Dewan P N Chopra & Co
Chartered Accountants
Windsor Grand, 15th Floor, Plot No. 1C, Sector-126, Noida-201303, U.P., India
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INDEPENDENT AUDITOR'S REVIEW REPORT ON STANDALONE UNAUDITED QUARTERLY FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED

To the Board of Directors of
Ansal Housing Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Ansal Housing Limited ("the Company") for the quarter ended June 30, 2026 ("the Statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

2. 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 Statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

4. **Emphasis of Matter**

   (a) We draw attention to Note 2 of the Statement regarding the order dated August 05, 2026 of the Adjudicating Authority under the Prevention of Money Laundering Act, 2002, ('the PMLA Act') confirming the attachment of the land and construction cost ('the assets') of the Company's project "Ansal Hub-83", Sector-83, Gurugram, and the consequent restriction on transfer of the assets. The Company is in the process of filing an appeal under Section 26 of the PMLA Act and the ultimate outcome of the matter is presently not ascertainable.

   (b) We draw attention to Note 3 & 4 of the statement which describe the matter of the Company with the Samyak Projects Private Limited ("Samyak"/"Collaborator").

   (c) We draw attention to Note 5 to the statement regarding pending litigation matters with Court/Appellate Authorities. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.

   (d) We draw attention to Note 7 of the statement regarding the net recoverable value

Dewan P N Chopra & Co Noida Chartered Accountants advances/security deposits paid by the company for the acquisition of land/project development.

(e) We draw attention to Note 9 of the Statement which describes that the Company have a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

Our conclusion is not modified in respect of above matters.

5. **Other Matters**

The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred as per the judgement of management of the company and certified by their technical personnel and being technical nature, have been relied upon by us.

Our conclusion is not modified in respect of above matter.

For **Dewan P N Chopra & Co**
Chartered Accountants
Firm Regn. No. 000472N

Dewan P N Chopra & Co
Noida
Chartered Accountants

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 26505371SVEYNI9079
Place of Signature: Vaishali, Ghaziabad
Date: August 13, 2026

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INDEPENDENT AUDITOR'S REVIEW REPORT ON CONSOLIDATED UNAUDITED QUARTERLY FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED

To the Board of Directors of
Ansal Housing Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results ("the Statement") of Ansal Housing Limited ("the Parent") and its subsidiaries (the parent and its subsidiaries together referred to as "the Group"), for the quarter ended June 30, 2026, being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The statement includes the results of the following entities:

   Holding Company

   1. Ansal Housing Limited

   Subsidiaries:

   1. A.R. Infrastructure Private Limited
   2. A.R. Paradise Private Limited
   3. Aevee Iron & Steel Works Private Limited
   4. Andri Builders & Developers Private Limited
   5. Anjuman Buildcon Private Limited
   6. Cross Bridge Developers Private Limited
   7. Fenny Real Estate Private Limited
   8. Geo Connect Limited
   9. Housing and Construction Lanka Private Limited
   10. Identity Buildtech Private Limited
   11. Maestro Promoters Private Limited
   12. Oriane Developers Private Limited
   13. Shamia Automobiles Private Limited

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14. Sunrise Facility Management Private Limited
15. Third Eye Media Private Limited
16. V.S. Infratown Private Limited
17. Wrangler Builders Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraph 8, 9 & 10 below nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. **Emphasis of Matter**

(a) We draw attention to Note 2 of the Statement regarding the order dated August 05, 2026 of the Adjudicating Authority under the Prevention of Money Laundering Act, 2002, ('the PMLA Act') confirming the attachment of the land and construction cost ('the assets') of the Company's project "Ansal Hub-83", Sector-83, Gurugram, and the consequent restriction on transfer of the assets. The Company is in the process of filing an appeal under Section 26 of the PMLA Act and the ultimate outcome of the matter is presently not ascertainable.

(b) We draw attention to Note 3 & 4 of the statement which describe the matter of the Company with the Samyak Projects Private Limited ("Samyak"/"Collaborator").

(c) We draw attention to Note 5 To the statement regarding pending litigation matters with Court/Appellate Authorities. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.

(d) We draw attention to Note 7 of the statement regarding the net recoverable value of advances/security deposits paid by the company for the acquisition of land/project development.

