JAGDISH CHAND & CO.
CHARTERED ACCOUNTANTS

H-20, LGF, GREEN PARK (MAIN), NEW DELHI- 110 016, INDIA
Phones: 26533626, 41759467 Fax: 41759467 email: mail@jcandco.org

To
The Board of Directors
INDIA LEASE DEVELOPMENT LIMITED

LIMITED REVIEW REPORT OF THE INDEPENDENT AUDITORS ON THE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON SEPTEMBER 30, 2025

1. We have reviewed the accompanying Statement of Unaudited Financial Results of INDIA LEASE DEVELOPMENT LIMITED (the 'Company') for quarter and half year ended 30th SEPTEMBER, 2025 (the 'Statement'), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, as amended (the "Listing Regulations").

2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, and in compliance with Regulation 33 of the Listing Regulations is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report on the Statement based on our review.

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

4. Emphasis of Matter

During the quarter ended 30th September,2025 quoted investments in equity shares of a Company were sold by the Company based on the valuation obtained from an independent valuer. (Refer note no 3).

Our conclusion is not modified in respect of this matter.

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of regulation 33 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement, except.

i. Fair Value Changes in the value of long-term investments has not been made in above financial results as explained in the notes published and as in view of the management, this will be considered in the audited accounts for the year ended 31st March 2026. In opinion of Management the effect of the same is not expected to be material.

Our report on the statement is not modified in respect of the above matter.

For JAGDISH CHAND & CO.
Firm Registration No: 000129N
Chartered Accountants

Preeti

Preeti Basniwal
Partner
Memebership No: 531468
UDIN: 25531468BMSBYJ9612

Date: November 12, 2025
Place of Signature: New Delhi

INDIA LEASE DEVELOPMENT LIMITED

Corporate Identity Number : L74899DL1984PLC019218
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website : www.indialease.com E-mail : info@indialease.com
GSTIN : 07AAACI0149R1ZB

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

(₹ In Lakhs Except EPS)

S.No.	Particulars	For the quarter ended			Six months ended		Year Ended
		30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Revenue from Operations						
i	Interest Income	14.08	12.52	14.51	26.60	27.11	54.25
ii	Dividend Income	0.18	0.23	0.18	0.41	0.36	0.89
iii	Rental Income	-	-	-	-	-	-
iv	Fees and commission Income	-	-	-	-	-	-
v	Net gain on fair value changes	-	-	-	-	-	-
vi	Net gain on derecognition of financial instruments under	-	-	-	-	-	-
vii	Sale of products (including Excise Duty)	-	-	-	-	-	-
viii	Sale of services	-	-	-	-	-	-
ix	Others (to be specified)	-	-	-	-	-	-
I	**Total revenue from operations**	14.26	12.75	14.69	27.01	27.47	55.14
II	**Other Income**						
	Profit on Sale of Investments	0.56	-	-	0.56	-	-
	Misc. Income	0.01	0.01	0.01	0.02	1.10	1.29
	Total	**0.57**	**0.01**	**0.01**	**0.58**	**1.10**	**1.29**
III	**Total Income (I + II)**	**14.83**	**12.76**	**14.70**	**27.59**	**28.57**	**56.43**
	Expenses						
i	Finance Costs	-	-	-	-	-	-
ii	Fees and commission expense	-	-	-	-	-	-
iii	Net Loss on fair value changes	-	-	-	-	-	-
iv	Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
v	Impairment on financial instruments	-	-	-	-	-	-
vi	Cost of material consumed	-	-	-	-	-	-
vii	Purchase of Stock-in-trade	-	-	-	-	-	-
viii	changes in Inventories of finished goods, stock-in-trade	-	-	-	-	-	-
ix	Employee benefits expense	8.37	8.14	8.06	16.51	16.17	34.93
x	Depreciation, amortisation and impairment	-	0.01	0.01	0.01	0.02	0.11
xi	Other expenses	3.85	3.56	3.39	7.41	6.79	17.46
xii	Legal & Professional Expenses	1.28	6.57	1.31	7.85	9.35	15.65
xiii	Loss on Sale of Investments	-	-	-	-	-	-
xiv	Inter Corporate Deposit written off	-	-	-	-	-	-
xv	Property, Plant & Equipments written off	-	-	-	-	-	-
IV	**Total Expenses**	**13.50**	**18.28**	**12.77**	**31.78**	**32.33**	**68.15**
V	**Profit / (Loss) before Exceptional items and tax (III-IV)**	**1.33**	**(5.52)**	**1.93**	**(4.19)**	**(3.76)**	**(11.72)**
VI	Exceptional items	-	-	-	-	-	-
VII	**Profit / (Loss) before Tax (V-VI)**	**1.33**	**(5.52)**	**1.93**	**(4.19)**	**(3.76)**	**(11.72)**
VIII	Tax expenses						
	(a) Current Tax	-	-	-	-	-	-
	(b) Deferred Tax charge	-	-	-	-	-	-
	(c) Tax adjustment (excess)/ short provision of earlier	-	-	-	-	-	-

