



ALEMBIC CITY

ALEMBIC CITY LIMITED

ALEMBIC ROAD, VADODARA - 390 003.

THIRTY SECOND ANNUAL REPORT

2025 – 2026

Alembic City Limited

Regd. Office: Alembic Road, Vadodara – 390 003 | Tel: 0265 6637000 | Email ID: alembic.city@alembic.co.in

CIN: U68100GJ1994PLC021552



ALEMBIC CITY

ALEMBIC CITY LIMITED

Board of Directors

Mr. Samir Patel	-	Chairman
Mrs. Rati Desai	-	Independent Director
Mr. Rasesh Shah	-	Director
Mr. Nilesh Mistry	-	Director

Statutory Auditors

M/s. Maloo Bhatt & Co.
Chartered Accountants, Vadodara

Bankers

HDFC Bank Limited
Kotak Mahindra Bank Limited

Registered Office

Alembic Road,
Vadodara - 390 003.
CIN: U68100GJ1994PLC021552
Tel.: 0265 6637000
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NOTICE

Notice is hereby given that the **Thirty Second Annual General Meeting** (“AGM”) of the Members of **Alembic City Limited** will be held on **Friday, the 31st July, 2026** at **11:00 a.m.** at the Registered Office of the Company at Alembic Road, Vadodara – 390 003, to transact the following business:

Ordinary Business:

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended 31st March, 2026 and the Reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Nilesh Mistry (DIN No. 06571209), who retires by rotation and being eligible, offers himself for re-appointment.

NOTES:

1. **ANY MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF /HERSELF AND SUCH PROXY NEED NOT BE A MEMBER OF THE COMPANY.**
2. **A person can act as a proxy on behalf of members not exceeding (50) fifty and holding in the aggregate not more than (10%) ten percent of the total share capital of the Company carrying voting rights. A member holding more than (10%) ten percent of the total share capital of the Company carrying voting rights may appoint a single person as proxy, provided such person shall not act as a proxy for any other person or shareholder.**
3. The proxy form duly completed must reach the Registered Office of the Company not later than forty-eight hours before the time of holding the Annual General Meeting.
4. The details of Directors, seeking re-appointment at the Annual General Meeting, pursuant to para 1.2.5 of Secretarial Standard – 2 (SS-2) on General Meetings and other applicable provisions is given in Annexure - A of this notice.

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5. All documents referred to in the Notice are open for inspection at the Registered Office of the Company between 11.00 a.m. and 1.00 p.m. on any working day except Saturdays and holidays up to the date of Annual General Meeting.

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CIN: U68100GJ1994PLC021552

Regd. Off.: Alembic Road, Vadodara – 390 003

Tel: +91 265 6637000

Email: alembic.city@alembic.co.in

Date: 5th May, 2026

Place: Vadodara

By Order of the Board,

Samir Patel

Chairman

DIN: 06571207

Alembic City Limited

Regd. Office: Alembic Road, Vadodara – 390 003 | Tel: 0265 6637000 | Email ID: alembic.city@alembic.co.in

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**Annexure - A**

Details of the Director seeking re-appointment at the ensuing Annual General Meeting pursuant to para 1.2.5 of the Secretarial Standard-2 (SS-2) and other applicable provisions is as under:

Name of the Director	Mr. Nilesh Mistry
Age	51 years
Qualifications	B.Com, CMA
Experience	Over 20 years
Terms and Conditions of appointment or re-appointment along with details of remuneration sought to be paid	N. A.
Remuneration last drawn (2025-26)	N. A.
Nature of expertise in specific functional areas	Finance & Accounts
Date of first appointment on to the Board	09/05/2024
No. of Shares held in the Company as on 31 st March, 2026	10*
Relationship with other Directors, Manager and other Key Managerial Personnel (KMP)	Mr. Nilesh Mistry is not related to any other Directors, Manager and other Key Managerial Personnel.
No. of Meetings of the Board attended during the year	4 (Four)
Directorship in other companies as on 31 st March, 2026	1. Shreno Limited 2. Shreno Publications Limited 3. Laburnum Management Services Private Limited
Chairmanship / Membership of Committees of other Board	Nil

*Shares held in his capacity as the registered owner. Beneficial owner of these shares is Alembic Limited.

Alembic City Limited



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BOARD'S REPORT

To,
The Members,

Your Directors present their Thirty Second Report on the working of the Company together with the Audited Annual Accounts for the financial year ended on 31st March, 2026.

1. OPERATIONS AND STATE OF AFFAIRS OF THE COMPANY:

(Rs. in lakhs)

Particulars	For the year ended 31 st March	
	2026	2025
Revenue from operations	4,070.97	3,777.87
Other Income	122.85	63.00
Profit / (Loss) for the year before Interest, Depreciation and Tax	3,480.20	3,352.57
Less:		
Interest (net)	1,359.29	1,313.91
Depreciation and Amortization	2,407.00	2,255.06
Profit / (Loss) before Tax	(286.08)	(216.40)
Less:		
Tax Expenses	(71.57)	(54.07)
Loss for the year	(214.52)	(162.33)

The Financial Statements of the Company are prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ("Act").

2. TRANSFER TO RESERVE:

In view of losses, the Company has not proposed any amount to be transferred to General Reserve for the financial year ended 31st March, 2026.

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3. DIVIDEND:

Your Directors do not recommend any dividend on equity shares for the year ended on 31st March, 2026.

4. SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES:

The Company is a wholly owned material subsidiary of Alembic Limited. The Company does not have any subsidiaries, associates or joint ventures.

5. DIRECTORS:

In accordance with the provisions Section 152 of the Companies Act, 2013 and the Articles of Association of the Company, Mr. Nilesh Mistry (DIN: 06571209), Director of the Company, will retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

None of the Director is disqualified from being appointed under the provision of Section 164 of the Act.

6. MEETINGS OF THE BOARD:

Four (4) Meeting of Board of Directors were held during the financial year ended 31st March, 2026 on 5th May, 2025, 31st July, 2025, 5th November, 2025 and 3rd February, 2026. The time gap between any two meetings was not exceeding one hundred and twenty days.

7. INDEPENDENT DIRECTOR:

The Company has received declarations / confirmations from the Independent Director of the Company as required under Section 149(7) of the Act read with Rule 6 of the Companies (Appointment and Qualifications of Directors) Rules, 2014.

8. INTERNAL CONTROL SYSTEMS:

The Company's internal control procedures which includes internal financial controls, ensure compliance with various policies, practices and statutes in



keeping with the organization's pace of growth and increasing complexity of operations.

9. RISK MANAGEMENT:

The Company has in place a mechanism to identify, assess, monitor and mitigate various risks to key business objectives. Major risks identified by the business and functions are systematically addressed through mitigating actions on a continuing basis. These are discussed at the meetings of the Board of Directors of the Company.

10. RELATED PARTY TRANSACTIONS:

Related party transactions that were entered into during the financial year were on arm's length basis and were in ordinary course of business.

The Company has entered into transactions with the related party(ies) as mentioned in Note No. 22(3)(g) of Financial Statements. There were no related party transactions entered into by the Company, which may have potential conflict with the interest of the Company.

Necessary disclosure in form AOC-2 with respect to the applicable transactions, is given in Annexure A of the Board's Report. Save and except the above, the Company has not entered into any other arrangement/ transaction with related parties which could be considered material in accordance with the provisions of the Act, during the year under review.

11. LOANS, GUARANTEE OR INVESTMENTS:

During the year under review, the Company has not granted any Loans under the provisions of Section 186 of the Companies Act, 2013 read with Companies (Meeting of Board and its Power) Rules, 2014.

The details of Investments made under the said Section are provided in Notes to the Financial Statements at Note No. 3 & 6 respectively.



12. STATUTORY AUDITORS:

In compliance with the Companies (Audit and Auditors) Rules, 2014, M/s. Maloo Bhatt & Co., Chartered Accountants (Firm Registration Number: 0129572W) were appointed as Statutory Auditors of the Company, to hold office for a term of 5 (five) consecutive years till the conclusion of the 35th Annual General Meeting the financial year 2028-29, as approved by the members at their 30th Annual General Meeting held on 9th July, 2024.

The Auditor's Report for financial year 2025-26 does not contain any qualification, reservation or adverse remark. The Auditor's Report is enclosed with the financial statements in this Annual Report.

13. SECRETARIAL AUDITORS:

The Board of Directors had appointed M/s. Samdani Shah & Kabra, Practicing Company Secretaries, to conduct Secretarial Audit for the financial year 2025-26.

The Secretarial Audit Report of M/s. Samdani Shah & Kabra, Practicing Company Secretaries for the financial year ended 2025-26, is annexed as Annexure B. The Secretarial Audit Report does not contain any qualification, reservation or adverse remark.

During the year under review, the Company has complied with all the applicable provisions of the Secretarial Standards as prescribed by the Institute of Company Secretaries of India.

The Board of Directors at their meeting held on 5th May, 2026, has appointed M/s. Samdani Shah & Kabra, Practicing Company Secretaries, Vadodara, having Firm Registration Number: P2008GJ016300 as the Secretarial Auditors of the Company for the F.Y. 2026-27.

14. MATERIAL CHANGES:

There has been no material changes and commitments affecting the financial position of the Company since the close of financial year i.e. since 31st March, 2026. Further, it is hereby informed that there has been no change in the nature of business of the Company.



