Since 1963
MEHRA GOEL & CO. LLP Chartered Accountants
mg@mehragoelco.com www.mehragoelco.com
LLPIN: ACX-4916 ICAI Firm Regn. No: 000517N/N500502

Independent Auditor's Limited Review Report on Unaudited Standalone Financial Results of EFC (I) Limited for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review report to,
The Board of Directors
EFC (I) Limited

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of **EFC (I) Limited** ('the Company') for the quarter ended September 30, 2026 and **year to date results for the period from April 1, 2026 to September 30, 2026** together with notes thereon (the "Statement"), being submitted by the Company pursuant to the requirements of regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations') which has been initialled by us for identification purposes.

2. This statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting standard 34 "Interim financial reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of making inquiries, primarily of person responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143 (10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Mehra Goel & Co. LLP * Chartered Accountants * FRN 000517N /N500502 PUNE

4. Basis of Qualified Conclusion

Other current assets include unbilled revenue of ₹7638 lakh as at 30 September 2026 represent revenue recognised under Ind AS 115 using the input method (cost-to-cost / stage of completion), for work performed but not yet billed under the contractual milestones. The stage of completion has been determined by management and is supported by certificates from independent technical experts, who have assessed physical progress against the approved scope and cost estimates. The Company is in the process of obtaining confirmations of the work done from the customer, which are expected to be received in due course. Based on the work executed, the technical certification and the contractual terms, management believes that the contract assets are fully recoverable and that no adjustment to the revenue recognised is required. The auditors have qualified their conclusion in this regard, as customer confirmations were awaited at the date of the review.

5. Based on our review conducted as stated in paragraph 3 above, except for the possible effects of the matter described in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, " Interim Financial Reporting" prescribed under section 133 of the Act, 2013 as amended read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

6. We draw your attention to note 3 of the notes accompanying statement in respect of scheme of merger between EFC (I) limited and Whitehills Interior Limited. The comparative financial information for the quarter ended September 30, 2025, have been restated in the accompanying standalone financial results to give effect to the scheme of merger from the appointment date, in accordance with IND AS 103, Business Combinations. Our conclusion is not modified in respect of this matter.

Other Matter

7. The comparative financial information of the Company for the previous period includes the financial information of Whitehills Interior Limited pursuant to the Scheme of Merger between EFC (I) Limited and Whitehills Interior Limited. The financial information of Whitehills Interior Limited for the quarter ended September 30, 2025, included in the comparative financial information was reviewed/ audited by preceding auditors, Nikhil Warankar & Co, whose reports have been furnished to us by the Management and have been relied upon by us for the purpose of our review/ audit.



Our opinion on the standalone financial statements, insofar as it relates to the amounts and disclosures pertaining to Whitehills Interior Limited included in the comparative financial information, is based solely on the reports of the other auditor.

Our conclusion on the statement is not modified in respect of the above matter.

For **Mehra Goel & Co. LLP**
Chartered Accountants
Firm Registration No: 000517N/N500502



Roshan Daultani
Partner
Membership no: 137405
UDIN: **26137405KODVMT6202**
Place: Pune
Date: November 3, 2026

EFC (I) Limited
CIN : L74110PN1984PLC216407
Registered office: 6th Floor, V.B Capitol Building, Range Hill Rd, opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune, Maharashtra 411007
Statement of Unaudited Standalone Financial Results for the Quarter and Period ended September 30, 2026

(All amounts are in ₹ lakhs, unless stated otherwise)

