MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620

Regd. Office:
1st Floor, Embassy Point
150 Infantry Road,
Bangalore – 560 001

Phone: 080-41799999
Email: investor.relations@maccharlesindia.com
website: www.maccharlesindia.com

August 13, 2026

Scrip Code: 507836
BSE Limited
Wholesale Debt Market Segment
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Dear Sir/Madam,

Sub: Outcome of the meeting of the Board of Directors of Mac Charles (India) Limited (the "Company") held on August 13, 2026, pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **("SEBI LODR Regulations")** as amended, we wish to inform that the Board of Directors of the Company **("Board")**, at its meeting held on August 13, 2026 (which commenced at 12:45 P.M. and concluded at 04:37 P.M.), considered and approved, inter-alia-

(i) Approval of the related party transaction with Embassy Services Private Limited for entering into an Agreement for Supply of Electricity through Wheeling Arrangement, for an aggregate transaction value not exceeding Rs. 3,50,00,000 (Rupees Three Crores Fifty Lakhs only), at arm's length basis and in the ordinary course of business, pursuant to Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 188 of the Companies Act, 2013, read with the rules made thereunder
(ii) Adoption of the standalone and consolidated unaudited financial results of the Company for the quarter ended 30th June 2026
(iii) To increase the tenure of the existing Inter Corporate Deposit Agreements between the Company and Mac Charles Hub Projects Private Limited by a period of 5 years

Request you to take the same on record.

Thanking you,

For Mac Charles (India) Limited

RICHA SAXENA
Digitally signed by RICHA SAXENA
Date: 2026.08.13 16:40:41 +05'30'

Richa Saxena
Company Secretary and Compliance Officer
ACS No A17163

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

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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 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 2026 being submitted by the Holding Company pursuant to the requirements of Regulation 33 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 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 CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 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 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 ₹ 1.85 million and total comprehensive loss of ₹ 1.85 million, for the quarter ended on 30 June 2026, 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 the said 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 is not modified in respect of this matter with respect to our reliance on the work done by and the report of the other auditor.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *
M.

UDIN: 26517440WGXKMF6031

Place: Gurugram
Date: 13 August 2026

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 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

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 2026

(₹ in million except per share data)

Sl. No.	Particulars	Quarter ended			Year Ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Unaudited	Refer note 2	Unaudited	Audited
1	**Income**				
	a) Revenue from operations	322.33	320.22	218.01	1,103.03
	b) Other income	31.44	24.71	21.57	132.08
	Total income (a+b)	**353.77**	**344.93**	**239.58**	**1,235.11**
2	**Expenses**				
	a) Land purchase and related cost	-	146.94	1.25	1,518.67
	b) Changes in inventories	-	(146.94)	(1.25)	(1,518.67)
	c) Employee benefits expense	37.16	37.48	38.87	149.59
	d) Finance costs	424.05	367.21	314.17	1,314.29
	e) Depreciation and amortisation expenses	52.90	52.90	49.24	206.24
	f) Other expenses	33.79	40.49	46.58	161.97
	Total expenses (a+b+c+d+e+f)	**547.90**	**498.08**	**448.86**	**1,832.09**
3	**Loss before exceptional items and tax (1-2)**	**(194.13)**	**(153.15)**	**(209.28)**	**(596.98)**
4	Exceptional items (refer note 7)	-	-	-	565.59
5	**Loss before tax (3-4)**	**(194.13)**	**(153.15)**	**(209.28)**	**(1,162.57)**
6	**Tax expense**				
	- Current tax	-	0.21	-	0.21
	- Deferred tax	-	-	-	-
7	**Loss after tax (5-6)**	**(194.13)**	**(153.36)**	**(209.28)**	**(1,162.78)**
8	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss:				
	- Remeasurements of defined benefit plan	-	(19.27)	-	(21.19)
	- Equity instruments through other comprehensive income - net changes in fair value	2.36	(3.12)	1.34	(3.41)
	- Income tax relating to above items	-	-	-	-
9	**Total other comprehensive income, net of tax**	**2.36**	**(22.39)**	**1.34**	**(24.60)**
10	**Total comprehensive income (7+9)**	**(191.77)**	**(175.75)**	**(207.94)**	**(1,187.38)**
11	Paid-up equity share capital (face value of ₹ 10 each)	131.01	131.01	131.01	131.01
12	Reserves excluding revaluation reserve				(236.00)
13	Earnings per equity share (not annualised for the quarters)				
	(a) Basic (₹)	(14.82)	(11.70)	(15.97)	(88.75)
	(b) Diluted (₹)	(14.82)	(11.70)	(15.97)	(88.75)