15. CHANGE OF OBJECT CLAUSE:

During the year under review, in addition to the existing main object of the Company to carry out the business of real estate development including leasing / sub-leasing of properties and related activities, the Company altered its object clause to include i) event management, co-works and allied services; and ii) buying, selling including reselling, trading of goods including merchandise of all kinds and descriptions.

16. ANNUAL RETURN:

As per the provisions of Section 92(3) and Section 134(3)(a) of the Companies Act, 2013, the Company is required to upload a copy of the annual return on the its website, if any, and the web-link of such annual return shall be disclosed in the Board's report. Since the Company does not have a corporate website, the Annual Return is not required to be uploaded.

17. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO:

During the year under review:

- (a) The Company has not consumed any major energy or utilities on net basis and hence, the details regarding appropriate steps taken for conservation of energy is not required to be furnished.
- (b) The Company is not engaged in any manufacturing activity where technology is required.
- (c) The Company has neither earned nor spent any foreign exchange.

18. PARTICULARS OF EMPLOYEES:

During the period under review, there were no employee in respect of whom information as per Section 197 of the Act read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is required to be given.



19. OTHER DISCLOSURES:

- a) The Company does not have any scheme of provision of money for the purchase of the own shares by employees or by trustees for the benefit of employees.
- b) Since the Company does not have any employees provisions related to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 is not applicable.
- c) The Company has complied with all the applicable provisions of the Secretarial Standards.
- d) The Company has not invited/accepted any deposits from public.
- e) There are no significant and material orders passed by the Regulators or Courts or Tribunal impacting the going concern status of the Company and its operations in future.
- f) Neither any application is made nor is any proceeding pending under the Insolvency and Bankruptcy Code, 2016.
- g) No settlements have been done with banks or financial institutions.
- h) The Company is not required to cost records as specified by the Central Government under sub section (1) of section 148 of the Companies Act, 2013.
- i) The Company is not required to have and does not have any Managing Director or Whole-time Director and hence the disclosure pertaining to receipt of remuneration or commission by Managing Director or Whole-time Director from its holding company is not applicable.
- j) In the opinion of the Board, the Independent Director is a person of integrity and possess expertise, experience and proficiency.
- k) The Company has complied with the provisions of the Maternity Benefit Act, 1961. The Company remains committed to providing a supportive work environment in accordance with statutory requirements.

20. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to Section 134(5) of the Companies Act, 2013, the Board of Directors, to the best of its knowledge and ability, confirm that:

- a) in preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;



ALEMBIC CITY

- c) they have taken proper and sufficient care for maintenance of adequate accounting records in accordance with the provisions of Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) they have prepared the annual accounts on a going concern basis;
- e) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and operating effectively; and
- f) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

Alembic City Limited

CIN: U68100GJ1994PLC021552

Reg. Off.: Alembic Road, Vadodara – 390 003

Tel: +91 265 6637000

Email: alembic.city@alembic.co.in

Date: 5th May, 2026

Place: Vadodara

By Order of the Board,

Samir Patel

Chairman

DIN: 06571207

Rasesh Shah

Director

DIN: 00113641

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FORM NO. AOC -2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014.

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto.

1. Details of contracts or arrangements or transactions not at Arm's length basis: **Not Applicable**

All the contracts, arrangements or transactions entered in to by the Company with related parties during the financial year ended March 31, 2026, were at arm's length basis, in ordinary course of business.

2. Details of material contracts, arrangements, or transactions at Arm's length basis.

Name of Related Party and nature of relationship	Nature of contract / arrangement / transaction	Duration of contract / arrangement / transaction	Salient terms of the contracts or arrangements Or transactions including the value, if any	Date (s) of Approval by the Board, If any	Amount Paid as Advance, If any
Alembic Limited - 100% holding company	(a) Leasing of various commercial properties (b) Reimbursement of Expenses paid and received	Ongoing up to the validity of lease deeds entered for the respective property.	Transaction entered is on arm's length basis. Details of transactions during the year is provided at note no. 22(3)(g) of the Financial Statements.	Not Applicable	Nil.

For and on behalf of the Board of Directors,

Samir Patel
Chairman
DIN: 06571207

Rasesh Shah
Director
DIN: 00113641

Date: 5th May, 2026
Place: Vadodara

Secretarial Audit Report
for the Financial Year ended March 31, 2026
*[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9
of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and
Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]*

The Members,
Alembic City Limited
Alembic Road,
Vadodara – 390003,
Gujarat, India.

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Alembic City Limited** ("Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts / statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's Books, Papers, Minute Books, Forms and Returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the Financial Year ended on March 31, 2026, ("review period") complied with the statutory provisions listed hereunder and also that the Company has proper Board-Processes and Compliance-Mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the Company's Books, Papers, Minute Books, Forms and Returns filed and other records maintained by the Company for the review period, according to the provisions of:

- i. The Companies Act, 2013 ("Act") and the Rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 and the rules made thereunder;
- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India ("SEBI") Act, 1992
 - a. SEBI (Depositories and Participants) Regulations, 2018, to the extent applicable;
 - b. SEBI (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Act and dealing with client, to the extent applicable;
 - c. The other Regulations and Guidelines prescribed under Securities and Exchange Board of India Act, 1992, are not applicable to the Company being an Unlisted Public Company.
- vi. Other sector specific laws as follows:
 - a. The Real Estate (Regulation and Development) Act, 2016.



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We have also examined compliance with all the applicable clauses / regulations of the following: -

- i. Secretarial Standards ("Standards") issued by The Institute of Company Secretaries of India, and
- ii. Being an Unlisted Public Company, Clauses / Regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, are not applicable to the Company.

During the review period, the Company has complied with the provisions of the applicable Acts, Rules, Regulations, Guidelines, etc. as mentioned above, and is generally compliant with the clauses of Standards.

We further report that;

- A. The Board of Directors of the company is duly constituted with proper balance of Executive Directors, Non-executive Directors and Independent Directors. There were no changes in the composition of the Board of Directors during the review period;
- B. Adequate notice is given to all the Directors to schedule the Board Meetings, Agenda and detailed notes on Agenda were sent at least seven days in advance and a system exists for seeking and obtaining further information and clarification on the Agenda items before the meeting and for meaningful participation at the meeting;
- C. As per the minutes of the meetings duly recorded and signed by the Chairman, the decisions of the Board were unanimous and no dissenting views have been recorded;
- D. There are adequate systems and processes in the Company commensurate with the size and Operations of the Company to monitor and ensure compliances with all the applicable Laws, Rules, Regulations and Guidelines;
- E. During the review period, there were no specific instances / actions in the Company in pursuance of the above referred laws, Rules, Regulations, Guidelines, Standards etc., having a major bearing on the Company's affairs.


S. Samdani
Partner
Samdani Shah & Kabra
Company Secretaries
FCS No. 3677 | CP No. 2863



ICSI Peer Review No.: 7619/2026
ICSI Unique Code: P2008GJ016300
UDIN: F003677H000284496

Place: Vadodara | Date: May 05, 2026


This Report is to be read with our letter of even date which is annexed as Appendix A and forms part of this report.

Appendix A

The Members,
Alembic City Limited
Alembic Road,
Vadodara – 390003,
Gujarat, India.

Our Secretarial Audit Report of even date is to be read along with this letter, that:

- i. Maintenance of Secretarial records and compliance of the provisions of Corporate and other applicable Laws, Rules, Regulations, Standards is the responsibility of the management of the Company. Our examination was limited to the verification and audit of procedures and records on test basis. Our responsibility is to express an opinion on these secretarial records and compliances based on such verification and audit.
- ii. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records and we believe that the processes and practices we followed provide a reasonable basis for our opinion.
- iii. Wherever required, we have obtained the management representation about the compliance of Laws, Rules and Regulations and happening of events etc.
- iv. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the Company's affairs.


S. Samdani
Partner
Samdam Shah & Kabra
Company Secretaries
FCS No. 3677 | CP No. 2863



ICSI Peer Review No.: 7619/2026
ICSI Unique Code: P2008GJ016300
UDIN: F003677H000284496

Place: Vadodara | Date: May 05, 2026



INDEPENDENT AUDITOR'S REPORT

To the Members of

Alembic City Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Alembic City Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the Ind AS financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, of the state of affairs of the Company as at March 31, 2026, its loss (including other comprehensive income), its changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

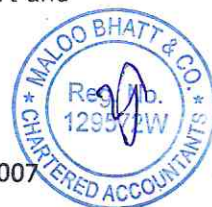
We conducted our audit in accordance with Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Ind AS financial statements.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report and

Additional Place of Business

3rd Floor, The Nirat, 18-Windward Business Park, Behind Emerald One, Jetalpur Road, Vadodara-390007



other Shareholder's Information but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance (including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including Ind AS prescribed under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

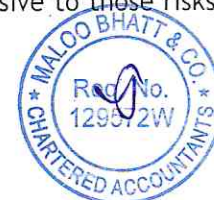
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks,



and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

- (1) As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we report in "Annexure 1", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- (2) As required by section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.



- c. The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this report are in agreement with the books of account;
- d. In our opinion, the aforesaid Ind AS financial statements comply with the Ind AS prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended;
- e. On the basis of the written representations received from the directors as on March 31, 2026, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of section 164(2) of the Act;
- f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure 2";
- g. With respect to the other matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company has complied with the provisions of section 197 of the Act;

- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

(i) The Company does not have any pending litigations which would impact its financial position;

(ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

(iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;

(iv) (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(iv) (b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(iv) (c) Based on the audit procedures that are considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the



representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

(v) The Company has not declared nor paid any dividend during the year. Hence, reporting the compliance with section 123 of the Act is not applicable.