Sr. No.	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	**Income**						
	Revenue from operations	14,365.08	9,856.68	11,936.54	24,221.76	21,359.92	45,914.79
	Other income	1,021.76	361.01	652.50	1,382.77	1,194.93	2,657.68
	Total income	**15,386.84**	**10,217.69**	**12,589.04**	**25,604.53**	**22,554.85**	**48,572.47**
II	**Expenses**						
	Cost of services	9,375.83	6,667.03	6,923.50	16,042.86	12,473.92	29,864.47
	Changes in inventories of stock-in-trade	-	-	-	-	-	-
	Employee benefit expenses	639.69	591.22	547.58	1,230.90	1,035.58	3,813.87
	Finance costs	476.61	68.94	39.96	545.55	95.03	983.33
	Depreciation and amortisation expenses	77.71	94.29	86.43	172.01	204.46	373.73
	Other expenses	2,757.51	1,097.10	679.91	3,854.61	1,147.34	2,326.59
	Total expenses	**13,327.35**	**8,518.58**	**8,277.38**	**21,845.93**	**14,956.33**	**37,361.99**
III	**Profit before exceptional item and tax (III = I - II)**	**2,059.49**	**1,699.11**	**4,311.66**	**3,758.60**	**7,598.52**	**11,210.48**
IV	Exceptional item	-	-	-	-	-	-
V	**Profit before tax (V = III - IV)**	**2,059.49**	**1,699.11**	**4,311.66**	**3,758.60**	**7,598.52**	**11,210.48**
VI	**Tax expense**						
	Current tax	(310.22)	1,377.90	1,054.70	1,067.67	1,736.47	2,899.24
	Prior period tax	-	-	-	-	-	110.45
	Deferred tax	876.77	(907.05)	222.09	(30.28)	334.93	67.34
	Total tax expenses	**566.55**	**470.85**	**1,276.79**	**1,037.39**	**2,071.40**	**3,077.03**
VII	**Profit for the period (VII = V - VI)**	**1,492.94**	**1,228.26**	**3,034.87**	**2,721.21**	**5,527.12**	**8,133.45**
	Other comprehensive income						
	Items that will not to be reclassified to profit or loss in subsequent periods						
	- Changes in the fair value of equity investments at FVOCI	0.39	22.67	32.87	23.06	33.24	(124.73)
	- Remeasurement (loss)/gain on defined benefit plans	(3.73)	(3.73)	0.57	(7.47)	1.04	(14.84)
	- Income tax relating to these items	0.84	(4.77)	-	(3.93)	-	35.13
VIII	**Other comprehensive income for the period/year (net of tax)**	**(2.50)**	**14.17**	**33.44**	**11.66**	**34.28**	**(104.44)**
IX	**Total comprehensive income for the period/year, net of tax (VII + VIII)**	**1,490.44**	**1,242.43**	**3,068.31**	**2,732.87**	**5,561.40**	**8,029.01**
X	**Paid up equity share capital of Face value of ₹ 2 per share**	2,958.92	2,958.92	1,991.07	2,958.92	1,991.07	2,745.67
XI	**Other Equity**	-	-	-	-	-	51,655.43
XII	**Earnings per equity share of Face value of ₹ 2 per share (not annualised for the period ended)**						
	Basic (in ₹)	1.03	0.86	2.18	1.87	3.96	5.83
	Diluted (in ₹)	1.03	0.86	2.18	1.87	3.96	5.83

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Date : November 03, 2026
Place : Pune

EFC (I) Limited

Mehra Goel & Co. LLP
FRN

EFC (I) Limited
CIN : L74110PN1984PLC216407
Registered office: 6th Floor, V.B Capitol Building, Range Hill Rd, opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune, Maharashtra 411007
Unaudited Standalone Balance Sheet as at September 30, 2026

Sr No.	Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
	Assets		
I	**Non-current assets**		
	Property, plant and equipment	40.39	1.50
	Right-of-use assets	996.74	1,511.30
	Intangible assets under development	461.02	-
	Financial assets		
	Investments	25,899.54	25,938.72
	Loans	17,294.56	7,139.06
	Other financial assets	9,276.78	9,249.41
	Other non-current assets	2,338.46	-
	Total non-current Assets	**56,307.49**	**43,839.99**
II	**Current assets**		
	Financial assets		
	Trade receivables	28,439.88	17,976.14
	Cash and cash equivalents	11.91	333.57
	Other bank balance	11,849.82	6,528.47
	Other financial assets	3,273.91	1,695.38
	Other current assets	9,988.87	8,892.52
	Total current assets	**53,564.39**	**35,426.08**
	Total assets	**1,09,871.88**	**79,266.07**
III	**Equity and liabilities**		
	Equity		
	Equity Share Capital	2,958.92	2,745.67
	Other Equity	70,165.42	51,655.43
	Total equity	**73,124.34**	**54,401.10**
	Liabilities		
IV	**Non-current liabilities**		
	Financial Liabilities		
	Borrowings	162.95	1,838.21
	Lease liabilities	7,182.10	8,290.26
	Other financial liabilities	580.33	220.11
	Provisions	147.35	111.07
	Deferred tax liabilities (net)	100.07	130.34
	Other non current liabilities	12.68	-
	Total non-current liabilities	**8,185.48**	**10,589.99**
V	**Current liabilities**		
	Financial Liabilities		
	Borrowings	7.16	-
	Lease liabilities	2,017.31	1,754.19
	Trade payables		
	-Total outstanding dues of micro and small enterprises	947.73	1,253.28
	-Total outstanding dues of creditors other than micro and small enterprises	7,599.39	2,545.65
	Other financial liabilities	15,002.65	5,197.70
	Other current liabilities	563.38	1,732.51
	Provisions	7.57	5.52
	Current tax liabilities (net)	2,416.87	1,786.13
	Total current liabilities	**28,562.06**	**14,274.98**
	Total equity and liabilities	**1,09,871.88**	**79,266.07**

