

To  
The General Manager- Listing  
BSE Limited  
24<sup>th</sup> Floor, P J Towers, Dalal Street, Fort  
**Mumbai – 400001**

August 06, 2025

Dear Sir/Madam,

**Sub: Outcome of Board Meeting of Mac Charles (India) Limited held on August 06, 2025, pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”)**

**Ref: Scrip Code 507836**

We wish to inform you that the Board of Directors of Mac Charles (India) Limited, at its meeting held on Wednesday, August 06, 2025, at the registered office of the company at 1<sup>st</sup> Floor, Embassy Point, 150 Infantry Road, Bangalore – 560001/OVAM has, inter-alia:

- i) Considered and approved Unaudited Financial Results for the Quarter ended on June 30 2025 on standalone and consolidated basis together with the Report on Limited Review from the Auditors thereon pursuant to Regulation 33 of SEBI LODR.
- ii) Appointment of Ms. Barkha Mahtani (DIN:01405079) as an Additional Director of the Company in the capacity of Non-Executive and Independent Director with effect from 06<sup>th</sup> August 2025 for a term of five consecutive years.
- iii) Taken on record the completion of the term of Ms. Tanya John (DIN:06641106) as Non-Executive Independent Director with effect from 19<sup>th</sup> August 2025.
- iv) Re-constitution of Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, Corporate Social Responsibility Committee and Stakeholders Relationship Committee.
- v) Approval of Secretarial Audit Report for the financial year ended on 31<sup>st</sup> March 2025.
- vi) Approval of Directors Report, Corporate Governance Report, Report on Management Discussion and Analysis, Report on Corporate Governance, Report on Corporate Social Responsibility, Report on Business Responsibility and Sustainability Report, along with disclosures, certifications and other reports.
- vii) Approved the Notice of Annual General Meeting (“AGM”) for the FY 2024-25 and conduct the Annual General Meeting on 19<sup>th</sup> September 2025.
- viii) To take note of Non-payment of Dividend.
- ix) To close register of Members from 04<sup>th</sup> September 2025 to 19<sup>th</sup> September 2025 for the purpose of AGM
- x) Appointment of Mr. Umesh P Maskeri as Scrutinizer for Annual General Meeting for the FY 2024-25.
- xi) Fixed the Cut-off date for remote e-voting for the said Annual General Meeting as 12<sup>th</sup> September 2025.
- xii) To increase the tenure of the existing Inter Corporate Deposit Agreement between the Company, Blue Lagoon Real Estate Private Limited and Neptune Real Estate Private Limited.

**MAC CHARLES (INDIA) LTD.**  
**CIN No. L55101KA1979PLC003620**

**Regd. Office:**  
**1<sup>st</sup> Floor, Embassy Point**  
**150 Infantry Road,**  
**Bangalore – 560 001**

**Phone: Tel. No: 080-47222333**  
**Email: [investor.relations@maccharlesindia.com](mailto:investor.relations@maccharlesindia.com)**  
**website: [www.maccharlesindia.com](http://www.maccharlesindia.com)**

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The meeting commenced at 02:00 P.M. and concluded at 5:35 P.M.

We request you to take on record of the same.

Thanking you,

**For Mac Charles (India) Limited**

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**Richa Saxena**

**Company Secretary and Compliance Officer**

**ACS No A17163**

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Walker Chandiook & Co LLP  
5th Floor, No.65/2, Block "A",  
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## **Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of Mac Charles (India) Limited pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

### **To the Board of Directors of Mac Charles (India) Limited**

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Mac Charles (India) Limited ('the Company') for the quarter ended 30 June 2025, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations. 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 the Standards on Auditing specified under section 143(10) of the Act, 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.

