V. SANKAR AIYAR & CO
CHARTERED ACCOUNTANTS
SAROJINI HOUSE (GF), 6, BHAGWAN DAS ROAD, NEW DELHI - 110 001
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Independent Auditor's Limited Review Report on quarterly and year to date unaudited financial results of Landmark Property Development Company Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Landmark Property Development Company Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Landmark Property Development Company Limited for the quarter and six months ended 30th September 2026 being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Company's management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with 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 (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review 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.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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.

Emphasis of Matter

5. We draw attention to Note 4 of the unaudited financial results regarding recoverability of space booking advances from Eterna Living Pvt. Ltd. (Formerly Ansal Landmark (Karnal) Township Private Limited) of Rs. 2,711.15 lacs (Gross) (Rs. 1,111.15 lacs (Net) after making a provision Rs. 1,600.00 lacs) as at 30th September 2026.

   Our opinion is not modified in respect of this matter.

For V. Sankar Aiyar & Co.
Chartered Accountants
ICAI Firm Regn No. 109208W

Deepak Gupta
Partner
Membership No. 514856
ICAI UDIN : 26514856FOBKOD1578

Place: New Delhi
Date : 13.11.2026

V. SANKAR AIYAR & CO. NEW DELHI FRN 109208W CHARTERED ACCOUNTANTS

LANDMARK
DALMIA GROUP

Landmark Property Development Company Limited
(Formerly known as Konark Mineralas Limited)
Registered Office : 11th Floor, Narain Manzil,
23, Barakhamba Road, New Delhi - 110 001
CIN : L13100DL1976PLC188942

Tel. : (91-11) 43621200
Fax : (91-11) 41501333
Email : info@landmarkproperty.in
Website : www.landmarkproperty.in

Statement of Unaudited Financial Results for the Quarter & Half Year ended September 30, 2026

Rs in lacs

S No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	INCOME						
I	Revenue from operations	-	123.19	-	123.19	-	734.86
II	Other Income	46.03	32.26	15.46	78.29	32.08	81.55
	Reversal of Provision for expected credit losses	-	776.83		776.83	-	-
III	**Total income (I + II)**	**46.03**	**932.28**	**15.46**	**978.31**	**32.08**	**816.41**
IV	**Expenses:**						
	a) Change in inventories of finished goods, work-in-progress and stock-in-trade	-	106.89	-	106.89	-	530.89
	b) Employee benefits expense	12.36	11.17	10.60	23.53	18.13	40.52
	c) Depreciation and amortisation expense	0.01	0.01	0.04	0.02	0.07	0.13
	d) Other Expenses	9.47	7.97	8.28	17.44	18.26	46.59
	Total Expenses (IV)	**21.84**	**126.04**	**18.92**	**147.88**	**36.46**	**618.13**
V	**Profit / (Loss) before Tax & Exceptional Items (III - IV)**	**24.19**	**806.24**	**(3.46)**	**830.43**	**(4.38)**	**198.28**
VI	**Exceptional Items**	-	-	-	-	-	-
VII	**Profit / (Loss) after Exceptional Items (V - VI)**	**24.19**	**806.24**	**(3.46)**	**830.43**	**(4.38)**	**198.28**
VIII	Tax expense:						
	- Current tax	(0.61)	4.18	-	3.57	-	50.50
	- Earlier year tax	-	-	0.46	-	0.46	0.46
	- Deferred tax	6.90	105.63	(0.65)	112.53	(0.89)	(2.10)
	Total Tax Expenses (VIII)	**6.29**	**109.81**	**(0.19)**	**116.10**	**(0.43)**	**48.86**
IX	**Profit / (Loss) for the period (VII - VIII)**	**17.90**	**696.43**	**(3.27)**	**714.33**	**(3.95)**	**149.42**
X	**Other Comprehensive Income**						
	(i) Items that will not be reclassified to profit or loss						
	(a) Gain / (Loss) on Remeasurement of post employment benefit obligations	-	-	-	-	-	0.03
	(b) Income Tax on above	-	-	-	-	-	(0.01)
	Other Comprehensive Income	**-**	**-**	**-**	**-**	**-**	**0.02**
XI	**Total Comprehensive Income for the period (IX + X)**	**17.90**	**696.43**	**(3.27)**	**714.33**	**(3.95)**	**149.44**
	Paid up Equity Share Capital (Ordinary share Re.1 each)	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43
	Other Equity						2,804.56
	Earnings per Equity Share (in Rupees)						
	(face value of Re 1 each) (not annualised)						
	a) Basic	0.013	0.52	(0.002)	0.53	(0.003)	0.11
	b) Diluted	0.013	0.52	(0.002)	0.53	(0.003)	0.11

V. SANKAR AIYAR & CO. NEW DELHI FRN 109208W CHARTERED ACCOUNTANTS

New Delhi

Notes

1 The above Unaudited Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 13th November 2026. The Statutory Auditors have carried out Limited Review of the unaudited financial results for the quarter and half year ended 30th September 2026 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and have expressed an unmodified opinion on the aforesaid results.