See accompanying notes to the unaudited consolidated financial results

MAC CHARLES (INDIA) LTD. No. 150, 1st Floor, Embassy Point, Infantry Road, Bangalore - 560 001

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

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 2026 is set out as below:

Sr. No.	Particulars	Quarter Ended			Year Ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Unaudited	Refer note 2	Unaudited	Audited
1	**Segment revenue**				
	a. Real estate leasing	303.30	299.75	197.16	1,015.01
	b. Sale of electricity	18.53	20.00	20.38	86.13
	c. Others	0.50	0.47	0.47	1.89
	Gross revenue from operations	**322.33**	**320.22**	**218.01**	**1,103.03**
2	**Segment results**				
	a. Real estate leasing	26.13	55.58	(46.53)	7.67
	b. Sale of electricity	7.16	1.88	3.09	15.04
	c. Others	0.50	0.48	0.47	1.90
	Profit/ (loss) before other adjustments	**33.79**	**57.94**	**(42.97)**	**24.61**
	Add: Unallocable other income	30.66	24.69	21.57	132.08
	Less: Unallocable expenses	258.58	235.78	187.88	753.67
	Loss before exceptional items and tax	**(194.13)**	**(153.15)**	**(209.28)**	**(596.98)**
	Less: Exceptional items	-	-	-	565.59
	Loss before tax	**(194.13)**	**(153.15)**	**(209.28)**	**(1,162.57)**
3	**Segment assets**				
	a. Real estate leasing	6,953.01	6,996.12	6,501.67	6,996.12
	b. Sale of electricity	174.47	184.97	187.58	184.97
	c. Others	1.05	1.03	1.97	1.03
	d. Unallocated assets*	8,599.66	8,630.61	5,403.18	8,630.61
	Total assets	**15,728.19**	**15,812.73**	**12,094.40**	**15,812.73**
4	**Segment liabilities**				
	a. Real estate leasing	11,166.66	11,191.49	7,684.13	11,191.49
	b. Sale of electricity	157.99	159.08	147.07	159.08
	c. Others	1.50	1.50	1.50	1.50
	d. Unallocated liabilities	4,684.55	4,565.65	3,444.88	4,565.65
	Total liabilities	**16,010.70**	**15,917.72**	**11,277.58**	**15,917.72**

* This includes real estate projects under development

See accompanying notes to the unaudited consolidated financial results

MAC CHARLES (INDIA) LTD No. 150, 1st Floor, Embassy Point, Infantry Road, Bangalore - 560 001

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

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, Blue Lagoon Real Estate Private Limited, Neptune Real Estate Private Limited, Mac Charles Hub Projects 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 34, Interim Financial Reporting ('Ind AS 34') specified under Section 133 of the Companies Act, 2013 and in terms of the Regulation 33 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 the Regulation 33 of the Listing Regulations.