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Date : November 03, 2026
Place : Pune

EFC (I) Limited

Mehra Goel & Co. LLP
FRN 000517N/N500502
PUNE
Chartered Accountants

EFC (I) Limited
CIN : L74110PN1984PLC216407
Standalone Cash flow Statement for the period ended September 30, 2026
(All amounts are in Indian ₹ lakhs, unless stated otherwise)

Sr No	Particulars	For the period ended September 30, 2026	For the period ended September 30, 2025
A.	**OPERATING ACTIVITIES**		
	NET PROFIT/ (LOSS) BEFORE TAX	**3,758.60**	**7,598.52**
	Adjustments for:		
	Depreciation and amortisation expense	172.01	204.45
	Lease receivable recognition (Ind AS 116)	(390.02)	(1,008.29)
	Other income	(837.25)	(1,581.61)
	Finance cost	503.93	215.92
	Provision for expected credit loss allowance	141.08	-
	Provision for employee benefit expense	-	5.14
	Operating profit before working capital changes	**3,348.35**	**5,434.13**
	Adjustments for changes in working capital:		
	(Increase)/decrease in trade receivables	(10,604.81)	(1,445.98)
	(Increase)/ decrease in other financial assets	(881.33)	338.04
	Increase/ (decrease) in trade payables	4,690.87	1,314.07
	(Increase)/decrease in other assets	(1,096.42)	(2,490.45)
	Increase/ (decrease) in other financial liabilities	10,165.17	563.74
	Increase/ (decrease) in other liabilities	(1,156.44)	2,180.15
	Increase/ (decrease) in provisions	30.87	8.19
	Cash generated from operations	**4,496.25**	**5,901.89**
	Income tax paid (net of refunds)	(444.65)	(1,878.88)
	Net cash flows from operating activities	**4,051.60**	**4,023.00**
B.	**Cash flow from investing activities**		
	Purchase of property, plant & equipment, intangible asset and right of use of assets (ROU)	(2,840.85)	-
	Investments in subsidiaries made during the period	(4.28)	-
	Proceeds from sale of investments	67.00	-
	Interest received	335.84	678.26
	Investment in Fixed Deposits	(23,775.50)	-
	Redemption of Fixed Deposits	18,454.21	2,022.77
	Repayment of loans granted	2,961.82	-
	Loan granted	(12,616.35)	(1,817.43)
	Net cashflow from /(used in) investing activities	**(17,418.11)**	**883.60**
C.	**Cash flow from financing activities**		
	Proceeds from issue of equity shares	15,994.16	-
	Proceeds from borrowings	926.46	-
	Recognition/(Payment) of principal portion of lease liability	(834.52)	(339.59)
	Payment of principal portion of interest	(423.13)	(233.88)
	Borrowings repaid to related parties	(2,618.12)	(4,465.70)
	Finance cost	-	(195.30)
	Net cash generated from/used in financing activities	**13,044.85**	**(5,234.47)**
	Net Increase/(Decrease) in Cash & Cash equivalents	**(321.66)**	**(327.86)**
	Add: Cash and cash equivalents as at the beginning of the year	333.57	1,081.55
	Cash & Cash equivalents as at the end of the year	**11.91**	**753.69**
	Cash and cash equivalents comprise:		
	Balances with banks - on current accounts	6.65	732.21
	Bank balances other than above	-	-
	Cash in hand	5.26	21.48
		11.91	**753.69**

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Date : November 03, 2026
Place : Pune

EFC (I) Limited

Mehra Goel & Co. LLP
FRN 000517N/N500502
PUNE
Chartered Accountants

EFC (I) Limited
CIN: L74110PN1984PLC216407
Registered Office: 6th Floor, VB Capitol Building, Range Hill Rd, opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune, Maharashtra 411007

Notes to the Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2026

1. The Statement of Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2026, is drawn in accordance with the Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, as amended, ("Listing Regulations"), which have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 2, 2026 and were subjected to limited review by the Statutory Auditors of the Company.

2. These unaudited standalone financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations, as amended.

3. Pursuant to the order of the National Company Law Tribunal, Mumbai Bench ("Hon'ble NCLT"), dated November 12, 2025, in Company Scheme Petition No. CP (CAA)/217/MB/2025 in CA (CAA)/184/MB/2025, Scheme of Arrangement was approved. Pursuant thereto, Whitehills Interior Limited stood merged with EFC (I) Limited with effect from November 28, 2025. This being merger of commonly held entities and accounted for using pooling of interest method, the figures are restated from the beginning of the earliest comparative period presented.