(vi) Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account for the financial year ended March 31, 2026, which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For Maloo Bhatt & Co.
Chartered Accountants
ICAI Firm Registration No. 129572W



Yash Bhatt
Partner

Membership No.: 117745
UDIN: 26117745JXKEHL5675
Place: Vadodara
Date: 05-05-2026



ANNEXURE 1 TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section in the Independent Auditor's Report of even date to the members of Alembic City Limited ("the Company") on the Ind AS financial statements for the year ended March 31, 2026.]

Based on the audit procedures performed for the purpose of reporting a true and fair view on the Ind AS financial statements of the Company and taking into consideration the information, explanations and written representation given to us by the management and the books of account and other records examined by us in the normal course of audit, we report that:

- (i)
- (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of right-of-use assets/investment property.
 - (a) (B) The Company does not have any Intangible Assets and accordingly, reporting under clause (i)(a)(B) of paragraph 3 of the Order is not applicable.
 - (b) The Company has a program of physical verification of Property, Plant and Equipment, including Investment Property to cover all the items in a phased manner over a period of three years, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets.
 - (b) The Company does not have any immovable property (except Right of Use Assets and Leasehold improvement). Lease agreements are duly executed in favour of the lessee.
 - (c) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) and/or Intangible Assets during the year. Accordingly, reporting under clause (i)(d) of paragraph 3 of the Order is not applicable.
 - (d) No proceedings have been initiated or are pending against the Company as at March 31, 2026 for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii)
- (a) The Company is in the business of renting of immovable properties, and consequently, does not hold any inventory. Therefore, reporting under clause (ii)(a) of paragraph 3 of the Order is not applicable.
 - (b) The Company has not obtained any sanctioned working capital limit during the year, from banks and/or financial institutions, on the basis of security of current assets. Therefore, reporting under clause (ii)(b) of paragraph 3 of the Order is not applicable.
- (iii) During the year, the Company has not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, reporting under clause (iii) of paragraph 3 of the Order is not applicable.
- (iv) The Company has complied with the provisions of sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- (v) In our opinion, the Company has not accepted any deposits or amounts which are deemed to be deposits. Accordingly, reporting under clause (v) of paragraph 3 of the Order is not applicable.



(vi) The Central Government has not prescribed the maintenance of cost records for any of the products of the Company under sub-section (1) of section 148 of the Act and the rules framed there under.

(vii) (a) The Company is regular in depositing with the appropriate authorities, undisputed statutory dues including Goods and Services tax (GST), provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other material statutory dues applicable to it, in all cases during the year. During the year 2017-18, sales tax, value added tax, service tax and duty of excise subsumed in GST and are accordingly reported under GST.

No undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, GST, customs duty, cess and any other material statutory dues applicable to it, were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) There are no dues with respect to provident fund, employees' state insurance, income tax, GST, sales tax, service tax, value added tax, customs duty, excise duty and cess, which have not been deposited on account of any dispute.

(viii) We have not come across any transaction(s) which were previously not recorded in the books of account of the Company that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) (a) The Company has not taken any loans or other borrowings from any lender. Accordingly, reporting under clause (ix)(a) of paragraph 3 of the Order is not applicable.

(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) The Company did not obtain any money by way of term loans during the year/and there were no outstanding term loans at the beginning of the year. Accordingly, reporting under clause (ix)(c) of paragraph 3 of the Order is not applicable.

(d) On an overall examination of the Ind AS financial statements of the Company, no funds raised on short-term basis have, been used for long-term purposes by the Company.

(e) On an overall examination of the Ind AS financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures as defined under the Act.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies, as defined under the Act.

(x) (a) The Company has not raised money by way of initial public issue offer / further public offer (including debt instruments) during the year. Therefore, reporting under clause (x)(a) of paragraph 3 of the Order is not applicable.

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Therefore, reporting under clause (x)(b) of paragraph 3 of the Order is not applicable.

(xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor any fraud on the Company has been noticed or reported during the year, nor have we been informed of any such instance by the management.



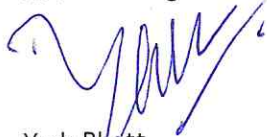
- (b) No report under section 143(12) of the Act has been filed with the Central Government by the auditors of the Company in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014, during the year or up to the date of this report.
- (c) There are no whistle blower complaints received by the Company during the year and upto the date of this report.
- (xii) In our opinion, the Company is not a Nidhi Company. Therefore, reporting under clause (xii) of paragraph 3 of the Order is not applicable.
- (xiii) All transactions entered into by the Company with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and the details have been disclosed in the Ind AS financial statements as required by the applicable accounting standards.
- (xiv) (a) In our opinion, the Company does not have an internal audit system and is not required to have an internal audit system as per the provisions of the Act. Hence, reporting under clause (xiv) of paragraph 3 of the Order is not applicable.
- (b) The Company did not have an internal audit system for the period under audit. Hence, no Internal Audit Reports of the Company for the aforesaid period were provided.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with them during the year and hence, provisions of section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, reporting under clause (xvi)(a) and (b) of paragraph 3 of the Order are not applicable.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without having a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (c) The Company is not a Core Investment Company (CIC) as defined in Core Investment Companies (Reserve Bank) Directions, 2016 ("Directions") by the Reserve Bank of India. Accordingly, reporting under clause (xvi)(c) and (d) of paragraph 3 of the Order are not applicable.
- (d) As informed by the Company, the Group to which the Company belongs has no CIC as part of the Group.
- (xvii) The Company has not incurred cash losses in the current and the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly, reporting under clause (xviii) of paragraph 3 of the Order is not applicable.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Ind AS financial statements and our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which cause us to believe that any material uncertainty exists as on the date of this audit report and that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance



as to the future viability of the Company. We further state that our reporting is based on the facts up to date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- (xx) The provisions of section 135 of the Act are not applicable to the Company. Hence, reporting under clause (xx) of paragraph 3 of the Order is not applicable.

For Maloo Bhatt & Co.
Chartered Accountants
ICAI Firm Registration No. 129572W



Yash Bhatt
Partner
Membership No.: 117745
UDIN: 26117745JXKEHL5675
Place: Vadodara
Date: 05-05-2026



ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in paragraph 2(i) under 'Report on Other Legal and Regulatory Requirements' section in our Independent Auditor's Report of even date to the members of Alembic City Limited on the Ind AS financial statements for the year ended March 31, 2026.]

Report on the Internal Financial Controls with reference to Financial Statements under clause (i) of sub-section 3 of section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statements of Alembic City Limited ("the Company") as of March 31, 2026 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We have conducted our audit in accordance with the Guidance Note and the Standards on Auditing specified under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness.

Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal controls based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.



Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2026, based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal controls stated in the Guidance Note issued by the ICAI.

For Maloo Bhatt & Co.
Chartered Accountants
ICAI Firm Registration No. 129572W



Yash Bhatt
Partner
Membership No.: 117745
UDIN: 26117745JXKEHL5675
Place: Vadodara
Date: 05-05-2026



Alembic City Limited
Balance Sheet

(Rs. in Lacs)

Particulars	Notes	As at 31st March, 2026	As at 31st March, 2025
I. ASSETS			
(1) Non-current assets			
(a) Investment Property	2	15,177.00	12,159.84
(b) Financial Assets			
- Investments	3	0.94	1.38
- Other Financial Assets	4	600.68	408.35
(c) Deferred Tax Asset	5	530.31	396.18
Total Non-Current Assets		16,308.92	12,965.75
(2) Current Assets			
(a) Financial Assets			
- Investment	6	757.44	553.70
- Cash and cash equivalents	7	31.28	17.99
- Trade Receivables	8	169.45	207.97
- Other Financial Assets	9	8.83	3.80
(b) Current Tax Assets (Net)	10	128.35	150.44
(c) Other Current Assets	11	14.53	10.32
Total Current Assets		1,109.87	944.23
TOTAL ASSETS		17,418.80	13,909.98
II. EQUITY AND LIABILITIES			
EQUITY			
Equity Share capital	12	5.00	5.00
Other Equity	13	(955.12)	(740.23)
Total Equity		(950.12)	(735.23)
LIABILITIES			
(1) Non - Current liabilities			
(a) Financial Liabilities			
- Lease Liabilities	14	14,503.48	11,446.99
- Others		1,128.93	1,066.18
Total Non Current Liabilities		15,632.41	12,513.17
(2) Current liabilities			
(a) Financial Liabilities			
- Lease Liability	15	2,170.29	1,828.70
- Trade Payables			
i. total outstanding dues of Micro Enterprises & Small Enterprises		9.42	12.22
ii. total outstanding dues of creditors other than Micro Enterprises		78.82	56.02
- Other Financial Liabilities	16	372.96	181.68
(b) Other Current Liabilities	17	105.02	53.42
Total Current Liabilities		2,736.52	2,132.03
Total Liabilities		18,368.92	14,645.21
TOTAL EQUITY AND LIABILITIES		17,418.80	13,909.98

Summary of significant accounting policies & other explanatory notes and informations (Note 1 to 22)
The accompanying notes referred to above which form an integral part of the Financial Statements

As per our report of even date

For and on behalf of the Board of Directors

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W


CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 5th May, 2026

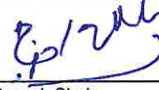



Samir Patel
(DIN - 06571207)