2 The Company is primarily engaged in the business of real estate development, which as per Indian Accounting Standard on operating segment (Ind AS-108) is the only operating segment.

3 The above financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), as prescribed under 133 of the Companies Act 2013, and the other recognized accounting practices and policies to the extent applicable.

4 Pursuant to a Business Transfer Agreement dated 2nd April 2012 between Ansal Landmark Townships Pvt. Ltd., (ALTPL); Eterna Living Pvt. Ltd. (ELPL) & Ansal Properties & Infrastructure Ltd., the advances aggregating to Rs.4,993.74 lakhs/- (including accrued interest up to June 30, 2008) originally given by Landmark Property Development Co. Ltd. ("the Company") to ALTPL were transferred to ELPL, a special purpose entity formed for development of the Karnal township project.
Subsequently, under an agreement dated 16th May 2013 (as amended from time to time), ELPL was required to allot to the Company plots/flats in group housing, row housing and commercial property in the Karnal project, with the revised allotment timeline extending up to 31st March 2027.
During the FY 2025-26, in view of regulatory constraints, expiry of approvals and uncertainty regarding allotment of properties within the agreed timeframe, the Company and ELPL mutually agreed to cancel the remaining space booking arrangement. The cancellation was approved by the shareholders of the Company in its Extra Ordinary General Meeting held on 12th March 2026. Accordingly, a Refund and Settlement Agreement was executed on 27th March 2026, under which ELPL has irrevocably agreed to refund Rs.3,526.15 lakhs to the Company on or before 26th September 2026. Pursuant to the agreement, the Company received Rs.15.00 lakhs during the quarter ended 31st March 2026, consequently, the balance amount of Rs.3,511.15 lakhs has been reclassified during the year ended 31 March 2026 from "Advance against acquisition of property to related party" to "Refund receivable against advance paid for acquisition of property" and disclosed under other Current Financial Assets, as the amount is contractually receivable within twelve months from the balance sheet date.
Based on the request received from ELPL, the Board of Directors of the Company, at its meeting held on 12th August 2026, has approved the extension of timeline for repayment of the outstanding balance from 26th September 2026 to 31st March 2027. The extension was subsequently approved by the shareholders at the Annual General Meeting held on 21st September 2026.
During the quarter ended 30th September 2026, the Company received a further amount of Rs. 800.00 lakhs from ELPL, which has been adjusted against the outstanding receivable. Accordingly, the gross outstanding balance stands at Rs. 2,711.15 lakhs as at 30th September 2026 and continues to be disclosed under Other Current Financial Assets.
The provision of Rs.1,600.00 lakhs recognised in earlier years has been retained as at 30th September 2026 as a matter of prudence, considering the latest audited financial position of ELPL. Accordingly, the net carrying amount of the refund receivable stands at Rs.1,111.15 lakhs as at 30th September 2026.

5 The Company had received a demand notice during the financial year 2021-22, in respect of Talabasta Fireclay Mines from the Office of the Mining Officer of Government of Odisha amounting to Rs.105.90 lakhs for the alleged excess extraction / production of minerals over the quantity permitted under the mining plan / scheme, environmental or consent to operate and other statutory permissions during the year 2000-01 to 2010-11 under Section 21(5) of Mines & Minerals (Development and Regulation) Act, 1957 ('Act'). The Company is of the view that all royalty and other dues were duly paid to the State Government during the period the said mine was operational and the minerals were used for captive purpose only in their refractory unit. The Company has filed an appeal on 09.03.2022 before the Director of Mines, Bhubaneswar against Demand Notice dated 03.01.2022 for Rs.105.90 lakhs with a prayer i) call the records from the concerned competent authority ii) Quash the Demand Notice dated 03.01.2022 and as an interim measure stay the recovery of demand till the disposal of the appeal. The hearing was completed on 22.06.2022 and order has been reserved.
Further, the Company has received a letter dated 08th November,2023 from Deputy Director of Mines, Cuttack Circle, Cuttack requesting to pay Rs. 13.05 lacs towards differential Dead Rent outstanding against Talbasta Fireclay mines for the period July, 2010 to Dec'2014 as a part of Audit objection at their end. The Company has responded the same vide letter on 05th December, 2023 with clarification that no amount is payable, since the lease of the mines was expired way back on 06th January, 2005. The Company has now filed a Writ Petition against the aforesaid demand of Rs.13.05 Lacs in Hon'ble High Court of Orissa, Cuttack for quashing the demand and subsequent to the balance sheet date, it has received a stay order on the demand till 29th July 2025. The matter was not listed on 29th July 2025 and is still pending.