# Walker Chandniok & Co LLP

## Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

4. 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 recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

### For Walker Chandniok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

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**Madhu Sudan Malpani**

Partner

Membership No.: 517440

UDIN: 25517440BMLKFQ8690

**Place:** Gurugram

**Date:** 6 August 2025

MAC CHARLES (INDIA) LIMITED

CIN: L55101KA1979PLC003620

Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of Unaudited Standalone Financial Results for the quarter ended 30 June 2025

(₹ in million except per share data)

Sl. No.	Particulars	Quarter Ended		Year Ended	
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		Unaudited	Refer note 2	Unaudited	Audited
<b>1</b>	<b>Income</b>				
	a) Revenue from operations	218.01	19.21	18.37	98.31
	b) Other income	161.94	212.08	122.54	632.71
	<b>Total income (a+b)</b>	<b>379.95</b>	<b>231.29</b>	<b>140.91</b>	<b>731.02</b>
<b>2</b>	<b>Expenses</b>				
	a) Employee benefits expense	24.67	27.93	27.77	114.95
	b) Finance costs	314.17	338.20	205.56	991.81
	c) Depreciation and amortisation expense	49.23	4.73	5.59	21.48
	d) Other expenses	39.75	58.93	40.80	193.53
	<b>Total expenses (a+b+c+d)</b>	<b>427.82</b>	<b>429.79</b>	<b>279.72</b>	<b>1,321.77</b>
<b>3</b>	<b>Loss before tax (1-2)</b>	<b>(47.87)</b>	<b>(198.50)</b>	<b>(138.81)</b>	<b>(590.75)</b>
<b>4</b>	<b>Tax expense</b>				
	- Current tax	-	-	-	-
	- Deferred tax	-	-	-	-
<b>5</b>	<b>Loss after tax (3-4)</b>	<b>(47.87)</b>	<b>(198.50)</b>	<b>(138.81)</b>	<b>(590.75)</b>
<b>6</b>	<b>Other comprehensive income</b>				
	<b>Items that will not be reclassified to profit or loss:</b>				
	- Remeasurements of defined benefit (liability)/asset	-	1.70	-	1.70
	- Equity instruments through other comprehensive income - net changes in fair value	1.34	(3.54)	6.62	1.14
	- Income tax relating to above items	-	-	-	-
<b>7</b>	<b>Total other comprehensive income, net of tax</b>	<b>1.34</b>	<b>(1.84)</b>	<b>6.62</b>	<b>2.84</b>
<b>8</b>	<b>Total comprehensive income (5+7)</b>	<b>(46.53)</b>	<b>(200.34)</b>	<b>(132.19)</b>	<b>(587.91)</b>
<b>9</b>	Paid-up equity share capital (face value of ₹ 10 each)	131.01	131.01	131.01	131.01
<b>10</b>	Reserves excluding revaluation reserve				3,946.08
<b>11</b>	Earnings per equity share (not annualised for the quarters)				
	(a) Basic (₹)	(3.65)	(15.15)	(10.60)	(45.09)
	(b) Diluted (₹)	(3.65)	(15.15)	(10.60)	(45.09)

See accompanying notes to the unaudited standalone financial results

**MAC CHARLES (INDIA) LIMITED**

**CIN: L55101KA1979PLC003620**

**Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001**

**Additional disclosures as per Regulation 52(4) of SEBI ( Listing Obligations and Disclosure Requirements ) Regulation, 2015:**

*All amounts are in ₹ million, unless otherwise stated*

**Details of outstanding Non convertible debentures ("NCD"):**

Sr. No.	ISIN	No. of NCD	Amount of Issue (in million)	Credit rating
1	INE435D07128 w.e.f. 19 December 2024 (INE435D07078 till 18 December 2024)	500	500	ACUITE BBB STABLE