Chairman


Nilesh Mistry
(DIN - 06571209)

Director


Rasesh Shah
(DIN - 00113641)

Director

Place : Vadodara
Date: 5th May, 2026

Alembic City Limited
Statement of Profit and Loss

(Rs. in Lacs)

Particulars	Notes	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
I. INCOME					
Income from Operation	18	4,070.97		3,777.87	
Other Income	19	122.85		63.00	
Total Income		4,193.82		3,840.88	
II. EXPENSES					
Finance costs	20	1,359.29		1,313.91	
Depreciation and amortization expense	2	2,407.00		2,255.06	
Other expenses	21	713.62		488.30	
Total Expenses		4,479.90		4,057.28	
III. Profit before Tax (I - II)		(286.08)		(216.40)	
IV. Tax Expense					
Current Tax		62.50		88.00	
Deferred Tax		(134.07)		(141.95)	
Short/(Excess) tax provisions of earlier years		-	(71.57)	(0.12)	(54.07)
V. Profit (Loss) for the year (IV-III)		(214.52)		(162.33)	
VI. Other Comprehensive Income					
A. (i) Items that will not be reclassified to profit or loss		(0.44)		(0.11)	
(ii) Income tax relating to items that will not be reclassified to profit or loss		0.06		(0.00)	
VII. Total Other Comprehensive Income		(0.38)		(0.12)	
VIII. Total Comprehensive Income for the year (V + VII)		(214.89)		(162.45)	
IX. Earnings per equity share (FV Rs. 10/- per share)					
- Basic & Diluted (in Rs) [Refer Note 22(1)]		(429.03)		(324.66)	

Summary of significant accounting policies & other explanatory notes and informations (Note 1 to 22)

The accompanying notes referred to above which form an integral part of the Financial Statements

As per our report of even date

For and on behalf of the Board of Directors

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W




CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 5th May, 2026

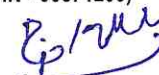




Samir Patel
(DIN - 06571207) Chairman



Nilesh Mistry
(DIN - 06571209) Director



Rasesh Shah
(DIN - 00113641) Director

Place : Vadodara
Date: 5th May, 2026

Alembic City Limited
Statement of Changes in Equity

A Equity Share Capital:

Particulars	Nos	(Amount in Rs. lacs)
Equity Shares of Rs. 10/- each issued, subscribed and fully paid		
Balance at 1st April, 2024	50,000	5.00
Changes in equity share capital during the year	-	-
Balance at 31st March, 2025	50,000	5.00
Equity Shares of Rs. 10/- each issued, subscribed and fully paid		
Balance at 1st April, 2025	50,000	5.00
Changes in equity share capital during the year	-	-
Balance at 31st March, 2026	50,000	5.00

B Other Equity

Particular	Reserve and Surplus		FVOCI - Equity Investment Reserve	Total
	General Reserve	Retained Earnings		
Balance at 1st April, 2024 (I)	29.51	(607.94)	0.66	(577.78)
Profit/(Loss) for the year	-	(162.33)	-	(162.33)
Other Comprehensive Income for the year (net of Tax)	-	-	(0.12)	(0.12)
Total Comprehensive Income for the year (II)	-	(162.33)	(0.12)	(162.45)
Any other charge				
- Transfer from Retained Earning to General Reserve	-	-	-	-
Transaction for the year (III)	-	-	-	-
Balance at 31st March, 2025 (I + II + III)	29.51	(770.27)	0.53	(740.23)
Balance as at 1st April, 2025 (I)	29.51	(770.27)	0.53	(740.23)
Profit/(Loss) for the year	-	(214.52)	-	(214.52)
Other Comprehensive Income for the year (net of Tax)	-	-	(0.38)	(0.38)
Total Comprehensive Income for the year (II)	-	(214.52)	(0.38)	(214.89)
Any other charge				
- Transfer from Retained Earning to General Reserve	-	-	-	-
Transaction for the year (III)	-	-	-	-
Balance at 31st March, 2026 (I + II + III)	29.51	(984.79)	0.15	(955.12)

As per our report of even date

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W



CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 5th May, 2026



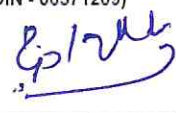
For and on behalf of the Board of Directors


Samir Patel
(DIN - 06571207)

Chairman


Nilesh Mistry
(DIN - 06571209)

Director


Rasesh Shah
(DIN - 00113641)

Director

Place : Vadodara
Date: 5th May, 2026

Alembic City Limited
Statement of Cash Flow as at 31st March, 2026

(Rs. in Lacs)

Particulars	For the Period ended 31st March, 2026	For the Year ended 31st March, 2025
A Cash Flow from Operating Activities:		
Net Profit/(Loss) before tax	(286.08)	(216.40)
Adjustments :		
Depreciation and amortisation expense	2,407.00	2,255.06
Dividend Income	(0.01)	(0.01)
Finance Cost	1,288.19	1,249.78
Notional Interest Income	(31.46)	(24.23)
Net fair value changes (including net (gain)/Loss on sale of investments)	(55.86)	10.75
Operating profit before change in working capital	3,321.77	3,274.95
Working Capital Changes		
(Increase)/Decrease in Other Assets	(38.48)	10.05
(Increase)/Decrease in Trade Receivables	38.52	29.14
Increase/(Decrease) in Other Current Liabilities	51.60	27.56
Increase/(Decrease) in Trade Payables	20.00	6.24
	3,393.42	3,347.95
Direct taxes paid (Net of Refunds)	40.41	104.90
Net Cashflow from Operating Activities (A)	3,353.01	3,243.04
B Cash Flow from Investing Activity		
(Payment for) / Proceeds from purchase/sale of investments (NET)	(147.87)	(516.47)
Dividend Received	0.01	0.01
Deposit Given	(293.32)	(28.67)
Net Cash used in Investing Activities (B)	(441.18)	(545.13)
C Cash Flow from Financing Activities		
Finance Cost	(1,288.19)	(1,249.78)
Repayment of principal portion of lease liability	(1,864.38)	(1,624.88)
Deposit Received	254.02	167.26
Net Cash flow generated from Financing Activities (C)	(2,898.54)	(2,707.41)
I Net increase in Cash & Cash equivalents (A + B + C)	13.29	(9.49)
II Cash & Cash equivalents as at the beginning of the Year	17.99	27.49
III Cash & Cash equivalents as at the end of the Reporting Period	31.28	17.99
IV Cash & Cash equivalents as at the end of the Reporting Period		
Balances with Bank	31.19	17.88
Cash on Hand	0.09	0.11
Cash & Cash Equivalents	31.28	17.99

As per our report of even date

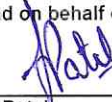
For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W

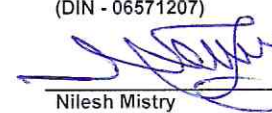


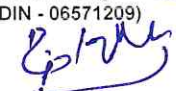
CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 5th May, 2026



For and on behalf of the Board of Directors


Samir Patel
(DIN - 06571207) Chairman


Nilesh Mistry
(DIN - 06571209) Director


Rasesh Shah
(DIN - 00113641)
Place : Vadodara
Date: 5th May, 2026 Director

1. Company Overview and Material Accounting Policies:

1.1 General Information

The Company is a public Company domiciled in India and is incorporated under the provision of the Companies Act applicable in India. The registered office of the Company is located at Alembic Road, Vadodara – 390 003, India. The Company's Financial Statements for the year ended 31st March, 2026 comprises of the Balance Sheet, Statement of Profit and Loss, Cash Flow Statement, Statement of Changes in Equity and the Notes to Financial Statements.

1.2 Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards as prescribed under Section 133 of the Act to be read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The financial statements have been prepared on the historical cost basis except for certain financial instruments which are measured at fair value in accordance with Ind AS.

1.3 Composition of financial statements

The financial statements are drawn up in INR, the functional currency of the company, and in accordance with IND AS presentation. The financial statements comprise:

- Balance Sheet
- Statement of Profit and Loss
- Statement of Cash Flow
- Statement of Changes in Equity
- Notes to Financial Statements

1.4 Material Accounting Policies

a Fair Value Measurement

The Company measures financial instruments at fair value at each reporting date.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

b Investment Properties

Property that is held for long-term rental yields or for capital appreciation or both, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequently expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised. Investment properties are depreciated using the straight-line method over their estimated useful lives. Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

c Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is current when it is:

- Expected to be realised or intended to sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting

All other liabilities are classified as non-current.



d Key Accounting Judgments, Estimates and Assumptions

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Any change in these estimates and assumptions will generally be reflected in the financial statements in current period or prospectively, unless they are required to be treated retrospectively under relevant accounting standards.

e Cash and Cash Equivalents

Cash and cash equivalents include cash at bank and cash in hand and highly liquid interest-bearing securities with maturities of three months or less from the date of inception/acquisition.

f Property, Plant & Equipments (PPE)

Property, Plant & Equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Cost comprises of the purchase price net of eligible input tax credit, and any attributable cost of bringing the assets to its working condition for its intended use, including the cost of long-term construction projects if the recognition criteria are met.

The cost and related accumulated depreciation are eliminated from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognized in the statement of profit and loss. Assets to be disposed are reported at the lower of the carrying value or the net realizable value less cost of sell.