6 During the quarter ended 30th June 2026, pursuant to the settlement agreements executed with Saya Buildcon Consortium Private Limited, the Company recovered capital advances amounting to Rs. 400.00 lakhs, an inter-corporate loan amounting to Rs. 367.07 lakhs and accrued interest thereon amounting to Rs. 9.76 lakhs. As a result, the Company recognised a reversal of the corresponding expected credit loss (ECL) provision aggregating to Rs. 776.83 lakhs during the quarter ended 30th June 2026. The said ECL provision had been recognised against these balances in earlier years.

7 The Company is not having any subsidiary, associate and joint venture as at 30th September 2026.

8 Previous period's figures have been regrouped/ reclassified wherever necessary to correspond with the current period's classification / disclosure.

For V. Sankar Aiyar & Co.
Chartered Accountants
Firm Registration No.109208W

Deepak Gupta
Partner
Membership No. 514856

Place: New Delhi
Date: 13.11.2026

V. SANKAR AIYAR & CO. NEW DELHI FRN 109208W CHARTERED ACCOUNTANTS

For Landmark Property Development Company Ltd.

Landmark Property Development Company Limited New Delhi

Gaurav Dalmia
Managing Director

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
CIN - L13100DL1976PLC188942
Registered Office: 11th Floor, Narain Manzil, 23-Barakhamba Road, New Delhi-110001

Statement of Assets and Liabilities

(Rs. In Lacs)

Particulars	30.09.2026 Unaudited	31.03.2026 Audited
ASSETS		
Non-Current Assets		
Property, Plant & Equipments	0.17	0.19
Financial Assets		
Other Financial Assets	221.85	-
Deferred Tax Assets (Net)	-	102.77
Non-Current Tax Assets (Net)	4.38	4.20
Total Non-Current Assets	**226.40**	**107.16**
Current Assets		
Inventories	432.44	539.33
Financials Assets		
Investments	2,174.56	413.76
Cash & Cash Equivalents	7.05	99.93
Bank Balances other than Cash and Cash Equivalents	900.09	1,117.45
Loans	-	-
Other Financial Assets	1,164.62	1,950.81
Other Current Assets	5.57	85.24
Total Current Assets	**4,684.33**	**4,206.52**
TOTAL ASSETS	**4,910.73**	**4,313.68**
EQUITY AND LIABILITIES		
Equity		
Equity Share Capital	1,341.43	1,341.43
Other Equity	3,518.89	2,804.56
Total Equity	**4,860.32**	**4,145.99**
Liabilities		
Non Current Liabilities		
Provisions	6.15	5.19
Deferred Tax Liabilities (Net)	9.77	-
Total Non Current Liabilities	**15.92**	**5.19**
Current Liabilities		
Financial Liabilities		
Trade Payables		
Total outstanding dues of Micro and Small Enterprise	0.06	0.12
Total outstanding dues of creditors other than Micro and Small Enterprise	4.75	5.00
Other Financial Liabilities	3.10	5.00
Other Current Liabilities	26.30	152.10
Provisions	0.28	0.28
Current Tax Liabilities (Net)	-	-
Total Current Liabilities	**34.49**	**162.50**
TOTAL - EQUITY & LIABILITIES	**4,910.73**	**4,313.68**

V. SANKAR AIYAR & CO. NEW DELHI FRN 109208W CHARTERED ACCOUNTANTS

Landmark Property Development Co. Pvt. Limited New Delhi

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
CIN - L13100DL1976PLC188942
Registered Office: 11th Floor, Narain Manzil, 23-Barakhamba Road, New Delhi-110001

Cash Flow Statement

(Rs. In Lacs)