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IX	**Net Profit / (Loss) for the period from continuing operations (VII-VIII)**	**1.33**	**(5.52)**	**1.93**	**(4.19)**	**(3.76)**	**(11.72)**
X	**Profit/(Loss) from discontinued operations**	-	-	-	-	-	-
XI	**Tax Expenses of discontinued operations**	-	-	-	-	-	-
XII	**Profit/(Loss) from discontinued operations (after tax) (X-XI)**	-	-	-	-	-	-
XIII	**Profit/(Loss) for the period (IX+XII)**	**1.33**	**(5.52)**	**1.93**	**(4.19)**	**(3.76)**	**(11.72)**
XIV	**Other comprehensive Income**						
A	(i) Items that will not be reclassified to profit and loss in subsequent period, net of tax	(35.80)	-	-	(35.80)	-	(44.30)
	(ii) Items that will be reclassified to profit and loss in subsequent period, net of tax	-	-	-	-	-	-
	Subtotal (A)	**(35.80)**	-	-	**(35.80)**	-	**(44.30)**
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	-	-	-	-	-	-
	Subtotal (B)	-	-	-	-	-	-
	Other Comprehensive Income (A + B)	**(35.80)**	-	-	**(35.80)**	-	**(44.30)**
XV	**Total Comprehensive Income for the period (XIII+XIV) (Comprising Profit (Loss) and other Comprehensive Income for the period)**	**(34.47)**	**(5.52)**	**1.93**	**(39.99)**	**(3.76)**	**(56.02)**
XVI	Paid-up Equity Share Capital (Face Value of ₹10 per Share)	1,470.02	1,470.02	1,470.02	1,470.02	1,470.02	1,470.02
XVII	Reserves excluding Revaluation Reserves as per Balance Sheet						(423.49)
XVIII	**Earning per Equity Share (for continuing operations) (Face Value of ₹ 10/- each)**						
	Basic (₹.)	0.01	(0.04)	0.01	(0.03)	(0.03)	(0.08)
	Diluted (₹.)	0.01	(0.04)	0.01	(0.03)	(0.03)	(0.08)
XIX	**Earning per Equity Share (for discontinued operations) (Face Value of ₹ 10/- each)**						
	Basic (₹)	-	-	-	-	-	-
	Diluted (₹.)	-	-	-	-	-	-
XX	**Earning per Equity Share (for continuing and discontinued operations) (Face Value of ₹ 10/- each)**						
	Basic (₹)	0.01	(0.04)	0.01	(0.03)	(0.03)	(0.08)
	Diluted (₹)	0.01	(0.04)	0.01	(0.03)	(0.03)	(0.08)

India Lease Development Ltd. Regd. Office 4/17-B Asaf Ali Road New Delhi

INDIA LEASE DEVELOPMENT LIMITED

STATEMENT OF STANDALONE ASSETS AND LIABILITIES

(₹ In Lakhs)