The Company has adopted 'Cost Model' for accounting of its Property Plant and Equipment.

g Depreciation / Amortisation on Property, Plant & Equipment and Investment Properties

Depreciation / Amortisation on Property, Plant & Equipment and Investment Properties (other than freehold land and capital work-in-progress) is charged on Straight Line Basis so as to write off the original cost of the assets over the useful lives. The useful life of the fixed assets has been adopted based on the Technical Evaluation and in other cases, as prescribed under the Companies Act, 2013. Details for the same are as under:

Class of Assets	Range of Useful Life
Building	05-60 Years
Furniture & Fixtures	10 Years

h Capital Work-in-Progress

Assets under construction wherein assets are not ready for use in the manner as intended by the management are shown as Capital Work-in-Progress.

i Trade Receivables

Trade receivables are carried at original invoice amount less any provisions for doubtful debts. Provisions are made where there is evidence of a risk of non-payment, taking into account ageing, previous experience and general economic conditions. When a trade receivable is determined to be uncollectable it is written off, firstly against any provision available and then to the Statement of Profit and Loss.

j Financial Instruments

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument.

(i) Financial Assets

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date i.e, the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

Debt Instruments at amortised cost:

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, debt instruments at amortised cost are subsequently measured at amortised cost using the effective interest rate method, less impairment, if any.



Financial assets at fair value through other comprehensive income:

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Company has made an irrevocable election for its investments which are classified as equity instruments to present the subsequent changes in fair value in other comprehensive income based on its business model.

Financial assets at fair value through profit or loss:

Financial assets which are not classified in any of the above categories are subsequently fair valued through profit or loss.

De-recognition

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind. AS 109.

(ii) **Financial Liabilities**

Initial recognition and measurement

The Company's financial liabilities include trade and other payables, loans and borrowings.

Financial liabilities are classified, at initial recognition, as at fair value through profit and loss or as those measured at amortised cost.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

(a) **Financial liabilities at fair value through profit and loss**

Financial liabilities at fair value through profit and loss include financial liabilities held for trading. The Company has not designated any financial liabilities upon initial recognition at fair value through profit and loss.

(b) **Financial liabilities measured at amortised cost**

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method except for those designated in an effective hedging relationship.

De-recognition

A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

k **Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

(i) **Rental Income**

Rental income on operating lease is accounted as income as per terms agreed with the customer.

(ii) **Interest income**

For all financial instruments measured at amortised cost and interest bearing financial assets, classified as financial assets at fair value through profit and loss, interest income is recognised using the effective interest rate. Interest income is included in "other income" in the income statement.

(iii) **Dividend Income**

Dividend income is recognised in profit or loss on the date on which the Company's right to receive payment is established.

l **Taxation:**

Income tax expense comprises of current tax and deferred tax. Income tax expense is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in equity/OCI, in which case it is recognized in other comprehensive income.

(i) **Current tax**

Current tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted on the reporting date.

The company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.



(ii) **Deferred Tax**

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted at the reporting date.

Deferred income tax asset are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised.

m Provisions, Contingent Liabilities and Contingent Assets

(i) **Provisions**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss, net of any reimbursement.

(ii) **Contingent Liabilities**

Contingent liability is disclosed for (i) Possible obligations which will be confirmed only by the future events not wholly within the control of the company or (ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

(iii) **Contingent Assets**

Contingent Assets are not recognised but are disclosed in the notes to the financial statements.

n Earnings per share

Basic earnings per equity share are computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

The number of equity shares and potentially dilutive equity shares are adjusted retrospectively for all periods presented for any share splits and bonus shares issues including for changes effected prior to the approval of the financial statements by the Board of Directors.

o Leases

(i) **Company as lessee**

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the statement of profit and loss.



The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the company. Generally, the company uses its incremental borrowing rate as the discount rate.

The Company recognises the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the re-measurement in statement of profit and loss.

The Company has selected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(ii) **Company as a Lessor:**

Leases in which the company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the company to the lessee.

The Company classifies the sublease as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. That is, the Company being an intermediate lessor treats the right-of-use asset as the underlying asset in the sublease, not the underlying asset that it leases from the head lessor.

Amounts due from lessees under finance leases are recorded as receivables at the company's net investment in the leases.

1.5 Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2026, MCA has notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, Ind AS 1 - Presentation of Financial Statements, Ind AS 7 - Statement of Cash Flows, Ind AS 107 - Financial Instruments: Disclosures and Ind AS 12, International Tax Reform – Pillar Two Model Rules. The company has reviewed the new pronouncements and based on its evaluation given necessary impact (including additional disclosures) as applicable.



Alembic City Limited
Balance Sheet

Alembic City Limited
Notes to Financial Statements

2. Investment Properties

(Rs. in Lacs)

Particulars	Right To Use Asset	Building	Furniture	Electronic Equipments	Total
Gross Carrying Amount					
As at 1st April, 2024	15,392.85	51.73	334.03	16.49	15,796.11
Additions / Adjustments	1,714.67	-	-	-	1,714.67
Disposals	-	-	-	-	-
As at 31st March, 2025	17,107.52	51.73	334.03	16.49	17,509.79
Accumulated Depreciation					
As at 1st April, 2024	2,981.30	15.13	97.23	1.21	3,094.88
Depreciation charge during the year	2,216.85	4.91	31.73	1.57	2,255.06
Disposals	-	-	-	-	-
As at 31st March, 2025	5,198.15	20.05	128.97	2.78	5,349.95
Net Carrying amount					
As at 1st April, 2024	12,411.55	36.60	236.80	15.28	12,700.23
As at 31st March, 2025	11,909.37	31.69	205.07	13.72	12,159.84
Gross Carrying Amount					
As at 1st April, 2025	17,107.52	51.73	334.03	16.49	17,509.79
Additions / Adjustments	5,424.16	-	-	-	5,424.16
Disposals	-	-	-	-	-
As at 31st March, 2026	22,531.68	51.73	334.03	16.49	22,933.95
Accumulated Depreciation					
As at 1st April, 2025	5,198.15	20.05	128.97	2.78	5,349.95
Depreciation charge during the year	2,368.78	4.91	31.73	1.57	2,407.00
Disposals	-	-	-	-	-
As at 31st March, 2026	7,566.94	24.96	160.70	4.34	7,756.95
Net Carrying amount					
As at 1st April, 2025	11,909.37	31.69	205.07	13.72	12,159.84
As at 31st March, 2026	14,964.75	26.77	173.33	12.15	15,177.00

Note : As there is no CWIP in Investment Properties, ageing of the same is not applicable.

3. Non Current Investments

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Investments at fair value through other comprehensive income		
Investment in Equity Instruments (Quoted)		
- 100 (31st Mar, 2025: 100) equity shares of Rs. 2/- each fully in Alembic Pharmaceuticals Limited	0.66	0.93
- 80 (31st Mar, 2025: 10 equity share of Rs.10/- each) equity shares of Rs.5/- each fully in Paushak Limited	0.28	0.45
	0.94	1.38

Note : The Aggregate Cost of Non Current Investment is Rs.0.76 Lacs as on 31st Mar,2026 (Rs.0.76 Lacs as on 31st Mar,2025)

4. Other Financial Assets

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
- Security Deposit with MGVCL	155.81	121.54
- Security Deposit given to Alembic Ltd. (Holding Company)	444.87	286.81
	600.68	408.35



Alembic City Limited
Balance Sheet

Alembic City Limited
Notes to Financial Statements

5. Deferred Tax Assets (Net):

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
Deferred Tax Liabilities on:		
- Investment Property	(4.16)	(0.94)
- Fair Value through Profit & Loss Account	(7.79)	3.97
- FVOCI	(0.03)	0.09
	<u>(11.98)</u>	<u>3.12</u>
Less: Deferred Tax Assets on:		
- Lease Assets	518.33	399.30
	<u>530.31</u>	<u>396.18</u>

6. Current Investments

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
Investments in Mutual Funds at Fair Value through Profit and Loss Account		
Mutual Fund (Quoted)		
- Debt Funds	191.32	553.70
- Equity Funds	566.12	-
	<u>757.44</u>	<u>553.70</u>

Note : The Aggregate Cost of Current Investment is Rs.788.39 Lacs as on 31st March,2026 (Rs.537.93 Lacs as on 31st March,2025)

7. Cash and Cash Equivalents

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
Balances with Banks	31.19	17.88
Cash on hand	0.09	0.11
	<u>31.28</u>	<u>17.99</u>

8. Trade Receivables (Current / Unsecured)

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
Considered good		
Receivable from Related Parties (Refer Note no 22 (h))	3.97	2.76
Others	165.48	205.21
	<u>169.45</u>	<u>207.97</u>
Trade Receivables which have significant increase in Credit Risk	-	-
Trade Receivables - credit impaired	-	-
	<u>169.45</u>	<u>207.97</u>

Note : Refer Note no 22 (7) for other disclosures.