Particulars	Six months Ended	
	30.09.2026	30.09.2025
Cash flow from Operating Activities		
Profit / (loss) before tax	830.43	(4.38)
Adjustments:		
Depreciation and amortisation expenses	0.02	0.07
Interest Income	(37.49)	(31.38)
Reversal of allowance for expected credit loss / advance (net)	(776.83)	-
Gain on fair valuation of Investments through Profit & Loss	(40.81)	-
Operating cash flow before working capital changes	**(24.68)**	**(35.69)**
Decrease/ (Increase) in Other Current Assets & Other Financial Assets	881.51	(6.88)
Decrease/ (Increase) in Inventory	106.89	-
Decrease/ (Increase) in Loans and Advances	376.83	-
(Decrease)/ increase in Trade Payables	(0.31)	(1.38)
Decrease/ (Increase) in Other Non-Current Assets	400.00	-
(Decrease)/ increase in Provisions	0.96	(0.37)
(Decrease)/ increased in Other Financial Liabilities & Current Liabilities	(127.70)	309.50
Cash generated from operations	**1,613.50**	**265.19**
Direct Taxes Paid (Net of Refund)	3.74	16.76
Net cash generated from operating activities (A)	**1,609.76**	**248.43**
Cash flow from Investing Activities		
(Purchase) / Sale of Investments	(1,719.99)	-
(Investment)/Redemption of Fixed Deposit with Bank	(4.49)	(244.96)
Interest received on FDRs	21.84	34.21
Net cash from/ (used in) Investing Activities (B)	**(1,702.64)**	**(210.75)**
Cash flow from Financing Activities		
Net cash generated from financing activities (C)	-	-
Net increase in cash & cash equivalents (A+B+C)	(92.88)	37.68
Cash & cash equivalents as the beginning of the period	99.93	3.46
Cash & cash equivalents as the end of the period	**7.05**	**41.14**
Components of cash and cash equivalents		
Cash on hand	0.07	0.04
Balances with Banks - In current accounts	6.98	41.10
Total	**7.05**	**41.14**

Landmark Property Development Company Limited New Delhi

V. SANKAR AIYAR & CO NEW DELHI FRN 109208W CHARTERED ACCOUNTANTS

Landmark Property Development Company Limited
[CIN : L13100DL1976PLC188942]
Regd. Office : 11 th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi -110 001
Telephone No.: 91 43621200 Fax: (011) 41501333
Website: www.landmarkproperty.in E-mail : info@landmarkproperty.in

Extract of Unaudited Financial Results for the Quarter and Half Year ended 30th September, 2026

Sl.No.	PARTICULARS	Quarter ended			Half Year ended		Year Ended
		Rs/Lacs 30-Sep-26	Rs/Lacs 30-June-26	Rs/Lacs 30-Sep-25	Rs/Lacs 30-Sep-26	Rs/Lacs 30-Sep-25	Rs/Lacs 31-Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income	46.03	932.28	15.46	978.31	32.08	816.41
2	Net Profit/(Loss) for the period (before Tax & Exceptional Items)	24.19	806.24	(3.46)	830.43	(4.38)	198.28
3	Net Profit/(Loss) for the period before tax (after Exceptional Items)	24.19	806.24	(3.46)	830.43	(4.38)	198.28
4	Net Profit/(Loss) for the period after tax (after Exceptional Items)	17.90	**696.43**	**(3.27)**	**714.33**	**(3.95)**	**149.42**
5	Total Comprehensive Income for the period [comprising profit/(Loss) for the period (after tax and Other Comprehensive Income (after tax)	17.90	696.43	(3.27)	714.33	(3.95)	149.44
6	Equity Share Capital(Face Value of Re. 1/- each)	**1,341.43**	**1,341.43**	**1,341.43**	**1,341.43**	**1,341.43**	**1,341.43**
7	Reserves (excluding Revaluation Reserve)	-	-	-	-	-	2,804.56
8	Earnings Per Shares(Face Value of Re. 1/- each) (not annualised)						
	(a) Basic (in Rs.)	0.013	0.52	(0.002)	0.53	(0.003)	0.11
	(b) Diluted (in Rs.)	0.013	0.52	(0.002)	0.53	(0.003)	0.11

Note(s) :

Total Income for the quarter and year ended 30th Sep 2026 include Rs 776.83 Lakhs towards reversal of provision on loans/Advance/Interest.

There were no exceptional items during the quarter and year ended 30th September, 2026.

The above is an extract of the detailed format of Quarterly and Annual Financial Results filed with the Stock exchanges under Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) regulations, 2015. The full format of the Quarterly and Annual Financial Results is available on the stock exchanges websites, www.nseindia.com and www.bseindia.com and on the company's website www.landmarkproperty.in

For Landmark Property Development Company limited,

Landmark Property Development Company Limited New Delhi

Gaurav Dalmia
Managing Director

Place: New Delhi
Date: 13.11.2026