Sr. No.	Particular	Quarter Ended			Year Ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		Unaudited	Refer note 2	Unaudited	Audited
1	Debt-Equity ratio (Total borrowings ÷ Equity)	2.60	2.57	2.05	2.57
2	Debt Service Coverage Ratio (DSCR) (Profit before tax, interest and depreciation and amortisation) ÷ (Interest expense together with principal repayments of long term borrowings during the period)	1.00	0.02	0.35	0.06
3	Interest Service Coverage Ratio (ISCR) (Profit before tax, interest and depreciation and amortisation) ÷ interest expense	1.00	0.43	0.35	0.43
4	Paid up debt capital/ Outstanding debt (Non current borrowing + current borrowing)	10,461.59	10,467.50	8,632.85	10,467.50
5	Debenture Redemption Reserve	NA	NA	NA	NA
6	Capital Redemption Reserve	NA	NA	NA	NA
7	Net worth (paid up share capital + other equity)	4,030.56	4,077.08	4,205.26	4,077.08
8	Current ratio (Current assets ÷ Current liabilities)	2.21	4.62	15.84	4.62
9	Long term debt to working capital ratio (Non current borrowing + current borrowing) ÷ (Current assets - current liabilities - current maturities of long-term borrowings)	14.82	10.34	3.36	10.34
10	Bad debt to account receivable ratio (Bad debt ÷ Average trade receivables)	NA	NA	NA	NA
11	Current liability ratio (Total current liabilities ÷ Total liabilities)	0.05	0.02	0.02	0.02
12	Total debt to total assets ratio (Total Debt ÷ Total Assets less assets held for sale)	0.69	0.71	0.66	0.71
13	Debtors turnover ratio (Annualised) (Revenue from operations ÷ Average trade receivables)	45.00	4.20	6.63	5.38
14	Inventory turnover ratio	NA	NA	NA	NA
15	Operating margin (%) (EBITDA - Other Income ÷ Revenue from operations)	70%	-352%	-273%	-214%
16	Net profit margin (%) (Net Loss after tax ÷ Total Income)	-13%	-86%	-99%	-81%

**MAC CHARLES (INDIA) LIMITED**  
**CIN: L55101KA1979PLC003620**  
**Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001**

**Notes:**

- 1 The Statement of unaudited standalone financial results ('the Statement') of Mac Charles (India) Limited ('the Company') for the quarter ended 30 June 2025 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in its meeting held on 06 August 2025. The review report of the statutory auditors is being filed with Bombay Stock Exchange and is also available on the Company's website [www.maccharlesindia.com](http://www.maccharlesindia.com).
- 2 The figures for the quarter ended 31 March 2025 as reported in these standalone financial results are the balancing figures between audited figures in respect of full financial year and the published year to date figures upto 31 December 2024. Also, the figures up to the end of the third quarter i.e., 31 December 2024, have only been reviewed and not subjected to audit.
- 3 Pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (hereinafter referred to as "Listing Regulations"), the management has decided to publish unaudited standalone and consolidated financial results in the newspapers. The said financial results of the Company will also be made available on the Company's website [www.maccharlesindia.com](http://www.maccharlesindia.com) and also on the website of BSE ([www.bseindia.com](http://www.bseindia.com)).
- 4 The unaudited standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standard) Amendment Rules, 2016 and in terms of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations.
- 5 Segment information has been provided under the notes forming part of the consolidated unaudited financial results for the quarter ended 30 June 2025 as per Indian Accounting Standard (Ind AS) 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.
- 6 The Company has entered into an agreement to release a maximum sum of ₹ 6,000.00 million as inter corporate deposits which shall be interest free and repayable in 5 years from the date of execution of agreement, to Mac Charles Hub Projects Private Limited, a wholly owned subsidiary. The Company has released a sum of ₹ 29.00 million during the quarter ended 30 June 2025. Total funds released (net) as at 30 June 2025 amounts to ₹3,993.97 million.
- 7 During the quarter ended 30 June 2025, the Company has received Occupancy Certificate for its building, Embassy Zenith, upon completion of the office building. The Company has also entered into lease deed for floors 5th to 13th of the above building on 03 April 2025 and has handed over these floors to the lessee.
- 8 The Board of Directors of the Company, in its meeting held on 13 September 2024, has approved the Scheme of Arrangement ("Scheme") in accordance with the provisions laid down under Sections 230-232 of the Companies Act, 2013 to consider the Demerger of Demerged Undertaking from Mac Charles (India) Limited ("Demerged Company") to Embassy Prism Ventures Limited ("Resulting Company"), wholly owned subsidiary of the Company. The Scheme has been filed with Bombay Stock Exchange, however the approval is pending to be received.

For and on behalf of Board of Directors of  
**Mac Charles (India) Limited**

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**Harish Anand**  
Whole-time Director

Bengaluru  
06 August 2025

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Walker Chandiook & Co LLP  
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## **Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of Mac Charles (India) Limited pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

### **To the Board of Directors of Mac Charles (India) Limited**

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Mac Charles (India) Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the list of subsidiaries included in the Statement) for the quarter ended 30 June 2025, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 Listing Regulations, to the extent applicable.