4. The company operates in a single reportable segment on standalone basis i.e., Interior. Therefore, no separate disclosure on segment information is given in the standalone financial result.

5. Previous period/year figures have been regrouped/rearranged/reclassified wherever considered necessary.

For EFC (I) Limited

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole Time Director
DIN: 02111646
Date: November 3, 2026
Place: Pune

Mehra Goel & Co. LLP
FRN 000517N / N500502
PUNE
Chartered Accountants

Since 1963
MEHRA GOEL & CO. LLP Chartered Accountants
mg@mehragoelco.com www.mehragoelco.com
LLPIN: ACX-4916 ICAI Firm Regn. No: 000517N/N500502

Independent Auditor's Limited Review Report on Unaudited Consolidated Financial Results of EFC (I) Limited for the quarter ended September 30, 2026 and year to date results for the period from April 1, 2026 to September 30, 2026 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review report to,
The Board of Directors
EFC (I) Limited
("The Holding Company")

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results ('the Statement') of **EFC (I) Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer **"Annexure I"** for the list of subsidiaries included in the Statement) for the quarter ended 30 September 2026 and **year to date results for the period from April 1, 2026 to September 30, 2026** together with notes thereon ("the Statement"), being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations'), which has been initialled by us for identification purposes.

2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Mehra Goel & Co. LLP FRN 000517N /N500502 Chartered Accountants

We also performed procedures in accordance with the SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Basis of Qualified Conclusion

a. Other current assets includes unbilled revenue of ₹7638 lakh as at 30 September 2026 represent revenue recognised under Ind AS 115 using the input method (cost-to-cost / stage of completion), for work performed but not yet billed under the contractual milestones. The stage of completion has been determined by management and is supported by certificates from independent technical experts, who have assessed physical progress against the approved scope and cost estimates. The Company is in the process of obtaining confirmations of the work done from the customer, which are expected to be received in due course. Based on the work executed, the technical certification and the contractual terms, management believes that the contract assets are fully recoverable and that no adjustment to the revenue recognised is required. The auditors have qualified their conclusion in this regard, as customer confirmations were awaited at the date of the review.

b. Trade receivables in Ek Design Industries Limited as at September 30, 2026 include ₹18.95 crore outstanding for more than six months, of which ₹8.31 crore is outstanding for more than one year. Management is actively following up with the customers for recovery of these balances. The Company's assessment of recoverability and expected credit loss under Ind AS 109 on these balances, together with balance confirmations and details of subsequent realisation, had not been finalised as at the date of this report. Accordingly, we were unable to obtain sufficient appropriate review evidence to determine whether the expected credit loss allowance recognised on these balances is adequate, and consequently whether any adjustment to the carrying value of trade receivables and the related loss for the quarter and half year ended September 30, 2026 is necessary."

Qualified Conclusion

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, except for the possible effects of the matter(s) described in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. **Other Matters**

a. We did not review the interim financial results of 22 subsidiaries from Sr. No. 2 to 23 of **"Annexure I"**, included in the Statement whose financial information (before eliminating intercompany transactions and balances) reflect total assets ₹ 285676.48 Lakhs and total revenues of ₹ 16721.77 lakhs and ₹ 28524.14 lakhs, total net profit after tax of ₹ 8283.27 lakhs and ₹ 9904.57 lakhs, total comprehensive income of ₹ 8289.09 lakhs and ₹ 9910.47 lakhs, for the quarter ended September 30, 2026 and for the period from April 1, 2026 to September 30, 2026, and net cash outflow (before consolidation adjustments) ₹ 160.92 lakhs for the period from April 1, 2026 to September 30, 2026 of as considered in the Statement. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

b. The comparative financial information of the Company for the previous period includes the financial information of Whitehills Interior Limited pursuant to the Scheme of Merger between EFC (I) Limited and Whitehills Interior Limited. The financial information of Whitehills Interior Limited for the quarter and year to date ended September 30, 2025 included in the comparative financial information was reviewed by preceding auditors Nikhil Warankar & Co, whose reports have been furnished to us by the Management and have been relied upon by us for the purpose of our audit.

