MALANKARA SPACES LIMITED

DIRECTORS' REPORT AND STATEMENT OF ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2025-2026

Registered Office:
MALANKARA BUILDINGS, KODIMATHA, KOTTAYAM - 686 013

Notice to the Shareholders

Notice is hereby given that the 29th Annual General Meeting of the Company will be held at the Registered Office at Malankara Buildings, Kodimatha, Kottayam – 686013, Kerala, India on Friday, the 11th September 2026 at 11:00 AM to transact the following business:-

Ordinary Business:

1. To receive, consider and adopt the audited Annual Accounts for the year ended 31st March 2026 and the reports of the Directors and Auditors thereon.

2. To appoint a Director in the place of Mr. John Karot Thomas (DIN: 00035209), who retires by rotation and being eligible offers himself for re appointment.

3. To consider and if thought fit to pass, with or without modification, the following Resolution as an Ordinary Resolution to Appoint Statutory Auditors for a period of two years.

   "RESOLVED THAT pursuant to the provisions of Section 139 and all other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, as amended from time to time, the Company hereby appoint M/s Saju and Jose, Chartered Accountants, 1st Floor, CSI Shopping Complex, Muttambalam, PO, Kottayam – 686004 as Auditors of the Company to hold office from the conclusion of this Annual General Meeting (AGM) till the conclusion of the 31st AGM of the Company to examine and audit the accounts of the Company at such remuneration as may be mutually agreed between the Board of Directors of the Company and the Auditors."

   SPECIAL BUSINESS

4. Re-appointment of Mr. Cherian Karot Thomas (DIN: 02719359) as Managing Director

   RESOLVED THAT pursuant to the provisions of Sections 196, 197, 203 and other applicable provisions, if any, of the Companies Act, 2013 **read with Schedule V thereto, and subject to such approvals as may be necessary, the consent of the Members be and is hereby accorded for the re-appointment of Mr. Cherian Karot Thomas (DIN: 02719359) as the Managing Director** of the Company for a further period of **three (3) years** with effect from 11.09.2026, at a remuneration of **₹15,000/- (Rupees Fifteen Thousand only) per month,** in place of the existing remuneration of **₹10,000/- (Rupees Ten Thousand only) per month,** on such other terms and conditions as approved by the Board of Directors.

   RESOLVED FURTHER THAT Mr. John Karot Thomas, Director, be and is hereby authorised to file the necessary e-Forms with the Registrar of Companies and to do all such acts, deeds and things as may be necessary to give effect to this resolution.

For MALANKARA SPACES LIMITED

Sd/
John Karot Thomas
Director
(DIN: 00035209)

Kottayam
13/08/2026

Notes:

1. A member entitled to physically attend and vote at the meeting is entitled to appoint a proxy to attend and vote on a poll instead of himself/ herself. such proxy need not be a member of the company.

   Pursuant to Section 105 of the Companies Act, 2013, a person can act as a Proxy on behalf of not more than fifty members holding in aggregate, not more than ten percent of the total share capital of the Company. A member holding more than 10 % of the total share capital of the Company may appoint a single person as Proxy, who shall not act as a Proxy for any other Member. The instrument of Proxy, in order to be effective, should be deposited at the Registered Office of the Company, duly completed and signed, not later than 48 hours before the commencement of the Meeting. A Proxy Form is annexed to this report. Proxies submitted on behalf of limited companies, societies, etc., must be supported by an appropriate resolution/authority, as applicable.

2. The Notice of AGM, Annual Report and Proxy Form are being sent to Members.

DIRECTORS' REPORT FOR THE FINANCIALYEAR 2025-2026

Your Directors are pleased to present their Report and the audited statement of accounts for the year ended 31st March 2026.

Financial Highlights: During the year under review, performance of your company as under:

(Rupees in lakhs)

Particulars	Year ended 31/03/2026	Year ended 31/03/2025
Turnover	142.77	71.42
Expenses	35.66	29.67
Profit / (Loss) before taxation	107.11	41.75
Less : Tax Expenses	-	-
Profit / (Loss) after tax	107.11	41.75
Add Balance B/F from the previous year	-61.29	-103.04
IT provn. Reversal	-	-
GST -reversal	-	
Balance Profit/Loss C/F to the next year	45.82	-61.29

State of affairs of the Company and future outlook:

The main income of the Company is from rent received on leasing the excess space in its buildings.