(e) We draw attention to Note 9 of the Statement which describes that the Company have a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors and the Financial Statement certified by the Board of Directors.

7. **Other Matters**

The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred as per the judgement of management of the company and certified by their technical personnel and being technical nature, have been relied upon by us.

Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors and the Financial Statement certified by the Board of Directors.

8. We did not review the interim financial results of one subsidiary included in the statement, whose interim financial results reflect total revenues of Rs. 977.38 Lakh, total net profit after tax

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of Rs. 30.46 Lakh and total comprehensive income of Rs. 30.46 Lakh for the quarter ended June 30, 2026 as considered in the statement. These interim financial results have been reviewed by other auditor whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, is based solely on the reports of the other auditor and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of the above matter.

9. The statement includes the interim financial results of sixteen subsidiaries which have not been reviewed by their auditors, whose interim financial results total revenue of Rs. 472.69 Lakh, total net loss after tax of Rs. 405.17 Lakh and total comprehensive loss of Rs. 405.17 Lakh for the quarter ended June 30, 2026, as considered in the statement. These interim financial statements have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial statements are not material to the Group.

   Our conclusion on the Statement is not modified in respect of the above matter.

10. The statement does not include the Group's share of net profit/loss for the quarter ended June 30, 2026, in respect of 1 associate, whose interim financial information has not been furnished to us. According to the information and explanations given to us by the Management, this interim financial information is not material to the Group.

    Our conclusion on the Statement is not modified in respect of the above matter.

For Dewan P N Chopra & Co
Chartered Accountants
Firm Regn. No. 000472N

Dewan P N Chopra & Co
Noida
Chartered Accountants

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 26505371CPCGMN5075
Place of Signature: Vaishali, Ghaziabad
Date: August 13, 2026

ansal HOUSING

ANSAL HOUSING LIMITED

CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBA ROAD, NEW DELHI - 110001

(Rs. in Lakh)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30th June, 2026

Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30.06.2026 (Unaudited)	31.03.2026 (Unaudited)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1	Income				
	a) Revenue from operations	3,220.26	6,004.38	6,660.93	28,468.63
	b) Other Income	42.74	362.14	31.18	460.42
	Total Income	3,263.00	6,366.52	6,692.11	28,929.05
2	Expenses				
	a) Cost of Construction, Raw Materials & Constructed Properties	1,841.66	4,234.99	4,554.39	21,103.21
	b) (Increase)/decrease in stock in trade and work in progress	19.27	24.07	5.80	86.33
	c) Employees benefits expense	279.51	414.72	260.90	1,168.87
	d) Finance Costs	468.93	613.96	706.90	2,548.38
	e) Depreciation	10.74	16.30	25.04	80.70
	f) Other expenditure	465.69	487.13	452.29	2,203.69
	Total Expenses	3,085.80	5,791.17	6,005.32	27,191.18
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	177.20	575.35	686.79	1,737.87
4	Exceptional Items- (Income/(Expense))	(93.00)	(492.80)	(334.46)	(1,318.81)
5	Profit (+)/ Loss (-) before tax (3+4)	84.20	82.55	352.33	419.06
6	Tax Expense				
	- Current Tax	-	-	-	-
	- Deferred Tax	21.89	289.50	97.44	266.93
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	62.31	(206.95)	254.89	152.13
8	Other Comprehensive Income (net of tax expense)	(3.04)	(189.06)	(7.11)	(210.40)
9	Total Comprehensive Income for the period (7+8)	59.27	(396.01)	247.78	(58.27)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	6,963.58	6,963.58	6,963.58	6,963.58
11	Other Equity				5,098.91
12	Earning Per Share (EPS) (Not Annualized)				
	Basic and Diluted EPS (In Rs.)	0.09	(0.30)	0.37	0.22

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Ansal Housing Limited
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REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBA ROAD, NEW DELHI - 110001