Our opinion on the Consolidated Financial Statements, insofar as it relates to the amounts and disclosures pertaining to Whitehills Interior Limited included in the comparative financial information, is based solely on the reports of the other auditor.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

For **Mehra Goel & Co. LLP**
Chartered Accountants
Firm Registration No: 000517N/N500502



Roshan Daultani
Partner
Membership no: 137405
UDIN: **26137405YPOHVZ7843**
Place: Pune
Date: November 3, 2026

Annexure I

List of subsidiaries included in consolidated financial results

1. Ek Design Industries Limited
2. EFC Limited
3. EFC Tech Space Private Limited
4. M/s EFC Prime
5. M/s Sprint workspace
6. M/s Monarch Workspace
7. EFC Estate Private Limited
8. EFC Investment Advisors Private Limited
9. EFC Investment Manager Private Limited
10. Bigbox Ventures Private Limited
11. EFC Estate Marisoft 2 Private Limited (formerly EFC Estate Marisoft 23 Private Limited)
12. EFC Estate Wakadewadi GF Private Limited (formerly EFC Estate Wakadewadi Private Limited)
13. EFC Estate Marisoft 1 Private Limited (formerly EFC Estate Marisoft 14 Private Limited)
14. EFC AIF LLP
15. EFC Trezure Lifestyle Private Limited (formerly EFC Estate 710 Alpha Private Limited)
16. EFC Retail Spaces Limited (formerly Forty Two Ventures Limited)
17. Sprint Office Spaces LLP

18. EFC Estate Marisoft 3 Private Limited (w.e.f. 07-05-2026)
19. EFC Estate Marisoft 4 Private Limited (w.e.f. 07-05-2026)
20. EFC Estate Wakadewadi 1 Private Limited (w.e.f. 06-05-2026)
21. EFC Estate Wakadewadi 2 Private Limited (w.e.f. 29-04-2026)
22. EFC Estate Wakadewadi 3 Private Limited (w.e.f. 06-05-2026)
23. Sanvritti Alpha Private Limited (formerly EFC Estate 56 Alpha Private Limited) (ceased to be subsidiary w.e.f. 04-09-2026)



EFC (I) LIMITED
CIN : L74110PN1984PLC216407
Registered office: 6th Floor, V.B Capitol Building, Range Hill Rd, opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune, Maharashtra 411007
Statement of Unaudited Consolidated Financial Results for the Quarter and Period ended September 30, 2026

(All amounts are in Indian ₹ lakhs, unless stated otherwise)

Sr.No	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Income						
I	Revenue from operations	33,201.89	28,287.99	25,459.24	61,489.88	47,421.42	1,03,667.96
II	Other income	1,068.33	1,141.80	222.46	2,210.13	585.98	1,710.99
III	**Total Income (I + II)**	**34,270.22**	**29,429.79**	**25,681.70**	**63,700.01**	**48,007.40**	**1,05,378.95**
IV	**Expenses**						
	Cost of service	12,815.31	9,384.20	12,095.54	22,199.51	20,277.66	38,097.55
	Purchases of stock-in-trade	2,866.24	1,693.20	-	4,559.44	-	3,816.61
	Cost of raw material consumed	2,171.67	272.79	-	2,444.46	-	2,774.02
	Changes in inventories of finished goods, work in progress & stock in trade	(2,153.91)	507.39	(2,760.10)	(1,646.52)	(2,461.79)	(3,291.03
	Employee benefits expense	1,297.04	1,258.21	1,265.74	2,555.25	2,356.33	6,033.53
	Finance costs	457.44	1,034.65	647.29	1,492.09	1,803.21	5,621.09
	Depreciation and amortization expense	2,904.83	2,269.12	3,100.86	5,173.95	5,918.63	12,024.72
	Other expenses	2,828.84	2,876.38	3,777.54	5,705.22	5,943.77	9,405.58
	Total expenses (IV)	**23,187.46**	**19,295.94**	**18,126.87**	**42,483.40**	**33,837.81**	**74,482.07**
V	**Profit before share of profit of a Joint Venture and Exceptional item (V = III - IV)**	**11,082.76**	**10,133.85**	**7,554.83**	**21,216.61**	**14,169.59**	**30,896.88**
VI	Share of profit/(loss) of a Joint Venture	-	-	3.64	-	(4.87)	(4.87
VII	**Profit before exceptional item (VII = V - VI)**	**11,082.76**	**10,133.85**	**7,558.47**	**21,216.61**	**14,164.72**	**30,892.01**
VIII	**Exceptional Item**	-	-	-	-	-	-
IX	**Profit/(loss) before tax (IX = VII - VIII)**	**11,082.76**	**10,133.85**	**7,558.47**	**21,216.61**	**14,164.72**	**30,892.01**
	Tax expense						
	Current tax	101.40	1,425.01	1,024.61	1,526.41	1,779.01	3,172.19
	Prior period tax	-	-	-	-	-	111.82
	Deferred tax	3,255.34	1,623.64	862.67	4,878.98	2,047.36	4,142.23
X	**Total tax expense**	**3,356.74**	**3,048.65**	**1,887.28**	**6,405.39**	**3,826.37**	**7,426.24**
XI	**Profit/(loss) after tax for the period/year (XI = IX - X)**	**7,726.02**	**7,085.20**	**5,671.19**	**14,811.22**	**10,338.35**	**23,465.77**
	Other Comprehensive Income						
	Items that will not be reclassified to profit or loss						
	(i) Changes in the fair value of equity investments at FVOCI	0.32	22.60	26.72	22.92	27.00	(111.33
	(ii) Remeasurements of the defined benefit plans	(0.79)	(0.78)	3.12	(1.57)	(1.35)	(8.93
	(iii) Income tax relating to items not be reclassified to profit of loss	(0.60)	(4.77)	-	(5.37)	-	-
	Items that will be reclassified to profit or loss	-	-		-	-	-
XII	**Total Other Comprehensive Income/(loss) (XII = X - XI)**	**(1.07)**	**17.05**	**29.84**	**15.98**	**25.65**	**(120.26**
	Total Comprehensive Income for the period/year	**7,724.95**	**7,102.25**	**5,701.03**	**14,827.20**	**10,364.00**	**23,345.51**
	Profit/(Loss) for the period attributable to :						
	Owner of the company	7,797.65	6,900.10	5,549.67	14,697.75	9,891.58	23,155.16
	Non controlling Interest	(71.63)	185.10	121.52	113.47	446.77	310.60
	Other comprehensive Income/(Loss) for the period/year attributable to :						
	Owner of the company	(1.07)	17.06	30.10	15.99	26.99	(117.79
	Non controlling Interest	(0.00)	(0.01)	(0.26)	(0.01)	(1.34)	(2.47
	Total Other comprehensive Income/(Loss) for the period/year attributable to :						
	Owner of the company	7,796.58	6,917.16	5,579.77	14,713.75	9,918.57	23,037.39
	Non controlling Interest	(71.63)	185.09	121.26	113.45	445.43	308.15
	Paid up equity share capital (Face value of Rs. 2/- per share fully paid)	2,958.92	2,958.92	1,991.07	2,958.92	1,991.07	2,745.67
	Other equity	-	-	-	-		77,979.60
	Earnings per equity share of Face value of ₹ 2 per share (not annualised for the period ended)						
	Basic (in Rs.)	5.36	4.83	3.98	10.11	7.09	16.61
	Diluted (in Rs.)	5.36	4.83	3.98	10.11	7.09	16.61