# Walker Chandiook & Co LLP

## Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review report of the other auditor referred to in paragraph 5 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We did not review the interim financial information of one subsidiary included in the Statement whose financial information reflects total revenues of ₹ Nil, total net loss after tax of ₹ 0.01 million and total comprehensive loss of ₹ 0.01 million, for the quarter ended on 30 June 2025, as considered in the Statement. These interim financial information have been reviewed by other auditor whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the review report of such other auditor and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified with respect to our reliance on the work done by and the report of the other auditor.

### For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

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**Madhu Sudan Malpani**

Partner

Membership No.: 517440

UDIN: 25517440BMLKFR5100

**Place:** Gurugram

**Date:** 6 August 2025

# Walker Chandniok & Co LLP

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)**

## **Annexure 1**

### **List of subsidiaries included in the Statement**

1. Neptune Real Estate Private Limited
2. Blue Lagoon Real Estate Private Limited
3. Mac Charles Hub Projects Private Limited
4. Embassy Prism Ventures Limited (from 13 September 2024)

MAC CHARLES (INDIA) LIMITED  
CIN: L55101KA1979PLC003620

Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

Statement of Unaudited Consolidated Financial Results for the quarter ended 30 June 2025

(₹ in million except per share data)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		Unaudited	Refer note 2	Unaudited	Audited
<b>1</b>	<b>Income</b>				
	a) Revenue from operations	218.01	19.21	18.37	98.31
	b) Other income	21.57	42.96	45.96	207.52
	<b>Total income (a+b)</b>	<b>239.58</b>	<b>62.17</b>	<b>64.33</b>	<b>305.83</b>
<b>2</b>	<b>Expenses</b>				
	a) Land purchase and related cost	1.25	963.78	-	963.78
	b) Changes in inventories	(1.25)	(963.78)	-	(963.78)
	c) Employee benefits expense	38.87	46.40	38.40	165.48
	d) Finance costs	314.17	312.84	203.33	959.04
	e) Depreciation and amortisation expense	49.24	4.77	5.63	21.63
	f) Other expenses	46.58	63.21	45.85	217.45
	<b>Total expenses (a+b+c+d)</b>	<b>448.86</b>	<b>427.22</b>	<b>293.21</b>	<b>1,363.60</b>
<b>3</b>	<b>Loss before tax (1-2)</b>	<b>(209.28)</b>	<b>(365.05)</b>	<b>(228.88)</b>	<b>(1,057.77)</b>
<b>4</b>	<b>Tax expense</b>				
	- Current tax	-	-	-	-
	- Deferred tax	-	-	-	-
<b>5</b>	<b>Loss after tax (3-4)</b>	<b>(209.28)</b>	<b>(365.05)</b>	<b>(228.88)</b>	<b>(1,057.77)</b>
<b>6</b>	<b>Other comprehensive income</b>				
	<b>Items that will not be reclassified to profit or loss:</b>				
	- Remeasurements of defined benefit (liability)/asset	-	0.95	-	0.95
	- Equity instruments through other comprehensive income - net changes in fair value	1.34	(3.54)	6.62	1.14
	- Income tax relating to above items	-	-	-	-
<b>7</b>	<b>Total other comprehensive income, net of tax</b>	<b>1.34</b>	<b>(2.59)</b>	<b>6.62</b>	<b>2.09</b>
<b>8</b>	<b>Total comprehensive income (5+7)</b>	<b>(207.94)</b>	<b>(367.64)</b>	<b>(222.26)</b>	<b>(1,055.68)</b>
<b>9</b>	Paid-up equity share capital (face value of ₹ 10 each)	131.01	131.01	131.01	131.01
<b>10</b>	Reserves excluding revaluation reserve				893.71
<b>11</b>	Earnings per equity share (not annualised for the quarters)				
	(a) Basic (₹)	(15.97)	(27.86)	(17.47)	(80.74)
	(b) Diluted (₹)	(15.97)	(27.86)	(17.47)	(80.74)

See accompanying notes to the unaudited consolidated financial results

**MAC CHARLES (INDIA) LIMITED**  
**CIN: L55101KA1979PLC003620**  
**Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001**

**Consolidated segment wise revenue, results, segment assets and liabilities**

Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker ("CODM") evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., real estate and sale of electricity.