(Rs. In Lakh)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th June, 2026

Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30.06.2026 (Unaudited)	31.03.2026 (Unaudited)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1	**Income**				
	a) Revenue from operations	4,670.33	6,997.83	8,380.00	34,133.39
	b) Other Income	142.34	486.48	75.49	720.96
	Total Income	4,812.67	7,484.31	8,455.49	34,854.35
2	**Expenses**				
	a) Cost of Construction, Raw Materials & Constructed Properties	2,577.44	7,054.30	5,578.00	25,959.49
	b) Operation & Maintenance Expenses	762.73	684.61	745.25	3,046.54
	c) (Increase)/decrease in stock in trade and work in progress	40.12	24.08	5.80	691.51
	d) Employees benefits expense	483.28	627.78	430.08	1,977.54
	e) Finance Costs	493.80	635.69	722.43	2,626.77
	f) Depreciation	15.51	22.07	29.67	100.35
	g) Other expenditure	625.56	685.73	543.69	2,783.52
	Total Expenses	4,998.44	9,734.26	8,054.92	37,185.72
3	**Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)**	(185.77)	(2,249.95)	400.57	(2,331.37)
4	Exceptional Items- (Income/(Expense))	(93.00)	(346.11)	(342.31)	(1,180.26)
5	**Profit (+)/ Loss (-) before tax (3+4)**	(278.77)	(2,596.06)	58.26	(3,511.63)
6	Tax Expense				
	- Current Tax	11.74	24.18	6.22	32.59
	- Deferred Tax	21.89	232.09	81.22	192.61
7	**Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)**	(312.40)	(2,852.33)	(29.18)	(3,736.83)
8	Other Comprehensive Income (net of tax expense)	(3.04)	(183.24)	(7.11)	(204.58)
9	**Total Comprehensive Income for the period (7+8)**	(315.44)	(3,035.57)	(36.29)	(3,941.41)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	6,963.58	6,963.58	6,963.58	6,963.58
11	Other Equity				3,007.29
12	**Earning Per Share (EPS) (Not Annualized)**				
	Basic & Diluted EPS (In Rs.)	(0.45)	(4.10)	(0.04)	(5.37)

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ANSAL HOUSING LIMITED NEW DELHI

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CIN: L45201DL1983PLC016821
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Notes

1. The above financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 have been reviewed by the audit committee and approved by the Board of Directors at their respective meetings held on August 13, 2026. The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

2. The Directorate of Enforcement, Gurugram Zonal Office had, by Provisional Attachment Order No. 04/2026 dated 17 February 2026 issued under Section 5(1) of the Prevention of Money Laundering Act, 2002, attached the land and construction cost of the Company's project "Ansal Hub-83", Sector-83, Gurugram. The said land & construction cost is part of Project in Progress (PIP) and aggregates to Rs. 8,279.00 Lakhs, which was intimated to the stock exchange on 19 February 2026. The said PIP cost as per books has been reduced to Rs. 378.15 Lakhs as at June 30, 2026, on account of revenue recognized as per Ind AS - 115 "Revenue from Contracts with Customers" across multiple quarters. By an order dated 5 August 2026 in Original Complaint No. 194/2026, the Adjudicating Authority constituted under the said Act has confirmed the said attachment. The attachment operates as a restriction on the sale or transfer of, or creation of third-party rights in, the said assets and does not affect the Company's ownership, possession or use thereof, no order of confiscation having been passed; the Company's other assets and its business operations are unaffected. The Company has been legally advised that it has good grounds to appeal against the order under Section 26 of the said Act and is in the process of filing such an appeal. The ultimate outcome of the matter and its consequential impact, if any, are presently not ascertainable and will depend upon the outcome of the appeal and other legal proceedings and the management expects no material adjustment to the financial statements.

3. The company/holding company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83-II (Ansal Boulevard), Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company/holding company to make the payment related to the project under a collaboration and failed to discharge its obligations for the repayment. The company/holding company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process (CIRP) which has been dismissed by the Hon'ble NCLT vide order dated February 28, 2023. Against the said order the company/holding company has filed an appeal in Hon'ble National Company Law Appellate Tribunal (NCLAT) which was disposed off stating that the company has the liberty to exhaust other remedies before any other appropriate forum. Consequently, the company/holding company, knocked the door of the Hon'ble Supreme Court wherein, vide order dated 12th March, 2024, the Hon'ble Supreme Court also upheld the order of the NCLAT. The company initially was in the process of filing civil suit for recovery, however the Company after discussion with the legal counsel consolidated/merged its claim/recovery case in above legal proceedings along with the Arbitration proceedings currently ongoing with the Samyak Projects Private Limited ("Samyak") as explained in point 3 below. The management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts. Further company/holding company has not recognized the interest income amounting to Rs. 1,967.25 Lakh, Rs. 1,821.49 Lakh, Rs. 1,507.35 Lakh for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and Rs. 6,699.76 Lakhs for the year ended March 31, 2026 due to the uncertainty of the realization of income as per Ind AS 115, "Revenue from Contract with Customer".