2 The figures for the quarter ended 31 March 2026 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 2025. Also the figures up to the end of the third quarter of the respective financial year 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 2026 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 13 August 2026.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 2026	31 March 2026	30 June 2025	31 March 2026
Total income	580.78	478.04	379.95	1,788.44
Profit/ (loss) before exceptional items and tax	217.56	107.87	(47.87)	149.90
Profit/ (loss) before tax	217.56	107.87	(47.87)	(457.30)
Profit/ (loss) after tax	217.56	107.87	(47.87)	(457.30)
Total comprehensive income	219.92	97.59	(46.53)	(468.16)

6 On 02 December 2025, the Subsidiary, Mac Charles Hub Projects Private Limted proposed to issue 54,000 senior, secured, redeemable, listed, rated non-convertible debentures having face value of ₹100,000 each for an aggregate amount of ₹ 5,400 millions in dematerialised form on a private placement basis. During the current quarter, the Subsidiary has issued series C and allotted 9,000 listed NCD on 01 June 2026 aggregating to an amount of ₹ 900 millions. As at 30 June 2026, the Subsidiary has issued 44,000 non-convertible debentures aggregating to ₹ 4,400 million.

7 During the previous year, the Holding Company prepaid its existing term loans availed from ICICI Bank Limited and Hero FinCorp Limited pursuant to the sanction and drawdown of a new term loan facility from State Bank of India. In connection with such prepayment, the Holding Company recognised an aggregate expense of ₹ 565.59 million, comprising prepayment penalties, unamortised processing fees, and unamortised notional guarantee costs relating to the term loans from ICICI Bank Limited and Hero Fincorp Limited. Considering the materiality and non-recurring nature of this transaction, the entire amount is classified and presented as an exceptional item in the consolidated financial results.

8 The Board of Directors of the Holding 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 Holding Company has received no objection on the Scheme from BSE and further National Company Law Tribunal has passed the first motion order for holding shareholder meeting and has notified the statutory authorities for approval of the scheme. The shareholders has approved the Scheme of Arrangement in the extra-ordinary general meeting held on 25 February 2026 and the second motion order of the Tribunal is awaited. The Holding Company is in the process of completing the necessary formalities for obtaining final NCLT approval and accordingly there is no impact on the financial results for the quarter ended and as at 30 June 2026.

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

Harish Kumar Anand
Whole-time Director

Bengaluru
13 August 2026

MAC CHARLES (INDIA) LTD
No.150, 1st Floor, Embassy Point, Infantry Road, Bangalore - 560 001

WALKER CHANDIOK & CO LLP
CHARTERED ACCOUNTANTS

Walker Chandiok & Co LLP

Walker Chandiok & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India

T +91 124 4628099
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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 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 2026, being submitted by the Company pursuant to the requirements of Regulation 33 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 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 CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 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 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership No.: 517440

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

UDIN: 26517440GWGGSI3405

Place: Gurugram
Date: 13 August 2026

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 2026

(₹ in million except per share data)

Sl. No.	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Unaudited	Refer note 2	Unaudited	Audited
1	**Income**				
	a) Revenue from operations	322.34	320.23	218.01	1,103.04
	b) Other income	258.44	157.81	161.94	685.40
	Total income (a+b)	**580.78**	**478.04**	**379.95**	**1,788.44**
2	**Expenses**				
	a) Employee benefits expense	24.71	24.60	24.67	98.28
	b) Finance costs	258.84	261.50	314.17	1,195.66
	c) Depreciation and amortisation expenses	52.87	52.87	49.23	206.16
	d) Other expenses	26.80	31.20	39.75	138.44
	Total expenses (a+b+c+d)	**363.22**	**370.17**	**427.82**	**1,638.54**
3	**Profit/ (loss) before exceptional items and tax (1-2)**	**217.56**	**107.87**	**(47.87)**	**149.90**
4	Exceptional items (refer note 7)	-	-	-	607.20
5	**Profit/ (loss) before tax (3-4)**	**217.56**	**107.87**	**(47.87)**	**(457.30)**
6	**Tax expense**				
	- Current tax	-	-	-	-
	- Deferred tax	-	-	-	-
7	**Profit/ (loss) after tax (5-6)**	**217.56**	**107.87**	**(47.87)**	**(457.30)**
8	**Other comprehensive income**				
	Items that will not be reclassified to profit or loss:				
	- Remeasurements of defined benefit plan	-	(7.16)	-	(7.45)
	- Equity instruments through other comprehensive income - net changes in fair value	2.36	(3.12)	1.34	(3.41)
	- Income tax relating to above items	-	-	-	-
9	**Total other comprehensive income, net of tax**	**2.36**	**(10.28)**	**1.34**	**(10.86)**
10	**Total comprehensive income (7+9)**	**219.92**	**97.59**	**(46.53)**	**(468.16)**
11	Paid-up equity share capital (face value of ₹ 10 each)	131.01	131.01	131.01	131.01
12	Reserves excluding revaluation reserve				3,477.94
13	Earnings per equity share (not annualised for the quarters)				
	(a) Basic (₹)	16.61	8.23	(3.65)	(34.91)
	(b) Diluted (₹)	16.61	8.23	(3.65)	(34.91)