Financial information on our consolidated reportable operating segments for the quarter ended 30 June 2025 is set out as below:

Sr. No.	Particulars	Quarter Ended			Year Ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		Unaudited	Refer note 2	Unaudited	Audited
<b>1</b>	<b>Segment revenue</b>				
	a. Real estate	197.16	-	-	-
	b. Sale of electricity	20.38	18.76	17.92	96.51
	c. Others	0.47	0.45	0.45	1.80
	<b>Gross revenue from operations</b>	<b>218.01</b>	<b>19.21</b>	<b>18.37</b>	<b>98.31</b>
<b>2</b>	<b>Segment results</b>				
	a. Real estate	(46.53)	-	-	-
	b. Sale of electricity	3.09	2.31	2.21	16.01
	c. Others	0.47	0.45	0.45	1.80
	<b>(Loss)/Profit before other adjustments</b>	<b>(42.97)</b>	<b>2.76</b>	<b>2.66</b>	<b>17.82</b>
	Add: Unallocable other income	21.57	42.96	45.96	207.52
	Less: Unallocable expenses	187.88	410.78	277.50	1,283.11
	<b>Loss before tax</b>	<b>(209.28)</b>	<b>(365.05)</b>	<b>(228.88)</b>	<b>(1,057.77)</b>
<b>3</b>	<b>Segment assets</b>				
	a. Real estate	6,501.67	5,991.45	3,596.60	5,991.45
	b. Sale of electricity	187.58	198.07	210.14	198.07
	c. Others	1.97	1.30	0.60	1.30
	d. Unallocated assets*	5,403.18	5,578.85	6,595.49	5,578.85
	<b>Total assets</b>	<b>12,094.40</b>	<b>11,769.67</b>	<b>10,402.83</b>	<b>11,769.67</b>
<b>4</b>	<b>Segment liabilities</b>				
	a. Real estate	7,684.13	7,206.93	4,398.32	7,206.93
	b. Sale of electricity	147.07	140.19	121.49	140.19
	c. Others	1.50	1.50	1.50	1.50
	d. Unallocated liabilities	3,444.88	3,396.33	4,346.00	3,396.33
	<b>Total liabilities</b>	<b>11,277.58</b>	<b>10,744.95</b>	<b>8,867.31</b>	<b>10,744.95</b>

\* This includes real estate projects under development

See accompanying notes to the unaudited consolidated financial results

**MAC CHARLES (INDIA) LIMITED**

CIN: L55101KA1979PLC003620

Registered office: 1st Floor, Embassy Point, 150 Infantry Road Bengaluru - 560001

**Notes:**

- 1 The statement of unaudited consolidated financial results ('the Statement') of Mac Charles (India) Limited ("the Company") and its subsidiaries, Mac Charles Hub Projects Private Limited, Blue Lagoon Real Estate Private Limited, Neptune Real Estate Private Limited and Embassy Prism Ventures Limited (collectively known as "the Group") have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 and in terms of Regulation 33 and Regulation 52 read with Regulation 63 of the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (hereinafter referred to as "Listing Regulations")

These consolidated financial results are prepared in accordance with requirement of the Indian Accounting Standard 110 "Consolidated Financial Statements" and presented in the format prescribed under Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations.