Change in Nature of Business, if any:

During the financial year 2025–2026, the Members of the Company, at the Annual General Meeting held on 26 September 2025, approved the alteration of the Main Objects Clause of the Memorandum of Association and the change of the name of the Company to undertake the business of leasing, sub-leasing, renting, licensing, and letting out its immovable properties and spaces. Consequently, the name of the Company was changed from **Malankara Wood Limited to Malankara Spaces Limited** to reflect its expanded business activities.

Dividend: Company has not declared any dividend for the year 2025-2026.

Changes in Share Capital, if any: No change in the Authorised and Paid-up capital during the period 2025-2026.

The Authorised share capital is Rs 25, 00, 00,000 /- [Rupees Twenty-five crores] divided in to Two crore fifty lakhs fully paid Equity Shares of Rs. 10/- (Rupees Ten each only). Paid up capital of the Company is Rs.15,06,95,000/- (1,50,69,500 equity shares of Rs. 10/- each fully paid up)

Disclosure regarding Issue of Equity Shares with Differential Rights: During the period the Company has not issued Equity Shares with Differential Rights.

Disclosure regarding issue of Employee Stock Options: During the period the Company has not issued shares as per Employee Stock Options Scheme.

Disclosure regarding issue of Sweat Equity Shares: During the period the Company has not issued Sweat Equity Shares.

Extract of Annual Return: The extract of Annual Return, in format MGT -9, for the Financial Year 2025-2026 has been enclosed with this report.

Board of Directors - Composition of the Board and category of Directors

Sl No	Name of the Director	Category
1	Mr. John Karot Thomas	Promoter – Non Executive - Director
2	Mr. Cherian Thomas	Promoter – Executive - Managing Director
3	Mr. MK Balagopalan Nair	Independent Non executive director
4	Mr. C Thomas John	Independent Non executive director
6	Mr. Balaji.K	Independent Non executive director

Except Mr. Cherian Thomas and Mr. JK Thomas none of the above directors are related.

Disclosure of Interest of Directors:

Disclosure of interest from all the Directors for the year 2025-2026, in the prescribed form (MBP 1) has been received from all the Directors. In terms of Section 152 of the Companies Act, 2013, Mr. John Karot Thomas (DIN: 00035209), retire by rotation and being eligible offered himself for re appointment.

Details of Directors seeking Re-appointment at the Annual General Meeting:

Name of the Director	Mr. John Karot Thomas
DIN	00035209
Date of appointment	06/01/1995
Qualifications	BA, LLB, Management Education Programme (MEP) from IIM Ahamedabad
Expertise in specific Functional area	Expert in Law and planter with an experience of over 35 years in Rubber, Tea, Coffee, Pepper and Cardamom cultivation & construction
Details of another Directorship	Malankara Enterprises Ltd, Johnsons' Estates And Agencies Pvt Ltd, The Association of Planters of Kerala -Director, UPASI Commodities Exchange Ltd

Number of Board Meetings conducted during the year under Review

Seven (7) Board meetings were held during the financial year ended on 31st March, 2026.The dates on which meetings were held are as follows: 06/06/2025, 12/08/2025, 23/08/2025, 26/09/2025, 07/11/2025, 28/11/2025, & 27/01/2026. Leave of absence was granted to the Directors, who intimated their inability to attend the meeting.

Meeting/s attended by the Directors:

Sl No.	Name of the Director	DIN	No of Board Meetings Attended	Attendance at the last AGM (26/09/2025)	No of other directorships held	No of Membership in committees
1	Mr. John Karot Thomas	00035209	7	Present	5	2
2	Mr. Cherian Thomas	02719359	7	Present	3	2
3	Mr. MK Balagopalan Nair	00170085	7	Absent	2	1
4	Mr. C Thomas John	02541626	7	Present	2	4
6	Mr. K Balaji.	00236586	5	Present	3	3

Directors Remuneration:

For the period 2025-2026, Mr. Cherian Thomas, Managing Director was paid an overall remuneration of Rs.120000 /- .