9. Other Financial Assets

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
- Security Deposit given to Alembic Ltd. (Holding Company)	8.83	3.80
	<u>8.83</u>	<u>3.80</u>

10. Current Tax Assets (Net)

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
Net current income tax Asset/(Liability) at the beginning of the year	150.44	133.42
Income tax paid (net of refund)	40.41	104.90
Current income tax payable for the year	(62.50)	(68.00)
Current income tax provision for earlier year	-	0.12
Net current income tax Asset/(Liability) at the end of the year	<u>128.35</u>	<u>150.44</u>



Alembic City Limited
Balance Sheet

Alembic City Limited
Notes to Financial Statements

11. Other Current Assets

(Rs. in Lacs)

Particulars	As at 31st March, 2026		As at 31st March, 2025	
Interest Income Receivable		7.66		6.12
Other Income Receivable		4.34		4.11
Advance to Suppliers		2.48		0.09
Other Advance		0.05		-
		14.53		10.32

12. Equity Share Capital

(Rs. in Lacs)

Particulars	As at 31st March, 2026		As at 31st March, 2025	
Shares Authorized				
1,50,000 - Equity shares of Rs. 10/- each		15.00		15.00
		15.00		15.00
Shares issued, subscribed and fully paid				
50,000 - Equity shares of Rs. 10/- each		5.00		5.00
		5.00		5.00
Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period				
Equity Shares of Rs. 10/- each issued, subscribed and fully paid-up	As at 31st March, 2026		As at 31st March, 2025	
	Numbers	Amt in Rs. Lacs	Numbers	Amt in Rs. Lacs
	50,000	5.00	50,000	5.00
At the beginning of the year	50,000	5.00	50,000	5.00
Outstanding at the end of the year	50,000	5.00	50,000	5.00
The rights, preferences and restrictions including restrictions on the distribution of dividends and the repayment of capital				
The Company is having only one class of shares i.e Equity carrying a nominal value of Rs. 10/- per share.				
Every holder of the equity share of the Company is entitled to one vote per share held.				
In the event of liquidation of the Company, the equity shareholders will be entitled to receive remaining assets of the Company after the distribution / repayment of all creditors. The distribution to the equity shareholders will be in proportion of the number of shares held by each shareholder.				
Shares in the company held by each shareholder holding more than 5 percent shares specifying the number of shares held				
Alembic Limited	As at 31st March, 2026		As at 31st March, 2025	
	Numbers	% held	Numbers	% held
	50,000	100%	50,000	100%
Shares held by Promoter				
Alembic Limited	As at 31st March, 2026		As at 31st March, 2025	
	Numbers	% held	Numbers	% held
	50,000	100%	50,000	100%
Aggregate number of equity shares bought back during last 5 years : Nil				



Alembic City Limited
Balance Sheet

Alembic City Limited
Notes to Financial Statements

13. Other Equity

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(a) General Reserves	29.51	29.51
(b) Retained Earnings	(984.79)	(770.27)
(c) FVOCI - Equity Investment Reserve	0.15	0.53
Total Other Equity	(955.12)	(740.23)

General Reserve :

This reserve is created by transfer of a portion of the net profit.

Retained Earnings :

This reserve is created out of accumulated profit/(loss).

FVOCI - Equity Investment Reserve :

The Company has elected to recognise changes in the fair value of certain investments in equity shares in other comprehensive income. These changes are accumulated within the FVTOCI equity investments reserve within equity.

14. Other Financial Liabilities (Non Current)

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Other financial liabilities (Non Current)		
- Deposits Received from Other than Related Party	653.22	721.70
- Deposits Received from Related Party	25.31	1.82
- Deferred Deposit	450.40	342.66
	1,128.93	1,066.18

15. Trade Payables

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Total outstanding dues to Micro Enterprises & Small Enterprises	9.42	12.22
Total outstanding dues to creditors other than Micro Enterprises & Small Enterprises	78.82	56.02
	88.24	68.24

Note : Refer Note no 22 (8) for other disclosures.

16. Other Financial Liabilities (Current)

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Rent Deposit	372.96	181.68
	372.96	181.68

17. Other Current Liabilities

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
Statutory Liabilities		
- GST Payable	24.31	16.26
- TDS Payable	39.04	37.12
- Other Current Liabilities	41.68	0.04
	105.02	53.42



Alembic City Limited
Statement of Profit and Loss

Alembic City Limited
Notes to Financial Statements

18. Income from Operations

(Rs. in Lacs)

For the year ended	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
Sales of Services				
Rental Income		3,692.48		3,413.03
Other Operating Revenue				
Property Maintenance Charges		260.41		261.95
Notional Rental Income		71.10		64.13
Misc Parking Rent		42.14		32.33
Misc Income		4.84		6.43
		4,070.97		3,777.87

19. Other Income

(Rs. in Lacs)

For the year ended	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
Interest		16.51		11.01
Dividend		0.01		0.01
Notional Interest Income		31.46		24.23
Misc Income		9.42		6.94
Changes in Fair Value of Investment		(30.96)		15.78
Profit on Sale/ Redemption of Investments		24.90		5.03
Gain on Modification of Lease		71.50		-
		122.85		63.00

20. Finance Cost

(Rs. in Lacs)

For the year ended	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
Interest on Lease Liability		1,288.19		1,249.78
Notional Interest Expenses (On Deposits Received)		71.10		64.13
		1,359.29		1,313.91

21. Other Expenses

(Rs. in Lacs)

For the year ended	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
Variable Lease Rent		184.51		151.37
Electricity		52.88		2.82
Rates and Taxes		35.88		9.16
Legal & Professional Fees		7.34		6.55
Commision & Brokerage		79.64		-
Repairs & Maintanace		192.56		228.13
Security Expense		25.00		24.47
Housekeeping Expense		20.41		22.26
Advertisement & Marketing Expenses		53.17		6.22
Payment to Auditors				
Audit Fee (refer note no.22(4))	0.60		0.60	
Other Capacity	0.35		-	
Reimbursement of Expenses	-	0.95	-	0.60
Miscellaneous Expenses		61.29		36.72
		713.62		488.30



22 Other Explanatory Notes and Information

1 Earning Per Share (EPS)

For the year ended on 31st March		2026	2025
a)	Profit / (Loss) after tax	(214.52)	(162.33)
b)	Total number of equity shares	50,000	50,000
c)	Basic and Diluted Earnings per share (in Rs.)	(429.03)	(324.66)

2 Maturity Analysis of Lease Liabilities/ Receivables

Maturity Analysis - Contractual undiscounted Cash Flows		As on 31st March, 2026	As on 31st March, 2025
	Less than one year	3,081.06	2,949.74
	One to five years	15,884.67	11,760.89
	More than five years	6,743.86	3,055.67
	Total Undiscounted Lease Liabilities	25,709.60	17,766.30
	Lease Liabilities included in the Statement of Financial Position		
	Non Current	14,503.48	11,446.99
	Current	2,170.29	1,828.70
	Total	16,673.77	13,275.69

Amount Recognized in the Statement of Profit & Loss		As on 31st March, 2026	As on 31st March, 2025
	Interest on Lease Liabilities	1,288.19	1,249.78
	Depreciation on Lease Asset	2,368.78	2,216.85

Amount Recognized in the Statement of Cash Flow		As on 31st March, 2026	As on 31st March, 2025
	Interest on Lease Liabilities	1,288.19	1,249.78
	Principal on Lease Liabilities	1,864.38	1,624.88

Maturity Analysis for Undiscounted future lease receivable		As on 31st March, 2026	As on 31st March, 2025
	Less than one year	3,637.82	3,003.90
	One year to two year	3,240.51	2,859.36
	Two year to three year	3,160.41	2,312.57
	Three year to four year	2,908.47	2,140.81
	Four year to five year	2,797.78	1,829.45
	Five year and above	2,878.46	1,711.42

3 Disclosure in respect of Related Parties.

List of related Parties with whom the Company has entered into transactions during the year.

a **Controlling Companies** : Alembic Limited

b **Subsidiaries and Fellow Subsidiaries** : There is no subsidiary / fellow subsidiary company

c **Associate / Joint Venture Companies** : There is no associate / joint venture company

d **Other Related Parties:**

- 1 Alembic Pharmaceuticals Limited
- 2 Paushak Limited
- 3 Shreno Publications Limited
- 4 Nirayu Private Limited

e **Key Management personnel :**

- | | | |
|---|--------------------|----------|
| 1 | Shri Samir Patel | Chairman |
| 2 | Shri Rasesh Shah | Director |
| 3 | Shri Nilesh Mistry | Director |
| 4 | Ms. Rati Desai | Director |

f **Relatives of Key Management Personnel:** There are no relatives of Key Management Personnel



g Transactions with Related Parties:

(Rs. in Lacs)

Sr. No.	Particulars	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
(i)	Lease Rent Expense		3,866.82		3,569.56
(ii)	Reimbursement of Expenses (Paid)		342.52		309.96
(iii)	Reimbursement of Expenses (Received)		29.54		21.32
(iv)	Rent Deposit Paid		293.32		28.67
(v)	Commission on Corporate Guarantee		0.64		0.64
(i)	Dividend Received		0.01		0.01
(ii)	Lease Rent Income		89.86		27.14
(iii)	Reimbursement of Expenses for Electricity Charges		21.47		11.19
(iv)	Printing & Stationary Expenses		-		-
(v)	Rent Deposit Received		33.82		4.13
(vi)	Royalty Expenses		6.08		5.70
(vii)	Advertisement & Marketing Expenses		59.00		-

h Balances outstanding as at the end of the year:

(Rs. in Lacs)

Sr. No.	Particulars	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
(i)	Rent Deposit Paid		804.14		510.83
(ii)	Trade Receivable		3.97		2.76
(i)	Rent Deposit Received		40.95		7.13

4 Payment to Auditors:

(Rs. in Lacs)

Particulars	As at 31st March, 2026		As at 31st March, 2025	
Statutory Auditors		0.60		0.60
Audit Fees (Including Interim Review)		0.35		0.00
Fees for other services				

5 Contingent liabilities :

(Rs. in Lacs)

Particulars	As at 31st March, 2026		As at 31st March, 2025	
Bank Guarantees		149.36		149.36