- 2 The figures for the quarter ended 31 March 2025 as reported in these consolidated financial results are the balancing figures between audited figures in respect of full financial year and the published year to date figures up to 31 December 2024. Also, the figures up to the end of third quarter i.e., 31 Decemeber 2024, have only been reviewed and not subjected to audit.
- 3 The statement of unaudited consolidated financial results ( 'the Statement' ) of the Group for the quarter ended 30 June 2025 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 06 August 2025. The Review report of the statutory auditors is being filed with Bombay Stock Exchange and is also available on the Company's website www.maccharlesindia.com.
- 4 Pursuant to the Listing Regulations, the management has decided to publish unaudited standalone and consolidated financial results in the newspapers. The financial results of the Company will also be made available on the Company's website www.maccharlesindia.com and also on the website of BSE (www.bseindia.com)
- 5 Additional information on standalone financial results of the Company:-

*(₹ in million)*

Particulars	Quarter Ended			Year Ended
	30 June 2025	31 March 2025	30 June 2024	31 March 2025
Total income	379.95	231.29	140.91	731.02
Loss before tax	(47.87)	(198.50)	(138.81)	(590.75)
Loss after tax	(47.87)	(198.50)	(138.81)	(590.75)
Total comprehensive loss	(46.53)	(200.34)	(132.19)	(587.91)

- 6 During the quarter ended 30 June 2025, the Holding Company has received Occupancy Certificate for its building, Embassy Zenith, upon completion of the office building. The Holding Company has also entered into lease deed for floors 5th to 13th of the above building on 03 April 2025 and has handed over these floors to the lessee.
- 7 The Board of Directors of the Company, in its meeting held on 13 September 2024, has approved the Scheme of Arrangement ("Scheme") in accordance with the provisions laid down under Sections 230-232 of the Companies Act, 2013 to consider the Demerger of Demerged Undertaking from Mac Charles (India) Limited ("Demerged Company") to Embassy Prism Ventures Limited ("Resulting Company"), wholly owned subsidiary of the Company. The Scheme has been filed with Bombay Stock Exchange, however the approval is pending to be received.

For and on behalf of Board of Directors of  
**Mac Charles (India) Limited**

HARISH KUMAR ANAND  
Digitally signed by  
HARISH KUMAR ANAND  
Date: 2025.08.06 17:37:58  
+05'30'

**Harish Anand**  
Whole-time Director

Bengaluru  
06 August 2025



**MAC CHARLES (INDIA) LTD.**  
**CIN No. L55101KA1979PLC003620**

**Regd. Office:**  
**1<sup>st</sup> Floor, Embassy Point**  
**150 Infantry Road,**  
**Bangalore – 560 001**

**Phone: Tel. No: 080-47222333**  
**Email: [investor.relations@maccharlesindia.com](mailto:investor.relations@maccharlesindia.com)**  
**website: [www.maccharlesindia.com](http://www.maccharlesindia.com)**

To  
The General Manager- Listing  
BSE Limited  
24<sup>th</sup> Floor, P J Towers, Dalal Street, Fort  
**Mumbai - 400001**

August 06, 2025

Dear Sir/Madam,

**Sub: Submission of Security Cover for the Quarter Ended 30th June, 2025**

This is to inform you, pursuant to the provisions of Regulation 54 of SEBI LODR, we are hereby submitting Security Cover for quarter ended June 30, 2025.

We request you to take on record of the same.

Thanking you,

**For Mac Charles (India) Limited**

**RICHA SAXENA** Digitally signed by RICHA  
SAXENA  
Date: 2025.08.06 17:41:45  
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.....

**Richa Saxena**

**Company Secretary and Compliance Officer**

**ACS No A17163**

Statement containing details of secured, listed, rated, redeemable non-convertible debentures ('NCDs') of the Company outstanding as at 30 June 2025 and security cover maintained against such securities pursuant to Operational circular SEBI/HO/DDHS/P/CIR/2023/50 dated 31 March 2023.

I. Details of secured, listed, rated, redeemable NCDs' of the Company outstanding as at 30 June 2025

S.No	ISIN	Series	Outstanding as on 30 June 2025 including interest (Amount in millions)
1	INE435D07128 w.e.f. 19 December 2024 (INE435D07078 till 18 December 2024)	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 29 August 2024)	500.00
2	NA	Accrued redemption premium on points 1 above (DTD as amended on 29 August 2024)	288.06