Particulars of Loan, Guarantees and Investments under Section186 of CA, 2013

Details of Loans: NIL

S.No	Date of Loan	Details of the borrower	Amount Rs.	Purpose of which the loan is to be utilized by the recipient	Date of BR	Date of SRIf required	Rate of interest	Security

Details of Investments during the year: NIL

S.No	Date of Investment	Details of the investee	Amount Rs.	Purpose of which the proceeds from investment is proposed to be utilized by the recipient	Date of BR	Date of SR[if required]	Expected rate of return

Details of Guarantee/Security Provided: NIL

S.No	Date of Providing security or guarantee	Details of recipient	Amount Rs.	Purpose of which the proceeds from investment is proposed to be utilized by the recipient	Date of BR	Date of SR[if required]	Expected rate of return

Particulars of Contracts or Arrangements with Related Parties:

The particulars of contracts or arrangements with related parties referred to in Section 188(1) of the Companies Act 2013 for the Financial Year 2025-2026 in the prescribed format, AOC 2 [Annexure A] has been enclosed with the report.

Explanation to Auditor's Remarks:

No qualification, reservation, adverse remark or disclaimer made by the statutory auditor in his report; hence no explanation is required.

Secretarial Audit is not applicable to the Company

Material Changes Affecting the Financial Position of the Company:

No material changes affecting the financial position of the Company happened during the period 2025-2026.

Conservation of Energy, Technology, Absorption, Foreign Exchange Earnings and Outgo:

The details of Energy, Technology, Absorption, Foreign Exchange Earnings and Outgo are as under:

a) Conservation of Energy : NIL

Steps taken for conservation

Steps taken for utilizing alternate sources of energy

Capital investment on energy conservation equipment

b) Technology Absorption : NIL

Efforts made for technology absorption

Benefits derived

Expenditure on Research &Development, if any

Details of technology imported, if any

Year of import

Whether imported technology fully absorbed

Areas where absorption of imported technology has not taken place, if any

c) Foreign Exchange Earnings/Outgo : NIL

Earnings

Outgo

Details of Subsidiary, Joint Venture or Associates

Subsidiary Company : NIL

Joint Venture : NIL

Particulars of holding company and associate companies are furnished below:

S. No.	Name And Address of the Company	CIN	Holding/ Subsidiary/ Associate Company	%of shares held	Applicable Section	Performance	Financial position
1	Malankara Plantations Limited	L66000KL1910 PLC000650	Holding Company	15069420	2(46)	Satisfactory	Satisfactory
2	Malankara Enterprises Ltd	U50100KL2010 PLC025335	Associate Company	0	2(6)	----------	----------
3	John Sons' Estates &Agencies (P) Ltd	U01119KL1946 PTC000490	Associate Company	10	2(6)	Satisfactory	Satisfactory

Risk Management Policy:

At present the Company has neither developed/ implemented any risk management policy to identifying the elements of risks inherent to the Company/ industry nor has it constituted a risk management committee. The Companies assets are almost entirely in buildings which are of sound construction. The absence of tenants is a risk.

Details of Directors and Key Managerial Personnel: There were no changes in the composition of the Board of Directors or Key Managerial Personnel during the financial year 2025-26.

Directors:

Mr. John Karot Thomas is liable to retire by rotation at the ensuing Annual General Meeting and being eligible have offered himself for re- appointment.

There were no changes in the composition of the Board of Directors or Key Managerial Personnel during the financial year 2025-26."

Details of significant & material orders passed by:

The Courts or Tribunal : NIL

The regulators : NIL

Details of the order passed by the authorities which impacts the going concern status and company's operations in future. : NIL

Voluntary Revision of Financial Statements or Board's Report : NIL

Deposits: The following details of deposits, covered under Chapter V of the act:

I. Deposits Accepted during the year : NIL

II. Remained unpaid or unclaimed as at the end of the year : NIL

III. Whether there has been any default in repayment of depositsor payment of interest thereon during the year and if so ,number of such cases and the total amount involved : NIL

a. At the beginning of the year;

b. Maximum during the year;

c. At the end of the year;

IV. The details of deposits which are not in compliance with The requirements of Chapter : NIL

V. Receipt of any commission by MD/WTD from a Company or for receipt of commission/remuneration from its Holding or subsidiary:

Name	DIN	Designation	Remuneration for 2025-2026 from Holding Company Malankara Plantations Ltd
John Karot Thomas	00035209	Managing Director of MPL	Consolidated Salary – Rs.81.93 lakhs
Cherian Thomas Karot	02719359	Director of MPL	Consultation fee- Rs.3.60 lakhs

Declaration by Independent Director : Not Applicable

Auditors:

Pursuant to the provisions of sections 139-142 and applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules.2014, Company hereby appoint M/s Saju and Jose, Chartered Accountants, 1st Floor, CSI Shopping Complex, Muttambalam, PO, Kottayam – 686004 as Auditors of the Company to hold office from the conclusion of this Annual General Meeting (AGM) till the conclusion of the 31st AGM of the Company.

