BINNY LIMITED

Estd 1799
CIN No. : L 17111TN1969PLC005736

20-06-2026

To,
The Manager,
The Department of Corporate Services,
BSE Limited, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai — 400 001

Dear Sir,

Subject: Outcome of Board Meeting held today, the 20th June, 2026, in terms of Regulation 30(6) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
Scrip Code: 514215

Further to our letter dated 10th June, 2026, we wish to inform you that, the Board of Directors at their meeting held today 20th June, 2026, considered and approved the following:

1) Unaudited Financial Results for the quarter ended 31st December,2025 with Limited Review Report of the Auditor under Regulation 33(c) of the SEBI (LODR) Regulations, 2015 which are attached herewith.

The Meeting Commenced at 03:30 PM and concluded at 05:30 PM

Kindly take the above information on record.

Thank You,

Yours Faithfully

For **BINNY LIMITED**

Sathyanarayanan Balakrishnan
Whole Time Director
DIN: 06620068

BINNY LIMITED CHENNAI 600 012.

Regd. Office :
No.1, Cooks Road, Perambur, Chennai - 600 012. Tel No.: 044-2662 1053, e-mail : binnyho@binnyltd.in
GSTIN : 33AAACB2529G1Z6 Website : www.binnyltd.in

Independent Auditor's review report on quarterly Standalone Financial Results of Binny Limited pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Binny Limited

1. We have reviewed the accompanying statement of unaudited standalone quarterly financial results of Binny Limited ('the Company') for the quarter and period ended December 31, 2025, being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('Listing Regulations').

2. The Statement is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34, 'Interim Financial Reporting' 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 in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of interim Financial Information performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

4. The Company has advanced in the earlier years ₹ 2,918.05 Lakhs to RRB Energy Limited in respect of which the company has not provided us with sufficient appropriate audit evidence supporting the recoverability of the amount. Further no confirmation of balance has been provided to us. No impairment has been considered in these accompanying standalone financial results. The company has filed before the Hon'ble National Company Law Tribunal (NCLT), New Delhi, seeking initiation of insolvency proceedings against the said party.

VENKATESH & Co. CHENNAI Chartered Accountants

5. With respect to Sale Agreement between the Company and M/s Sankhlecha Infra Projects Private Ltd, the Company has not recognised revenue in the earlier financial years in accordance with the provisions

of Ind AS 115. The Company had entered into a Sale Agreement with M/s Sankhlecha Infra Projects Private Ltd for a total consideration of ₹4,170 lakhs. Possession of the land was handed over to the said party on the basis of a registered Power of Attorney and the latter has completed the construction activities on the said land. Further, a sum of ₹2,258 lakhs was received in the earlier years and the same is accounted under Other Current Liabilities. In view of the above we are unable to comment on the completeness and appropriateness of the recognition of revenue, and compliance with provisions of Indian Accounting Standard 115.

Qualified Conclusion

Based on our review conducted as above, except for the effects of the matters described in Paragraphs 4 and 5 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable Ind AS and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Venkatesh & Co.,
Chartered Accountants
FRN : 004636S

VENKATESH & Co. CHENNAI Chartered Accountants

CA Desikan G
Partner
M No : 219101
UDIN : 26219101KCKQEU3320
Chennai., 20th June, 2026

BINNY LIMITED
CIN : L17111TN1969PLC005736
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STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTH ENDED 31ST DECEMBER 2025

(INR in Lakhs)

S No.	Particulars	Quarter Ended		Nine Month Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income					
	(a) Revenue from operations	1,908.34	1,442.55	4,292.04	3,986.58	8,298.91
	(b) Other Income	0.08	148.81	151.42	315.49	334.22
	Total Income	1,908.42	1,591.36	4,443.46	4,302.07	8,633.14
2	Expenses					
	(a) Changes in inventories of finished goods, work-in-progress and stock-in-trade	213.93	173.62	509.37	492.80	1,662.49
	(b) Employee benefits expense	15.90	11.67	36.69	255.16	185.94
	(c) Finance Costs	0.48	0.70	2.19	8.97	11.36
	(d) Depreciation and amortisation expense	7.73	7.91	24.38	45.43	56.72
	(e) Other expenses	78.48	118.05	294.95	672.73	684.71
	Total expenses	316.54	311.95	867.60	1,475.09	2,601.23
3	**Profit/(loss) before exceptional items (1 - 2)**	1,591.88	1,279.41	3,575.86	2,826.98	6,031.90
4	Exceptional Items	-	-	-	-	-
5	**Profit/(loss) before tax (3 - 4)**	1,591.88	1,279.41	3,575.86	2,826.98	6,031.90
6	**Tax Expense/(Benefit)**					
	Current Tax	426.69	275.15	868.99	434.24	1,507.41
	Current Tax pertaining to previous year	0.00	-	157.90	-	-
	Deferred Tax	10.42	6.42	25.14	752.27	-127.42
7	**Profit/(loss) for the period (5 - 6)**	1,154.77	997.84	2,523.83	1,640.47	4,651.91
	Other comprehensive income (OCI)	0.00	0.00	-1.22	-	8.08
8	**Total Other comprehensive income**	0.00	0.00	-1.22	-	8.08
9	**Total comprehensive income for the period (7+8)**	1,154.77	997.84	2,522.61	1,640.47	4,659.99
10	Paid-up equity share capital (Face value Rs. 5/- each)	1,115.97	1,115.97	1,115.97	1,115.97	1,115.97
11	Earnings per share (of Rs 5/- each) (not annualised):					
	(a) Basic (Rs.)	5.17	4.47	11.31	7.35	20.84
	(b) Diluted (Rs.	5.17	4.47	11.31	7.35	20.84
	See accompanying notes to the financial results					

BINNY LIMITED CHENNAI 600 012.