II. Computation of Security Cover Ratio as on 30 June 2025 pursuant to SEBI circular dated 31 March 2023

Column A Particulars	Column B Description of asset for which this certificate relate	Column C <sup>i</sup>	Column D <sup>ii</sup>	Column E <sup>iii</sup>	Column F (Total C to E)	Column G Related to only those items Market Value for Assets charged on Exclusive basis
		Exclusive Charge	Exclusive Charge	Assets not offered as Security		
		Debt for which this certificate being issued	Other Secured Debt			
		Book Value	Book Value	Book Value		
<b>ASSETS</b>						
Property, Plant and Equipment	Land, Plant and machinery, Computers and Vehicle	-	21.67	174.75	196.42	-
Investment Property *	Land	1,332.49	-	-	1,332.49	4,992.02
Investment Property	Project Zenith	-	6,136.20	-	6,136.20	-
Investments	Investment in subsidiaries, equity shares and mutual funds	-	-	4,376.94	4,376.94	-
Loans	Loans given to subsidiaries and other loans	-	-	3,419.72	3,419.72	-
Advances *	Advance paid for purchase of investment property	333.14	-	-	333.14	333.14
Trade Receivables	Trade receivables	-	-	18.60	18.60	-
Cash and Cash Equivalents	Cash and Cash Equivalent	-	5.87	15.86	21.73	-
Bank Balances other than Cash and Cash Equivalents	Bank Balances other than Cash and Cash Equivalents	-	370.83	242.47	613.30	-
Asset Held for sale	Assets classified as held for sale	-	-	10.17	10.17	-
Others *	Accrued interest and Non refundable security deposit and other asset	107.23	-	433.95	541.18	107.23
<b>Total</b>		<b>1,772.85</b>	<b>6,534.57</b>	<b>8,692.45</b>	<b>16,999.88</b>	<b>5,432.39</b>
<b>LIABILITIES</b>						
Debt securities to which this certificate pertains	Debentures issued	771.53	-	-	771.53	788.06
Term Loan	Term Loan	-	9,690.06	-	9,690.06	-
Others	Deferred tax liabilities	not to be filled	-	-	-	-
Trade payables	Trade payables	-	-	159.06	159.06	-
Others	Other current & Non financial liabilities, Current provisions, Other current liabilities, Current tax liabilities, net, Disposal group - liabilities directly associated with assets held for sale, Liabilities classified as held for sale	-	-	575.82	575.82	-
<b>Total</b>		<b>771.53</b>	<b>9,690.06</b>	<b>734.88</b>	<b>11,196.48</b>	<b>788.06</b>
<b>Cover on Book Value</b>		<b>2.30</b>				
<b>Cover on Market Value (ISIN 1)</b>						<b>6.89</b>

\* The assets given as security also include the assets of Mac Charles Hub Projects Private Limited. Assets of Mac Charles Hub Projects Private Limited include land amounting to ₹ 1,332.49 million included in 'Investment Property', advance paid for acquisition of land amounting to ₹ 333.14 million included in 'Advances' and refundable security deposit and its Ind AS adjustment amounting to ₹ 107.23 million included in 'Others'.

For Mac Charles (India) Limited.

HARISH KUMAR ANAND  
Digitally signed by HARISH KUMAR ANAND  
Date: 2025.08.06 17:42:25 +05'30'

Authorised Signatory  
Name : Harish Anand  
Designation : Director

Place : Bengaluru

**MAC CHARLES (INDIA) LTD.**  
**CIN No. L55101KA1979PLC003620**

**Regd. Office:**  
**1<sup>st</sup> Floor, Embassy Point**  
**150 Infantry Road,**  
**Bangalore – 560 001**

**Phone: 080-47222333**

**Email: [Investor.relations@maccharlesindia.com](mailto:Investor.relations@maccharlesindia.com)**  
**website: [www.maccharlesindia.com](http://www.maccharlesindia.com)**

To  
The General Manager- Listing  
BSE Limited  
24<sup>th</sup> Floor, P J Towers, Dalal Street, Fort  
Mumbai - 400001

August 06, 2025

Dear Sir/Madam,

**Sub: Submission of Utilization of Proceeds as per Reg. 52(7) & 52(7A) SEBI (LODR) Regulations, 2015.**

This is to inform you, pursuant to the provisions of Regulation 52(7) & 52(7A) of SEBI LODR, we are hereby submitting Utilization of Proceeds for period ended on June 30<sup>th</sup>, 2025.

We request you to take on record of the same.