See accompanying notes to the unaudited standalone financial results

MAC CHARLES (INDIA) LTD
No.150, 1st Floor, Embassy Point, Infantry Road, Bangalore - 560 001

WALKER CHANDIOK & CO LLP
CHARTERED ACCOUNTANTS

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 2026 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in its meeting held on 13 August 2026. 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.

2 The figures for the quarter ended 31 March 2026 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 2025. Also, the figures up to the end of the third quarter i.e., 31 December 2025, have only been reviewed and not subjected to audit.

3 Pursuant to the Regulation 33 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 and also on the website of BSE (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 34, Interim Financial Reporting ('Ind AS 34') specified 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 the Regulation 33 of the Listing Regulations.

5 Segment information has been provided under the notes forming part of the consolidated audited financial results for the quarter ended 30 June 2026 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 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 had released ₹ 53.40 million and received back ₹ 900.00 million during the quarter ended 30 June 2026. Total funds released (net) as at 30 June 2026 amounts to ₹ 3,363.67 million.

7 During the previous year ended 31 March 2026, the Company prepaid its existing term loans availed from ICICI Bank Limited and Hero Fincorp Limited pursuant to the sanction and drawdown of a new term loan facility from State Bank of India. In connection with such prepayment, the Company recognised an aggregate expense of ₹ 607.20 million, comprising prepayment penalties, unamortised processing fees, and unamortised notional guarantee costs relating to the term loans from ICICI Bank Limited and Hero Fincorp Limited. Considering the materiality and non-recurring nature of this transaction, the entire amount is classified and presented as an exceptional item in the standalone financial results.

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 Company has received no objection on the Scheme from BSE and further National Company Law Tribunal has passed the first motion order for holding shareholder meeting and has notified the statutory authorities for approval of the scheme. The Company is in the process of completing the necessary formalities for obtaining final NCLT approval and accordingly there is no impact on the financial results for the quarter ended and as at 30 June 2026.

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

Harish Kumar Anand
Whole-time Director

Bengaluru
13 August 2026

MAC CHARLES (INDIA) LTD
No.150, 1st Floor, Embassy Point, Infantry Road, Bengaluru - 560 001

WALKER CHANDIOK & CO LLP
CHARTERED ACCOUNTANTS

MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620

Regd. Office:
1st Floor, Embassy Point
150 Infantry Road,

Phone: 080-41799999
Email: investor.relations@maccharlesindia.com
website: www.maccharlesindia.com

August 13, 2026

Scrip Code: 974457

The General Manager- Listing
BSE Limited
24th Floor, P J Towers, Dalal Street, Fort
Mumbai - 400001

Sub: Compliance under Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

Dear Sir/Madam,

We wish to inform you that pursuant to regulation 54 of SEBI LODR Regulations, the Company hereby submits the Security Cover for the quarter ended on 30th June 2026.

Request you to take the same on record.

Thanking you,

For Mac Charles (India) Limited

RICHA SAXENA
Digitally signed by RICHA SAXENA
Date: 2026.08.13 16:39:25 +05'30'

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

MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620
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Email: investor.relations@maccharlesindia.com
website: www.maccharlesindia.com

Statement containing details of senior, secured, redeemable, listed, rated non-convertible debentures ('NCDs') of the Company outstanding as at 30 June 2026 and security cover maintained against such securities pursuant toSEBI master circular SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13 August 2025.