For EFC (I) Limited

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Place : Pune
Date : November 03, 2026

Mehra Goel & Co. LLP
FRN 000517N/N500502
Chartered Accountants

EFC (I) LIMITED
CIN : L74110PN1984PLC216407
Registered office: 6th Floor, V.B Capitol Building, Range Hill Rd, opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune, Maharashtra 411007
Unaudited Statement of Consolidated Balance Sheet as at September 30, 2026

(All amounts are in Indian ₹ lakhs, unless stated otherwise)

Sr. no.	Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
A	**Assets**		
I	**Non-current assets**		
	Property, plant and equipment	26,809.24	32,203.70
	Right-of-use assets	31,162.83	37,905.87
	Capital work-in-progress	-	-
	Goodwill	5,071.94	5,253.57
	Intangible Assets	1,345.40	668.71
	Intangible assets under development	461.02	-
	Investments accounted for using the equity method	-	-
	Financial assets		
	Investments	44.42	169.20
	Loans	520.65	375.30
	Other financial assets	1,40,845.88	1,15,970.81
	Deferred tax assets (net)	363.97	136.35
	Other non-current assets	10,113.39	2,484.66
	Total non-current assets	**2,16,738.74**	**1,95,168.17**
II	**Current assets**		
	Inventories	5,411.69	3,750.77
	Financial assets		
	Trade receivables	23,982.53	24,465.28
	Cash and cash equivalents	700.48	1,049.56
	Bank balances other than cash and cash equivalents	13,143.93	7,779.77
	Loans	-	-
	Other financial assets	29,162.70	20,763.38
	Current tax assets (net)	558.38	974.41
	Other current assets	31,125.55	13,557.88
	Total Current Assets	**1,04,085.26**	**72,341.05**
	TOTAL ASSETS	**3,20,824.00**	**2,67,509.21**
B	**Equity and liabilities**		
I	**Equity**		
	Equity share capital	2,958.92	2,745.67
	Other equity	1,08,474.26	77,979.60
	Equity attributable to owners of the entity	**1,11,433.18**	**80,725.27**
	Non Controlling Interest	756.86	643.40
	Total equity	**1,12,190.04**	**81,368.67**
II	**Liabilities**		
	Non-current liabilities		
	Financial liabilities		
	Borrowings	20,554.24	23,791.14
	Lease liabilities	83,339.40	83,621.54
	Other financial liabilities	11,736.65	8,055.39
	Provisions	482.31	380.06
	Deferred tax liabilities (net)	12,801.77	7,786.73
	Other non current liabilities	443.40	-
	Total Non-current liabilities	**1,29,357.77**	**1,23,634.86**
III	**Current liabilities**		
	Financial liabilities		
	Borrowings	5,797.52	6,966.31
	Lease liabilities	28,936.24	26,212.25
	Trade payables		
	-Total outstanding dues of micro and small enterprises	3,641.06	3,247.12
	-Total outstanding dues of creditors other than micro and small enterprises	16,497.76	11,053.29
	Other financial liabilities	18,900.61	8,737.15
	Other current liabilities	2,584.52	4,312.57
	Provisions	21.37	16.08
	Current tax liabilities (net)	2,897.11	1,960.92
	Total current liabilities	**79,276.19**	**62,505.68**
	Total Liabilities	**2,08,633.96**	**1,86,140.55**
	TOTAL EQUITY AND LIABILITIES	**3,20,824.00**	**2,67,509.21**