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ANSAL HOUSING LIMITED NEW DELHI

4. In another matter of an arbitration between the Company/holding company and Samyak Projects Private Limited, the Arbitral Tribunal vide order dated June 14, 2024, has initiated the forensic audit in order to determine and settle some claims and counterclaims of both the parties. The Arbitral Tribunal vide order dated May 22, 2024, appointed Grant Thornton ('hereinafter referred to as the auditor') as auditors to undertake the forensic audit. The Arbitral Tribunal has advised a forensic audit of the relevant records in each of the below-mentioned projects, particularly in the areas limited to customer bookings and receivables, and other related areas, if required by the auditor while doing the forensic audit. Considering the voluminous financial records and thousands of number of entries, the tribunal appointed an expert to verify the financial accounts and records related to the project. The projects covered under the ambit of forensic audit are: -
   a. Ansal Boulevard, Sector 83, Gurugram
   b. Ansal Hub, Sector 83, Gurugram
   c. Ansal Height, Sector 86, Gurugram
   d. Ansal Height, Sector 92, Gurugram

5. Due to unascertainable outcomes for pending litigation matters with Court/Appellate Authorities, the group's management expects no material adjustments on the financial statements. Further, the company/holding company may be liable to pay compensation and interest, if any under certain agreements and civil cases preferred against the company/holding company. The actual liability on account of contingencies may differ from the provisions already created in the books of accounts.

6. Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company/Group is mainly engaged in the business of real estate development viz. construction of residential/commercial properties. As the Company/Group's business actually falls within a single segment, the disclosure requirement of Ind AS – 108 in this regard is not applicable.

7. The net recoverable value of advances/security deposits paid by the company/group for the acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of the project, expected date of completion of the project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

8. **Exceptional Item**

The company/group has disclosed the impact of following events as exceptional item as under:

Standalone Financial Results

(Rs. In Lakh)

Particulars	**Note**	**Quarter Ended 30.06.2026**	**Quarter Ended 31.03.2026**	**Quarter Ended 30.06.2025**	**Year Ended 31.03.2026**
Provision/expenses on account of litigation matters	(a)	(93.00)	(346.11)	(334.46)	(1,172.12)
Loss on account	(b)	-	(146.69)	-	(146.69)

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ANSAL HOUSING LIMITED NEW DELHI

of impairment of investment in Subsidiary					
Total		**(93.00)**	**(492.80)**	**(334.46)**	**(1,318.81)**

Consolidated Financial Results

(Rs. In Lakh)

Particulars	**Note**	**Quarter Ended 31.03.2026**	**Quarter Ended 31.03.2026**	**Quarter Ended 30.06.2025**	**Year Ended 31.03.2026**
Gain on Account of Borrowing restructured	(a)	-	-	-	-
Provision/expenses on account of litigation matters	(b)	(93.00)	(346.11)	(342.31)	(1,180.26)
Total		**(93.00)**	**(346.11)**	**(342.31)**	**(1,180.26)**

(a) During the quarter ended June 30, 2026 the company/holding company has recognized provision/expenses on account of litigation matters.

(b) During the year ended March 31, 2026, the company has recognized an impairment loss on its investment in M/s Identity Buildtech Private Limited (a wholly-owned subsidiary company) amounting to Rs. 146.69 Lakhs.

9. The Company/Group have a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

10. The figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures of the nine months ended December 31, 2025 as approved by the board of directors.

11. Previous quarter/year figures have been regrouped/reclassified wherever considered necessary to conform to the current period classification which is not material to the company/group.

12. The above results are available on the website of the Company/holding company i.e., www.ansals.com and on the website of Bombay Stock Exchange of India Limited i.e., www.bseindia.com

For and on behalf of the Board

Kushagr Ansal

(KUSHAGR ANSAL)
MANAGING DIRECTOR & CEO
DIN: 01216563
Date: - August 13, 2026

ANSAL HOUSING LIMITED NEW DELHI

Dewan P N Chopra & Co. Noida Chartered Accountants