I. Details of senior, secured, redeemable, listed, rated NCDs' of the Company outstanding as at 30 June 2026

S.No	ISIN	Series	Outstanding as on 30 June 2026 including interest (Amount in ₹ million)
1	INE435D07144 w.e.f. 24 September 2025 (INE435D07128 w.e.f. 19 December 2024 till 23 September 2025)	Zero coupon, senior, secured, redeemable, listed, rated NCDs (DTD as amended on 01 August 2025)	-
2	NA	Accrued redemption premium on point 1 above (DTD as amended on 01 August 2025)	-

II. Computation of Security Cover Ratio as on 30 June 2026 pursuant to SEBI circular dated 13 August 2025 - Table for security cover on standalone basis for the issue

Column A	Column B	Column C[i]	Column D[ii]	Column E[iii]	Column F	Column G
Particulars	Description of asset for which this certificate relate	Exclusive charge	Exclusive charge	Assets not offered as security	(Total C to E)	Related to only those items covered by this certificate
		Debt for which this certificate being issued	Other secured debt			Market Value for Assets charged on Exclusive
		Book value	Book value	Book value		
ASSETS						
Property, plant and equipment	Land, plant and machinery, computers and vehicles	-	18.61	155.87	174.48	
Investment property	Embassy Zenith	-	6,319.28	-	6,319.28	
Investments	Investment in subsidiaries, equity shares and mutual funds	-	2,035.20	2,868.37	4,903.57	
Loans	Loans given to subsidiaries and other loans	-	-	3,156.10	3,156.10	
Trade receivables	Trade receivables	-	-	18.85	18.85	
Cash and cash equivalents	Cash and cash equivalents	-	0.04	15.96	16.01	
Bank balances other than cash and cash equivalents	Bank balances other than cash and cash equivalents	-	85.96	0.14	86.10	
Asset held for sale	Assets classified as held for sale	-	-	4.57	4.57	
Others	Security deposits, income tax assets, prepaid expense, balance with government authorities, rent equalisation and other assets	-	-	596.77	596.77	
Total		**-**	**8,471.88**	**6,816.64**	**15,288.50**	
LIABILITIES						
Debt securities to which this certificate pertains	Debentures issued	-	-	-	-	
Term loans and vehicle loans	Term loans and vehicle loans	-	10,704.58	-	10,704.58	
Trade payables	Trade payables	-	-	21.70	21.70	
Others	Lease deposit, deferred revenue, capital creditors, other current financial liabilities, provisions, other current and non-current liabilities, liabilities associated with discontinued operations	-	-	733.33	733.33	
Total		**-**	**10,704.58**	**755.03**	**11,459.61**	
Cover on book value		-				

For Mac Charles (India) Limited

HARISH KUMAR ANAND
Digitally signed by HARISH KUMAR ANAND
Date: 2026.08.13 16:37:49 +05'30'

Harish Kumar Anand
Whole-time Director

Place: Bengaluru
Date: 13 August 2026

MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620

Regd. Office:
1st Floor, Embassy Point
150 Infantry Road,
Bangalore – 560 001

Phone: 080-41799999
Email: investor.relations@maccharlesindia.com
website: www.maccharlesindia.com

August 13, 2026

Scrip Code: 974457

The General Manager- Listing
BSE Limited
24th Floor, P J Towers, Dalal Street, Fort
Mumbai - 400001

Dear Sir/Madam,

Sub: Submission of Utilization of Proceeds as per Regulations 52(7) & 52(7A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

Pursuant to Regulations 52(7) & 52(7A) of the SEBI LODR Regulations as amended, we hereby submit the Utilization of Proceeds for the Quarter ended 30th June 2026.

Request you to take the same on record.