6 Capital commitments : NIL (PY: NIL)

7 Trade Receivables Aging Schedule as on 31st March, 2026 :

(Rs. in Lacs)

Particulars	Outstanding for following periods from due date of Payment						Total
	Not due	Less than 6 Months	6 Months - 1 Year	1-2 years	2-3 years	More than 3 years	
a. Undisputed Trade Receivable-Considered good	114.57	51.69	0.19	0.14	2.22	0.62	169.45
b. Undisputed Trade Receivable - which have significant increase in credit risk	-	-	-	-	-	-	-
c. Undisputed Trade Receivable - credit impaired	-	-	-	-	-	-	-
d. Disputed Trade Receivable-Considered good	-	-	-	-	-	-	-
e. Disputed Trade Receivable - which have significant increase in credit risk	-	-	-	-	-	-	-
f. Disputed Trade Receivable - credit impaired	-	-	-	-	-	-	-
g. Unbilled dues	-	-	-	-	-	-	-



Trade Receivables Aging Schedule as on 31st March, 2025 :

(Rs. in Lacs)

Particulars	Outstanding for following periods from due date of Payment						Total
	Not due	Less than 6 Months	6 Months - 1 Year	1-2 years	2-3 years	More than 3 years	
a.Undisputed Trade Receivable-Considered good	66.82	137.62	0.39	2.22	0.82	0.10	207.97
b.Undisputed Trade Receivable - which have significant increase in credit risk	-	-	-	-	-	-	-
c.Undisputed Trade Receivable - credit impaired	-	-	-	-	-	-	-
d.Disputed Trade Receivable-Considered good	-	-	-	-	-	-	-
e.Disputed Trade Receivable - which have significant increase in credit risk	-	-	-	-	-	-	-
f.Disputed Trade Receivable - credit impaired	-	-	-	-	-	-	-
g.Unbilled dues	-	-	-	-	-	-	-

8 Trade Payable Aging Schedule as on 31st March, 2026 :

(Rs. in Lacs)

Particulars	Outstanding for following periods from due date of Payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
a.MSME	9.42	-	-	-	-	9.42
b.Others	78.82	-	-	-	-	78.82
c.Disputed dues- MSME	-	-	-	-	-	-
d.Disputed dues- Others	-	-	-	-	-	-
e.Unbilled dues	-	-	-	-	-	-

Trade Payable Aging Schedule as on 31st March, 2025 :

(Rs. in Lacs)

Particulars	Outstanding for following periods from due date of Payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
a.MSME	12.22	-	-	-	-	12.22
b.Others	38.31	16.90	0.22	0.10	0.49	56.02
c.Disputed dues- MSME	-	-	-	-	-	-
d.Disputed dues- Others	-	-	-	-	-	-
e.Unbilled dues	-	-	-	-	-	-

9 Disclosure related to Micro, Small & Medium Enterprises.

As per requirement of Section 22 of Micro, Small & Medium Enterprises Development Act, 2006 following information is disclosed to the extent identifiable:

(Rs. in Lacs)

Particulars	As at 31st March, 2026	As at 31st March, 2025
(i) The Principal amount remaining unpaid to any supplier at the end of accounting year	9.42	12.22
(ii) The interest due on above	-	-
Total of (i) & (ii) above	9.42	12.22
Amount of interest paid by the buyer in terms of Section 16 of the Act along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Act.	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of Act.	-	-

10 Taxes Reconciliation:

(i) Income Tax Expense

(Rs. in Lacs)

Particulars	For the Year ended 31st March, 2026	For the Year ended 31st March, 2025
Current tax expense	62.50	88.00
Deferred tax expenses	-	-
Decrease / (Increase) in Deferred Tax Asset	-	-
(Decrease) increase in deferred tax liabilities	(134.07)	(141.95)
Total deferred tax expenses (benefit)	-	(0.12)
Short/(Excess) tax provisions of earlier years	(71.57)	(54.07)
Total Income tax expenses		



(ii) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate:

(Rs. in Lacs)

Particulars	For the Year ended 31st March, 2026		For the Year ended 31st March, 2025	
Profit before Income tax expense		(286.08)		(216.40)
Tax at the Indian Tax Rate #		(72.00)		(54.46)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:				
Non Deductible Tax Expense		-		-
Set off of loss of earlier year against income of current year		-		-
Other		0.43		0.51
Short/(Excess) tax provisions of earlier years		-		(0.12)
Total Income tax expenses		(71.57)		(54.07)

The applicable Indian statutory tax rate for year ended March 31, 2026 is 25.168% and for March 31, 2025, it is 25.168%

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

12 Segment Reporting:

The Company has identified "Real Estate" as the only primary reportable segment. The Company has not identified any Secondary Segment.

13 Financial Instruments

(i) Fair Value measurement hierarchy

(Rs. in Lacs)

Particulars	As at 31st March 2026	
	Carrying Amount	Level of Input used in
		Level 1
Financial Assets		
At Fair Value through Profit and Loss		
Mutual Funds	757.44	757.44
At FVTOCI		
Investment in Equity instruments	0.94	0.94
At Amortised Cost		
Trade Receivable	169.45	-
Cash and cash equivalents	31.28	-
Financial Liabilities		
Trade Payable	88.24	-
Trade Deposits	372.96	-

Particulars	As at 31st March 2025	
	Carrying Amount	Level of Input used in
		Level 1
Financial Assets		
At Fair Value through Profit and Loss		
Mutual Funds	553.70	47.97
At FVTOCI		
Investment in Equity instruments	1.38	1.49
At Amortised Cost		
Trade Receivable	207.97	-
Cash and cash equivalents	17.99	-
Financial Liabilities		
Trade Payable	68.24	-
Trade Deposits	181.68	-

Level 1 : Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments and mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.

(ii) Valuation technique used to determine fair value

Specific valuation techniques used to value financial instruments are as under:

- The fair value of investments in mutual fund units is based on the net asset value (NAV) as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date.
- The fair value of quoted investment in equity shares is based on the current bid price of respective investment as at the Balance Sheet date.



14 Financial Risk Management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk
- Liquidity risk and
- Market risk

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk controls and to monitor risks. Risk management policies and systems are reviewed periodically to reflect changes in market conditions and the Company's activities. The Company monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

(i) Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, deposit and other receivables. Credit risk is managed through continuous monitoring of receivables and follow up of overdues.

Investments

The Company limits its exposure to credit risk by generally investing in liquid securities and only with counterparties that have a good credit rating. The Company does not expect any losses from non-performance by these counter parties, and does not have any significant concentration of exposures to specific industry sector or specific country risks.

Trade Receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer, demographics of the customer, default risk of the industry and country in which the customer operates. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business.

The Company has used expected credit loss (ECL) model for assessing the impairment loss. For the purpose, the Company uses a provision matrix to compute the expected credit loss amount. The provision matrix takes into account external and internal risk factors and historical data of credit losses from various customers.

(ii) Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligation as they fall due. The Company ensures that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions.

Maturities of Financial Liabilities

The table herewith analyses the Company's Financial Liabilities into relevant maturity groupings based on their contractual maturities.

The amounts disclosed in the table are the contractual undiscounted cash flows. Balance dues within the 12 months equal there carrying balances as the impact of discounting is not significant.

Contractual maturities of financial liabilities

Particulars	(Rs. in Lacs)		
	Less than 1 year	More than 1 year	Total
As at 31st March, 2026			
Non-derivatives			
Other Financial Liabilities	372.96	-	372.96
Trade Payables	88.24	-	88.24
Total Non-derivative liabilities	461.20	-	461.20
As at 31st March, 2025			
Non-derivatives			
Other Financial Liabilities	181.68	-	181.68
Trade Payables	68.24	-	68.24
Total Non-derivative liabilities	249.92	-	249.92

(iii) Market Risk

Market risk is the risk that arises due to changes in market prices and other factors such as foreign exchange rates, interest rates and commodity risk. Market risk is also attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt.

Price Risk

The Company is mainly exposed to the price risk due its investment in equity instruments and equity & debt mutual fund. The price risk arises due to unascertainty about the future market value of these investments.

Management Policy

The Company maintains its portfolio in accordance with framework set by risk management policies duly monitored by competent professionals.

15 Capital Management

The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern; and
- to provide an adequate return to shareholders through optimisation of debts and equity balance.

The Company monitors capital on the basis of the carrying amount of debt less cash and cash equivalents as presented on the face of the financial statements. The Company's objective for capital management is to maintain an optimum overall financial structure.

Particulars	(Rs. in Lacs)	
	As at 31st March, 2026	As at 31st March, 2025
Debt (includes non-current, current borrowings and current maturities of long term debt)	-	-
Less : Cash and cash equivalents	31.28	17.99
Net Debt	(31.28)	(17.99)
Total Equity	(950.12)	(735.23)
Net debt to total equity ratio	3%	2%



16 Investment Property

(Rs. in Lacs)

(i)	Particulars	As at 31st	As at 31st
		March, 2026	March, 2025
	Amount recognised in Statement of Profit or Loss for investment properties Rental income	179.85	151.41
	Direct operating expenses from property that generated rental income	-	-
	Depreciation	(2,407.00)	(2,255.06)
	Profit from Investment Property	(2,227.15)	(2,103.66)

(ii)	Particulars	As at 31st	As at 31st
		March, 2026	March, 2025
	Fair Value		
	Investment Properties	22,933.95	17,509.79
	Total	22,933.95	17,509.79

Note : Fair Valuation of Investment Properties is done on Actual Expense basis.