Thanking you,

**Yours faithfully,**  
**For Mac Charles (India) Limited**

**RICHA**  
Digitally signed  
by RICHA  
**SAXENA**  
SAXENA  
Date: 2025.08.06  
17:46:49 +05'30'

**A**  
**Richa Saxena**  
**Company Secretary and Compliance Officer**  
**M.No.-A17163**

To,  
Catalyst Trusteeship Limited  
Windsor, 6<sup>th</sup> Floor, Office No.604  
C.S.T. Road,  
Kalina, Santacruz (East)  
Mumbai - 400098

August 06, 2025

Dear Sir/Madam,

**Subject:** End Use Certificate

**Reference:** Debenture Trust Deed dated 15<sup>th</sup> July 2021, DTD amended dated 02<sup>nd</sup> August 2022 & dated 11<sup>th</sup> May 2023 between Mac Charles India Limited (“MCIL”) and Catalyst Trusteeship Limited.

We refer to the Debenture Trust Deed between Mac Charles (India) Limited and Catalyst Trusteeship Limited dated 15<sup>th</sup> July 2021, DTD amended dated:02<sup>nd</sup> August 2022 & 11<sup>th</sup> May 2023. We hereby are issuing the end use certificate. Terms used in the Debenture Trust Deed shall have the same meaning in the End Use Certificate.

We confirm that the proceeds of the debentures have been utilized by the company for the following purpose:

Particulars	Amounts in Rs. Cr.
Proceeds from issuance	350.00
<b>End Use:</b>	
Making payments for all fees, costs and other General Expenses incurred in relation to the issue, as approved by Debenture	17.68
Making payments to the Guarantor under the Turnkey Contract	289.18
Making repayment of debenture amount	43.14
<b>TOTAL</b>	<b>350.00</b>

This is in accordance with Clause 4.60 (*Purpose*) of the Debenture Trust Deed.

**For Mac Charles (India) Limited**

HARISH KUMAR ANAND  
Digitally signed  
by HARISH  
KUMAR ANAND  
Date:  
2025.08.06  
17:46:24 +05'30'

**Harish Anand**  
**Whole Time Director**  
**Date: 06.08.2025**

STATEMENT INDICATING THE UTILIZATION PROCEEDS OF NON CONVERTIBLE DEBENTURE

A. Statement of utilization of issue proceeds on Non - Convertible Debenture:

Amounts in Crores

Name of the Issuer	ISIN	Mode of fund raising (Public issues/Private placement)	Type of Instrument	Amount Raised	Amount Raised	Funds Utilized	Any Deviation (Yes/No)	If 8 is Yes then specify the purpose of for which the funds were utilize	Remarks
1	2	3	4	5	6	7	8	9	10
Mac Charles India Limited	INE435D07128 w.e.f. 19 December 2024 (INE435D07078 till 18 December 2024)	Private Placement	NON- CONVERTIBLE DEBENTURES	21st December 2022	50		No	Not Applicable	

B. Statement of Diviation / Variation in use of Issue Proceeds : No Deviation / Variation is use of issue proceeds

Particulars	Remarks
Name Of the Listed Entity	Mac Charles India Limited
Mode of fund raising	Private Placement
Type of Instrument	Non - Convertible Debentures
Date of raising funds	21st December 2022
Amount raised	50 Crore
Report filed for quarter ended	30-Jun-25
Whether any approval is required to vary the objects of the issue stated	Not Applicable
If Yes, Details of the approval so required?	Not Applicable
Date of Approval	Not Applicable
Explanation for the deviation / Variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable
<b>Objects for which fund have been raised and where there has been a deviation / variation, in the following table:</b>	
No Diviation / variation and hence not applicable.	
<b>Diviation could mean:</b>	
a. Deviation in the object or purposes for which funds have been raised	
b. Diviation in the amount of funds actually utilised as against what was original disclosed	
<b>For Mac Charles (India ) Limited</b>	
HARISH <small>Digitally signed by HARISH KUMAR ANAND Date: 2025.08.06 17:46:12 +05'30'</small> KUMAR ANAND	
Harish Anand Whole Time Director Date: 06.08.2025	