For EFC (I) Limited

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Place : Pune
Date : November 03, 2026

Goel & Co. LLP
FRN 000517N / N500502
PUNE

EFC (I) LIMITED
CIN:L74110PN1984PLC216407
Consolidated Statement of Cash Flows for the period ended September 30, 2026
(All amounts are in Indian ₹ lakhs, unless stated otherwise)

Particulars	For the period ended September 30, 2026	For the period ended September 30, 2025
A. OPERATING ACTIVITIES		
NET PROFIT BEFORE TAX	**21,216.61**	**14,164.72**
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortization expense	5,173.95	5,918.63
Share of profit or loss in Joint Venture	-	4.87
Finance Cost	5,300.25	1,803.21
Allowance for expected credit loss	33.33	213.44
Balances written off	0.08	-
Interest on MSME Vendors	11.64	-
Interest income	(1,089.04)	(537.70)
Gain on sale of investment in subsidiary	(289.29)	-
Lease receivable recognition (Ind AS 116)	(13,077.88)	(12,456.05)
Liabilities no longer required written back	(53.99)	-
Operating profit before working capital changes	**17,225.66**	**9,111.12**
Working capital adjustments		
(Increase)/Decrease in Inventories	475.65	(2,643.93)
(Increase)/Decrease in Trade Receivables	475.50	(5,894.96)
(Increase)/ Decrease in Other Financial Assets	(7,627.71)	(4,066.72)
(Increase)/Decrease in Other Assets	(21,509.32)	(2,108.55)
Increase/ (Decrease) in Trade Payables	5,880.75	1,662.60
Increase/ (Decrease) in Other Financial Liabilities	13,948.42	7,714.07
Increase/ (Decrease) in Other Liabilities	(1,271.13)	3,809.43
Increase/ (Decrease) in Provisions	106.00	81.32
Cash generated from Operation	**7,703.82**	**7,664.36**
Income taxes paid (net of refunds)	(179.79)	(1,594.81)
Net Cash flows from operating activities	**7,524.03**	**6,069.55**
B. INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment, Intangible assets and capital work in progress including capital advances	(5,688.40)	(6,817.02)
Interest received	378.38	482.66
Sale of investment in subsidiary	45.67	-
Proceed on sale of investment, net	61.20	94.75
Loans repaid back/(given), net	(145.35)	(249.33)
(Investment in) /Redemption of fixed deposits, net	(5,364.16)	1,800.80
Net cash flows from investing activities	**(10,712.66)**	**(4,688.14)**
C. FINANCING ACTIVITIES		
Proceeds from issuance of equity shares	15,994.18	-
Proceeds from borrowings	-	7,327.75
Repayment of borrowings	(692.94)	-
Interest paid	(1,276.41)	(1,082.53)
Payment of Lease		
(a) Principal component	(7,161.44)	(5,848.67)
(b) Interest component	(4,023.84)	(720.68)
Net Cash flows used in financing activities	**2,839.55**	**(324.13)**
Net Increase/(Decrease) in Cash & Cash equivalents	**(349.08)**	**1,057.28**
Add: Cash and Cash equivalents as at the beginning of the year	1,049.56	1,711.08
Cash & Cash equivalents as at the end of the year	**700.48**	**2,768.36**
Reconciliation of cash and cash equivalents as per statement of cash flows		
Cash and cash equivalents		
Cash in hand	280.24	232.66
Balances with banks - on current accounts	420.24	2,535.70
Balances other than above	-	-
Balance as per statement of cash flows	**700.48**	**2,768.36**

Note: The Consolidated statement of cash flows has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS) 7, 'Statement of Cash Flows'.

