Bench ("NCLAT"), on 7 January 2025, approved the scheme of amalgamation of Nam Estates Private Limited ("NAM") and Embassy One Commercial Property Developments Private Limited ("EOCPDPL") with Embassy Developments Limited ("EDL") (*formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited*) and their respective shareholders and creditors ("Scheme") pursuant to sec 230 to 232 of the Companies Act, 2013, and other applicable provisions of the Act, read with Companies (Compromises, Arrangements and Amalgamations) Rules, 2016. Pursuant to the NCLAT Order, EDL and NAM have filed the certified true copy of the court order with the respective jurisdictional Registrar of Companies on 24 January 2025, thereby giving effect to the scheme ("Effective Date").

Subsequent to the scheme becoming effective, a few of the current NAM shareholders, namely JV Holding Private Limited (JVHPL), four individuals, and two other entities (referred to as the "Promoter/Promoter Group"), became the largest shareholders of the EDL, the company's holding company.

Note – 53

Other matters

- a. The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.



INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED

Summary of material accounting policies and other explanatory information for the year ended 31 March 2026

All amount in ₹ hundred, unless otherwise stated

- b. In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2026 and 31 March 2025.
- c. As at 31 March 2025, the financial assets of the Company constitute more than fifty percent of its total assets (netted off by intangible assets) and income from financial assets constitutes more than fifty percent of the total income of the Company for the year ended 31 March 2025. The Company was incorporated with an objective of carrying on the business of development of industrial infrastructure and Special Economic Zone (SEZ) and has been carrying the above business in line with the objects clauses stated in its articles of association. The management of the Company is of the view that the deployment of idle/surplus funds in certain financial assets in the nature of loans given by the Company does not represent the principal business activities of the Company. Therefore, the requirements to obtain registration under section 45-IA of the Reserve Bank of India Act, 1934 as a non-banking financial company, are not applicable to the Company.
- d. In the opinion of the Board of Directors, all current assets and long-term loans & advances, appearing in the balance sheet as at 31 March 2026, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.

For G A R U D & Associates

(Formerly known as Raj Girikshit & Associates)

Chartered Accountants

Firm's Registration Number: 022280N

Umang Jain
Partner

Membership No.: 550823



For and on behalf of the Board of Directors

Shweta Swapnil Jadhav
Director

[DIN: 09670817]

Kanchan

Company Secretary

Membership No: A74120

Amit Gopal Shah
Whole-time Director

[DIN: 02110817]

Vinay Dave

Chief Financial Officer

Place: Delhi

Date: 20 May 2026