		As at 30.09.2025 (Unaudited)	As at 31.03.2025 (Audited)
	ASSETS		
1	**Financial Assets**		
(a)	Cash and Cash Equivalents	17.97	14.70
(b)	Bank Balance other than included in (a) above	150.00	-
(c)	Receivables		
	(i) Trade Receivables	-	-
	(ii) Other Receivables	-	-
(c)	Loans	-	-
(d)	Investments	822.97	1,024.14
(e)	Other Financial Assets	20.80	20.05
2	**Non-Financial Assets**		
(a)	Current Tax Assets (Net)	8.09	5.45
(b)	Property, Plant and Equipment	0.30	0.31
(c)	Other Non-Financial Assets	14.42	13.50
	Total Assets	**1,034.55**	**1,078.15**
	LIABILITIES AND EQUITY		
	LIABILITIES		
1	**Financial Liabilities**		
(a)	Payables		
	(I) Trade Payables		
	(i) Total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) Total Outstanding dues of creditors other than micro enterprises and small enterprises	1.65	4.48
	(II) Other Payables		
	(i) Total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) Total Outstanding dues of creditors other than micro enterprises and small enterprises	-	-
2	**Non-Financial Liabilities**		
(a)	Provisions	24.50	24.50
(b)	Other Non-Financial Liabilities	0.58	1.36
3	**EQUITY**		
(a)	Equity Share Capital	1,471.30	1,471.30
(b)	Other Equity	(463.48)	(423.49)
	Total Liabilities and Equity	**1,034.55**	**1,078.15**

By order of the Board of Directors
For India Lease Development Limited

Rajiv Gupta
Chairman
DIN : 00022964

Place New Delhi
Date : November 12, 2025

INDIA LEASE DEVELOPMENT LIMITED

STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2025

₹ in lakhs

	PARTICULARS	Half Year Ended 30.09.2025 (Unaudited)	Half Year Ended 30.09.2024 (Unaudited)
A	**CASH FLOWS FROM OPERATING ACTIVITIES**		
	Net Profit / (Loss) before Tax	(4.19)	(3.76)
	Adjustments for :		
	Depreciation on Property, Plant and Equipments	0.01	0.02
	Interest Income from Investments and Deposits	(26.60)	(27.11)
	Dividend Income from Investments and deposits	(0.41)	(0.36)
	Property, Plant & Equipments written off	-	-
	Fair Value Gain on Investment recognised on FVTPL		-
	Income from Repayment of SPV Debt	-	-
	Profit on Sale of Investment	(0.56)	-
	Loans given written off	-	-
	Inter Corporate Deposits written off	-	-
	Provision no longer required written back	-	-
	OPERATING PROFIT /LOSS BEFORE WORKING CAPITAL CHANGES	(31.75)	(31.21)
	Adjustments for :		
	Increase/(Decrease) in Trade & Other Payables	(2.83)	0.55
	Increase/(Decrease) in Provisions	-	-
	Increase/(Decrease) in Non Financial Liabilities	(0.79)	(0.47)
	(Increase)/Decrease in Other Non Financial Assets	-	-
	(Increase)/Decrease in Other Financial Assets	(0.17)	(1.85)
	CASH GENERATED FROM OPERATIONS	(35.54)	(32.98)
	Direct taxes paid	(2.64)	(2.55)
	CASH GENERATED FROM / (USED IN) OPERATIONS (A)	(38.18)	(35.53)
B	**CASH FLOWS FROM INVESTING ACTIVITIES**		
	Purchase of Property, Plant and Equipments	-	-
	Proceeds from Sale of Investments	7.81	-
	(Increase)/Decrease in Bonds, Mutual Fund & NCD (Net)	158.12	7.20
	Maturity/(Investment) made in bank deposits (having original maturity of more than 3 months)	(150.00)	-
	Interest Income from Investments and Deposits	25.11	27.11
	Dividend Income from Investments and deposits	0.41	0.36
	CASH FLOW FROM/ (USED IN) INVESTING ACTIVITIES (B)	41.45	34.67
C	**CASH FLOWS FROM FINANCING ACTIVITIES**		
	Increase/(Decrease) in Loans	-	-
	CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES (C)	-	-
	NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	3.27	(0.86)
	Cash and Cash Equivalents - Opening	14.70	15.10
	Cash and Cash Equivalents - Closing	17.97	14.24
	Cash and Cash Equivalents includes		
	Cash in Hand	-	-
	Balances With Banks in Current Account	17.97	14.24
	Fixed Deposit with Bank	-	-
	Less: Bank book Overdraft	-	-
	Total cash and cash equivalents for Cash Flow Statement	17.97	14.24