17 Ratios :

Particulars	As on 31.03.2026	As on 31.03.2025	% Variance	Reason of Variance
Current Ratio (in times) Current Asset / Current Liabilities	0.41	0.44	-8%	NA*
Debt-Equity Ratio (in times) Debt / Net Worth [Debt: Total external debt (Short term + Long term) Net worth: Share Capital + General Reserves + Retained Earnings]	-	-		Not Applicable. The Company has no debt.
Debt Service Coverage Ratio (in times) Earnings available for debt service / Debt Service [Earnings available for debt service: Profit after tax + interest + depreciation Debt Service: Interest + schedule principal repayments of Long term debt]	1.10	1.16	-5%	NA*
Return on Equity Ratio (in %) Profit after tax / Average Shareholder's Equity	25%	25%	3%	NA*
Inventory Turnover Ratio (in times) Sales / Average inventory		-		Not Applicable. There is no inventory.
Trade Receivables turnover Ratio (in times) Income from operations / Average debtors [Average debtors: (Opening + Closing balance / 2)]	21.57	16.98	27%	Increased Value of Business.
Trade Payable turnover Ratio (in times) Credit purchases / Average trade payables	-	-		Not Applicable. The Company has no major credit purchases.
Net Capital Turnover Ratio (in times) Income from operations / working capital (current assets minus current liabilities)	-2.50	-3.18	-21%	NA*
Net Profit Ratio (%) Net Profit after taxes / Income from Operations	-5%	-4%	23%	NA*
Return on Capital Employed (%) (Profit after tax + tax + interest) / (Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability)	-113%	-149%	-24%	NA*
Return on Investment Profit before Tax / Total Assets	-1.64%	-1.56%	5.57%	NA*

Note:

1. The Company recognizes 'Right to Use Asset' and 'Lease Liability' in accordance with the provisions of Ind As 116 - Leases, for properties acquired on lease from its holding company for its business purpose, which get recognized as Assets and Liabilities respectively. Though these numbers are notional in nature, they have a significantly impact on the Balance Sheet and Statement of Profit and Loss and resultant ratios.

* As Variances do not exceed 25%, the Company is not required to provide reasons for variances.



18 Other statutory information

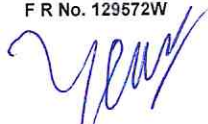
1. The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
2. The Company do not have any transactions with companies struck off.
3. The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
4. The Company have not traded or invested in Crypto currency or Virtual Currency during the year.
5. The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
6. The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
7. The Company do not have any such transaction which is not recorded in the books of accounts and that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)
8. The Company does not hold any immovable property in its name except renovation expenditure on leasehold property which has been capitalised in Building.
9. There is no Scheme of Arrangements approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
10. The Company is not declared as wilful defaulter by any bank or financial Institution or other lender.
11. The Company has not granted any loans and advances to Promoters, Directors, KMPs and other related parties either severally or jointly with any other person.

19 The financial statements were authorised for issue by the Company's Board of Directors on 5th May, 2026.

As per our report of even date

For and on behalf of the Board of Directors

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W



CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 5th May, 2026

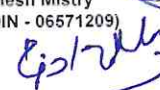



Samir Patel
(DIN - 06571207)

Chairman


Nilesh Mistry
(DIN - 06571209)

Director


Rasesh Shah
(DIN - 00113641)

Director

Place : Vadodara
Date: 5th May, 2026



ALEMBIC CITY

Proxy Form

Alembic City Limited

CIN: U68100GJ1994PLC021552

Reg. Office: Alembic Road, Vadodara – 390 003

Tel: 0265-6637000

Name of the Member(s):	
Registered Address:	
Email Id:	
Folio No.:	

I/We, being the member(s) of shares of the above named company, hereby appoint

- Name:
Address:
Email Id:
Signature:, or failing him;
- Name:
Address:
Email Id:
Signature:, or failing him;
- Name:
Address:
Email Id:
Signature:

as my/our proxy to attend and vote for me/us and on my/our behalf at the 32nd Annual General Meeting (“AGM”) of the Company to be held on Friday, 31st July, 2026 at 11:00 a.m. at the Registered Office of the Company at Alembic Road, Vadodara – 390 003 and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution No.	Resolution
1.	Adoption of Financial Statements for the financial year ended 31 st March, 2026.
2.	Re-appointment of Mr. Nilesh Mistry (DIN No. 06571209), who retires by rotation.

Alembic City Limited

Regd. Office: Alembic Road, Vadodara – 390 003 | Tel: 0265 6637000 | Email ID: alembic.city@alembic.co.in

CIN: U68100GJ1994PLC021552



ALEMBIC CITY

Signed this..... day of..... 20....

Signature of Member(s)

Signature of Proxy holder(s)

Affix
Revenue
Stamp

Notes:

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the AGM.
2. Please complete all details including details of member(s) before submission.

Alembic City Limited

Regd. Office: Alembic Road, Vadodara – 390 003 | Tel: 0265 6637000 | Email ID: alembic.city@alembic.co.in
CIN: U68100GJ1994PLC021552



ALEMBIC CITY

Attendance Slip

(To be handed over at the entrance of the Meeting Hall)

Alembic City Limited

CIN: U68100GJ1994PLC021552

Reg. Office: Alembic Road, Vadodara – 390 003

Tel: 0265-6637000

Name of the Member(s) / Proxy* (In Block Letters)	
Folio No.	
No. of Shares held	

I hereby record my presence at the 32nd Annual General Meeting (“AGM”) of the Company held on Friday, 31st July, 2026 at 11:00 a.m. at the Registered Office of the Company situated at Alembic Road, Vadodara – 390 003.

Signature of the Member(s) / Proxy*

Notes:

1. Members are requested to bring their copies of Annual Report at the AGM.
2. *Please strike off whichever is not applicable.

Alembic City Limited

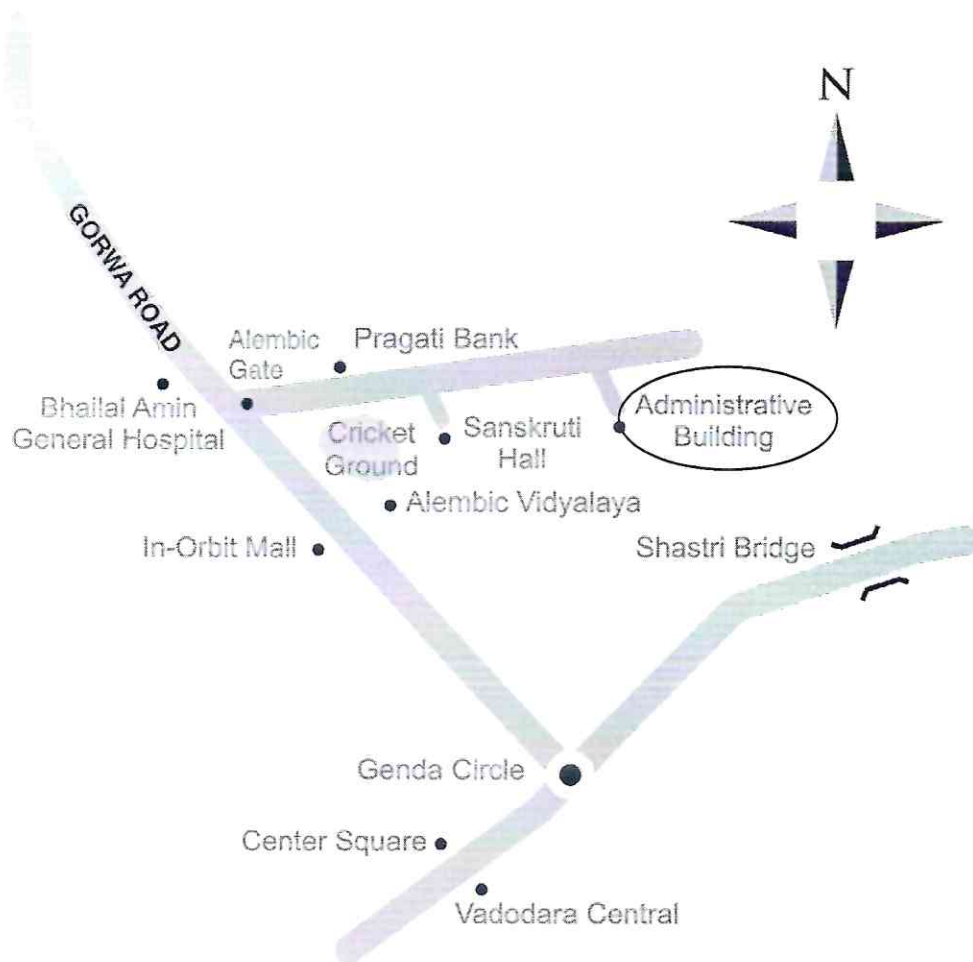
Regd. Office: Alembic Road, Vadodara – 390 003 | Tel: 0265 6637000 | Email ID: alembic.city@alembic.co.in

CIN: U68100GJ1994PLC021552



ALEMBIC CITY

ROUTE MAP TO REACH THE VENUE OF THE ANNUAL GENERAL MEETING



Alembic City Limited

Regd. Office: Alembic Road, Vadodara – 390 003 | Tel: 0265 6637000 | Email ID: alembic.city@alembic.co.in

CIN: U68100GJ1994PLC021552