Thanking you,

For Mac Charles (India) Limited

RICHA SAXENA
Digitally signed by RICHA SAXENA
Date: 2026.08.13 16:38:50 +05'30'

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

MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620
Regd. Office:
1st Floor, Embassy Point
150 Infantry Road,
Bangalore – 560 001
Phone: 080-41799999
Email: investor.relations@maccharlesindia.com
website: www.maccharlesindia.com

STATEMENT INDICATING THE UTILIZATION PROCEEDS OF NON CONVERTIBLE DEBENTURE

A. Statement of utilization of issue proceeds on Non - Convertible Debentures ('NCD') as at 30 June 2026:

Amounts in millions

Name of the Issuer	ISIN	Mode of fund raising (Public issues/Private plcament)	Type of Instument	Date of raising funds	Amount Raised	Funds Utilized	Any Devisation (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	INE435D07144 w.e.f. 24 September 2025 (INE435D07128 w.e.f. 19 December 2024 till 23 September 2025) (INE435D07078 till 18 December 2024)	Private Placement	NON- CONVERTIBLE DEBENTURES	21 December 2022	500.00	500.00	No	Not Applicable	During Quarter June '2026 - company repaid NCD.

B. Statement of Deviation / Variation in use of Issue Proceeds : No Deviation / Variation in 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	-
Amount raised	-
Report filed for year ended	30 June 2026
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
Objects for which fund have been raised and where there has been a deviation / variation, in the following table:	
No Deviation / variation and hence not applicable.	
Deviation could mean:	

a. Deviation in the object or purposes for which funds have been raised
b. Deviation in the amount of funds actually utilized as against what was original disclosed

For Mac Charles (India) Limited

HARISH KUMAR ANAND
Digitally signed by HARISH KUMAR ANAND
Date: 2026.08.13 16:37:24 +05'30'

Harish Kumar Anand
Whole-time Director

Place: Bengaluru
Date: 13 August 2026

STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC.
(for the period ended June 30, 2026)

Statement on deviation / variation in utilisation of funds raised	
Name of listed entity	Mac Charles (India) Limited
Mode of Fund Raising	~~Public Issues / Rights Issues / Preferential Issues / QIP~~ / Others
Date of Raising Funds	-
Amount Raised (Rs in Millions)	-
Report filed for Quarter ended	30-Jun-26
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	Not Applicable
If Yes, Date of shareholder Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	None
Comments of the auditors, if any	None
Objects for which funds have been raised and where there has been a deviation, in the following table	No Diviation / variation and hence not applicable.

(₹ in millions)

Original Object	**Modified Object, if any**	**Original Allocation**	**Modified allocation, if any**	**Funds Utilised**	**Amount of Deviation/Variation for the quarter according to applicable object**	**Remarks if any**
Not Applicable	Not Applicable	Not	Not Applicable	NA	Not Applicable	Not

Deviation or variation could mean:
(a)Deviation in the objects or purposes for which the funds have been raised or
(b)Deviation in the amount of funds actually utilized as against what was originally disclosed or
(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.

For Mac Charles (India) Limited

HARISH KUMAR ANAND
Digitally signed by HARISH KUMAR ANAND
Date: 2026.08.13 16:38:06 +05'30'

Authorised Signatory

Disclosure format for disclosing outstanding default on loans and debt securities under SEBI
(Listing Obligation and Disclosure Requirements) Regulations, 2015 for the period ended June 30, 2026

(₹ in millions)

S. No.	**Particulars**	**Amount (As on June 30, 2026)**
1.	**Loans / revolving facilities like cash credit from banks / financial institutions**	
A	Total amount outstanding as on date	10,704.58
B	Of the total amount outstanding, amount of default as on date	NA
2.	**Listed debt securities i.e. NCDs**	
A	Total amount outstanding as on date	-
B	Of the total amount outstanding, amount of default as on date	-
3.	**Total financial indebtedness of the listed entity including short-term and long-term debt**	10,704.58

1Details of total financial indebtedness of the CompanyDetails of total financial indebtedness of the Company (₹ in millions)

S. No.	**Particulars**	**Amount (As on June 2026)**
1	Borrowings	10,704.58