Notes :

1. Figures in the bracket indicate cash outflow
2. The above cash flow statement has been prepared under the Indirect method set out in the IND AS-7 'Statement of Cash Flows'

By order of the Board of Directors
For India Lease Development Limited

Rajiv Gupta
Chairman
DIN : 00022964

Place : New Delhi
Date : November 12, 2025

INDIA LEASE DEVELOPMENT LIMITED

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NOTES

1 The above Unaudited Financial Results are in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 were reviewed by the Audit Committee and thereafter approved and taken on record by the Board of Directors in their meeting held on Wednesday, 12th November, 2025.

2 The Statutory Auditors have carried out Limited Review of the Standalone Financial Results of the company for the quarter and half year ended 30th September, 2025 under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Statutory Auditors have expressed an unmodified report of the above results.

3 Company during the quarter ended 30th September, 2025 sold quoted investments in equity shares of Jayabharat Credt Limited based on the valuation obtained from an independent valuer, while prevailing quoted market prices for these equity shares were higher than the price at which sale has been made.This transaction was carried out as per the valuation report since the equity shares of this company are thinly traded on the stock exchange and company would not have been able to execute large volume at quoted price on stock exhange . Due to this sale of equity shares company has accounted for loss on sale of investments in Other Comprehensive Income of ₹ 35.80 Lakhs during the quarter and six months ended 30th September, 2025.

4 This statement has been prepared in accordance with the Companies (Indian Accounting Standard) Rules. 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.

5 The Company is primarily engaged in the business of financing and there are no separate reportable segments identified as per the Ind AS 108 - Segment Reporting.

6 The Company has discontinued fresh hire purchase/leasing business. The financial results have been prepared on a going concern basis despite Cumulative losses. The Management is of the view that the Company by realization of the assets will be able to generate enough funds to pay off its entire liabilities. In view of the above the accounts have been prepared on the assumption that the Company will continue as a Going Concern.

7 In view of carried forward losses and unabsorbed depreciation no provision for tax has been made.

8 Fair value changes in the value of long term investments will be considered in the audited accounts for the year ending 31st March, 2026. The effect of the same is not expected to be material.

9 Previous year/periods figures have been regrouped / reclassified, whenever necessary.

10 The financial results are available on the website of Bombay Stock Exchange Ltd. (www.bseindia.com) and the website of the Company i.e www.indialease.com.

By order of the Board of Directors
For India Lease Development Limited

Place : New Delhi
Date : November 12, 2025

Rajiv Gupta
Chairman
DIN : 00022964

Format for Disclosure of Related Party Transactions (applicable only for half-yearly filings i.e., 2nd and 4th quarter)

															Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.									
	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty										In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments					
Sr. No.	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of the related party transaction ratified by the audit committee	Date of Audit Committee Meeting where the ratification was approved	Value of transaction during the reporting period	Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)	Notes
1	INDIA EASE DEVELOPMENT LIMITED	AAACI0149R	SHRI MURALI.S	AIGPS2158B	KMP	Remuneration				3.16														
2	INDIA LEASE DEVELOPMENT LIMITED	AAACI0149R	SHRI ROHIT MADAN	ADOPM6495J	KMP	Remuneration				7.12														
3	INDIA LEASE DEVELOPMENT LIMITED	AAACI0149R	THE MOTOR & GENERAL FINANCE LIMITED	AAACT2356D	PROMOTER GROUP	Investment							106.89	106.89										
4	INDIA LEASE DEVELOPMENT LIMITED	AAACI0149R	JAYABHARAT CREDIT LIMITED	AAACJ0926B	OTHER RELATED PARTY	Investment							31.28	0.00										
Total value of transaction during the reporting period																								

India Lease Development Ltd. Regd. Office 4/17-B, Asaf Ali Road New Delhi-110002