For EFC (I) Limited

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Place : Pune
Date : November 03, 2026

Mehra Goel & Co. LLP
FRN 000517N / N500502
PUNE
Chartered Accountants

EFC (I) LIMITED
(CIN:L74110PN1984PLC216407)
Regd Office: 6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune- 411007
Consolidated Unaudited Segment information for the period ended September 30, 2026

(All amounts are in Indian ₹ lakhs, unless stated otherwise)

Particulars	Quarter ended			Half year ended		Year ended
	30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1. Segment Revenue						
(a) Rental	16,799.10	15,391.22	12,900.26	32,190.32	25,118.56	53,565.37
(b) Interior	12,918.93	10,039.29	11,160.80	22,958.22	19,629.46	43,779.42
(c) Furniture	3,483.86	2,857.48	1,398.18	6,341.34	2,673.40	6,323.17
(d) Unallocated	-	-	-	-	-	-
Total Segment Revenue	**33,201.89**	**28,287.99**	**25,459.24**	**61,489.88**	**47,421.42**	**1,03,667.96**
2. Segment Result (Profit)(+)/Loss (-) before tax and interest from Each segment)						
(a) Rental	6,624.40	6,432.72	5,035.48	13,057.12	9,744.31	21,271.51
(b) Interior	3,530.33	3,384.33	2,706.75	6,914.66	5,236.43	11,970.00
(c) Furniture	317.15	209.65	237.42	526.80	406.08	1,560.51
(d) Unallocated	-	-	-	-	-	-
Total Segment Result	**10,471.88**	**10,026.70**	**7,979.65**	**20,498.58**	**15,386.82**	**34,802.12**
Less: (i) Finance Cost	457.44	1,034.65	647.29	1,492.09	1,803.21	5,621.09
Add: (ii) Other Un-allocable Income net off Un-allocable expenditure	1,068.33	1,141.80	222.46	2,210.13	585.98	1,710.99
Profit Before Tax	**11,082.76**	**10,133.85**	**7,554.83**	**21,216.61**	**14,169.59**	**30,892.01**
3. Segment Assets						
(a) Rental	2,54,656.88	2,59,312.80	1,77,481.14	2,54,656.88	1,77,481.14	1,89,848.77
(b) Interior	30,412.83	23,862.54	20,575.80	30,412.83	20,575.80	22,457.77
(c) Furniture	13,091.49	9,177.65	6,211.55	13,091.49	6,211.55	10,901.02
(d) Unallocated	22,662.80	26,400.12	12,869.11	22,662.80	12,869.11	44,301.55
Total Segment Assets	**3,20,824.00**	**3,18,753.11**	**2,17,137.60**	**3,20,824.00**	**2,17,137.60**	**2,67,509.21**
4. Segment Liabilities						
(a) Rental	1,61,079.98	1,81,956.09	1,10,709.34	1,61,079.98	1,10,709.34	1,10,222.93
(b) Interior	23,912.08	12,308.30	5,124.41	23,912.08	5,124.41	7,768.34
(c) Furniture	5,722.19	4,017.14	2,098.82	5,722.19	2,098.82	17,324.99
(d) Unallocated	17,919.71	16,006.50	30,736.36	17,919.71	30,736.36	50,824.30
Total Segment Liabilities	**2,08,633.96**	**2,14,288.03**	**1,48,668.92**	**2,08,633.96**	**1,48,668.92**	**1,86,140.55**

For EFC (I) Limited

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole-time Director
DIN : 02111646
Place : Pune
Date : November 03, 2026

EFC (I) Limited
CIN: L74110PN1984PLC216407
Registered office: 6th Floor, V.B Capitol Building, Range Hill Rd, opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune, Maharashtra 411007

Notes forming part of the Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2026

1. The Statement of Unaudited Consolidated Financial Results of EFC (I) Limited (the "Company" or the "Holding Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group") for the quarter and half year ended September 30, 2026, is drawn in accordance with the Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), which have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 2, 2026 and were subjected to review by the statutory auditors of the Holding Company.

2. These unaudited consolidated financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations.

3. The Company completed the sale of its entire 100% shareholding in Sanvritti Alpha Private Limited (formerly known as EFC Estate 56 Alpha Private Limited) to Sanvritti Global Private Limited. Sanvritti Alpha Private Limited ceased to be a subsidiary of the Company

4. Previous period/year figures have been regrouped/ rearranged/ reclassified wherever considered necessary.

For EFC (I) Limited

EFC (I) Limited

Nikhil Dilipbhai Bhuta
Whole Time Director
DIN: 02111646
Date: November 3, 2026
Place: Pune

Mehra Goel & Co. LLP
FRN 000517N
/N500502
PUNE
Chartered Accountants