For BINNY LIMITED

Whole Time Director

Notes:

1. The Financial results for the Quarter and Nine month ended 31st December 2025 were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 20-June-2026.
2. The company operates only one segment viz. Real Estate Business.
3. Revenue from Operations:

   The Revenue from Operations consist of the revenue recognised under Second Amended and Reinstated Joint Development Agreement dated 06-08-2025 includes Rs. 4,189.44 Lakhs.

   The settlement under the aforesaid Joint Development Agreement was arrived at through a Special Committee appointed by the Board of the Company. The Special committee was headed by Hon'ble Retired Justice Bhaskar. The said Committee appointed two independent valuers to carry out a comprehensive valuation exercise. The valuers examined the entire development area of the project and bifurcated the settlement into two components, namely:

   a. Up to 53.18 lakh sq. ft. of saleable area will be settled through a lump sum payment, after adjusting all prior payments made under the original JDA. (Phase I)
   b. The balance saleable area, out of a total contemplated 120 lakh sq. ft. (including Premium FSI) will be developed under an Area sharing model. (Phase II)

   With respect to the Phase-I development, M/s. SPR Construction Pvt Ltd, the developer will settle to the company a further sum of Rs. 30,000 lakhs in addition to Rs. 62,351.95 lakhs as company's share. The settlement figures have been arrived at the valuation by discounting the future cash flows to their present value using the Discounted Cash Flow (DCF) method.

4. Status of Implementation of Settlement Scheme entered into with M/s. Mohan Breweries and Distilleries Limited (MBDL), as approved by public shareholders on 09.10.2021.

   a). Windmill Land of 850 Acres.
   Out of 850 Acres of Windmill land taken over by the company from MBDL for a consideration of Rs. 27 Crores, 800 Acres of Land have already been sold for a sum of Rs. 31 Crores and the amounts have been received in the company's Bank Accounts. Balance 50 Acres of Land is under sale and the amount will be realised.

   b). Chengalpet Land of 112.72 Acres.

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Whole Time Director

As per the directions of the Securities Appellate Tribunal (SAT), to compile with the SEBI Order dated 31.07.2024, Sale Deed have been executed for the entire lands for a consideration of Rs. 22,205.67 Lakhs.

c). Valasaravakkam Land of 12.43 Acres.

In respect of the 12.43 acres of land at Valasaravakkam, taken over by the Company from M/s Mohan Breweries and Distilleries Limited (MBDL) for a consideration of Rs. 26,500 Lakhs under the Scheme of Settlement, the Company wanted to develop it into a residential complex on Joint Development model (JDA) instead of monitzing it as selling as land. For the same the company has entered into the Joint Development Agreement (JDA) with M/s. Osian Construction Pvt Ltd, Chennai with due approval the Board of Directors and Shareholders. The revenue from the project is estimated at Rs. 1486 Crores of which the company's share works out about Rs. 693 Crores.

d). Advances to Unrelated Vendors Rs. 28,530 Lakhs.

As per the Settlement Scheme approved by the public shareholders on 09.10.2021, these advances were transferred / assigned in favour of MBDL and was adjusted by the company towards the amounts to MBDL in respect of the following.

i). Redemption of 9% Preference share capital issued to MBDL – Rs. 11,722.00 Lakhs.

ii). Arrears of Cumulative dividend payable on the above up to 30.06.2021 to MBDL – Rs. 15,141.00 Lakhs.

Necessary entries have already been passed and these advances were shown as squared / recovered in Binny's Books and disclosed in the Audited Financials for the year ended 31.03.2022 (Note No. 15 in Page No. 68).

Thus, as per the company's opinion, the settlement scheme stands fully implemented / complied.

Necessary affidavit has been filed by the company before SAT and the hearing is in progress.

5. The Company has already initiated legal action under the Insolvency and Bankruptcy Code (IBC) for recovery of ₹2,918.05 lakhs along with simple interest at 24% per annum, aggregating to ₹6,061.05 lakhs. M/s RRB has issued a confirmation of balance for the principal amount by its letter dated 17th July 2021. Although the confirmation letter has crossed the limitation period, M/s RRB has consistently disclosed this liability to M/s Binny Limited in its audited financial statements, including for the year ended 31.03.2025. Such disclosures constitute a legal acknowledgment of debt and provide sufficient evidence in the on-going legal proceedings.

   Consequently, the Company filed an application under Section 9 of the Insolvency and Bankruptcy Code, 2016 before the Hon'ble National Company Law Tribunal (NCLT), New Delhi, bearing Diary number/Year 0710102011012026, and seeking initiation of insolvency proceedings against M/s RRB Energy Limited.

For BINNY LIMITED

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Whole Time Director

The Application filed by the company came up for hearing on 19.02.2026. The matter was argued. After the hearing the Tribunal admitted the application and fixed the next date of hearing on 17.07.2026.

6. M/s Sanklecha Infra projects Private Limited has obligation to pay the balance consideration of Rs. 1,912.00 lakhs and accordingly the revenue has not been recognised as per the provisions of Indian Accounting Standards 115. The Management wish to state that immediately upon the receipt of balance consideration of Rs. 1,912.00 lakhs, the sale deed will be executed and the revenue will be recognised.

7. Previous period's figures have been regrouped/recast, wherever necessary, to conform to the classification on the current period 's classification.

For Binny Limited

Sathya Narayanan Balakrishnan
Whole Time Director

BINNY LIMITED CHENNAI 600 012.

Place: Chennai
Date: 20-June-2026