Secretarial Audit Report : Not Applicable

Corporate Social Responsibility (CSR) Policy : Not Applicable

Audit Committee:

The Audit Committee consists of the following members: Mr. K Balaji, FCA (Chairman), Mr. Cherian Thomas and Mr. C Thomas John (Members). The Company has established a vigil mechanism and resolve through the committee, the genuine concerns expressed by the employees and other Directors.

Statement Indicating the Manner in which Formal Annual Evaluation has been made by the Board of its own Performance, its Directors, and that of its Committees: Not Applicable

Nomination & Remuneration Committee Policy : Not applicable

Listing Agreement Compliance : Not Applicable

Disclosure on Establishment of a Vigil Mechanism : Not Applicable

Details about establishment of vigil mechanism for directors and employees to report their genuine concerns or grievance to be provided : Not Applicable

Corporate Governance : Not Applicable

Managerial Remuneration : Not Applicable

Disclosures under Sexual Harassment of Women at Work place (Prevention, Prohibition & Redressal) Act, 2013:

The number of cases filed, if any, during the Financial Year and their disposal under the Act : No cases filed during the year.

Fraud Reporting (Required by Companies Amendment Bill, 2014). Details regarding fraud which have been reported to the Audit Committee / Board but not to CG have to be disclosed : Not Applicable

Cost Auditors: Not Applicable

Management Discussion and Analysis Report: Not Applicable

Directors Responsibility Statement:

In accordance with the provisions of Section 134(5) of the Companies Act 2013, your directors confirm that

a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;

b) the directors 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 profit and loss of the company for that period;

c) the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the annual accounts on a going concern basis;

e) the Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company; and

f) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Acknowledgments:

The Directors express their sincere appreciation to the valued shareholders, bankers and clients for their support

For MALANKARA SPACES LTD

Sd/-	Sd/-
John Karot Thomas	Cherian Thomas
Director	Managing Director
(DIN: 00035209)	(DIN: 02719359)

Place: Kottayam

Date: 13/08/2026

Annexure A

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: NIL

a) Name(s) of the related party and nature of relationship

(b) Nature of contracts/arrangements/transactions

(c) Duration of the contracts / arrangements/transactions

(d) Salient terms of the contracts or arrangements or transactions including the value, if any

(e) Justification for entering into such contracts or arrangements or transactions

(f) Date(s) of approval by the Board

(g) Amount paid as advances, if any:

(h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188

2. Details of material contracts or arrangement or transactions at arm's length basis

(a) Name(s) of the related party and nature of relationship : Malankara Plantations Ltd (Holding Company)

A	Particulars		(Rs in Lakhs)
	Rent	:	31.80
	Accounts receivable	:	69.13
B	Mr. Cherian Thomas (Managing Director)	:	1.2

(Common Director in following group or Associate Company

1. Malankara Plantations Limited
2. Malankara Enterprises Limited
3. John Sons' Estate and Agencies (P) Ltd

(c) Duration of the contracts / arrangements/transactions : 1 year (to be renewed each year)

(d) Salient terms of the contracts or arrangements or transactions including the value, if any:

These transactions are entered into at arm's length basis for a period of one year, to be renewed each year, as per the terms and conditions if any fixed by the Board as if the parties are not related.

(e) Date(s) of approval by the Board, if any : 06/06/2025

(f) Amount paid as advances, if any : NIL

For MALANKARA SPACES LTD

Sd/-	Sd/-
John Karot Thomas	Cherian Thomas
Director	Managing Director
(DIN: 00035209)	(DIN: 02719359)

Place: Kottayam

Date: 13/08/2026

Annexure B

Form No.MGT-9

EXTRACT OFANNUAL RETURN AS ON THE FINANCIAL YEAR ENDED ON 31/03/2026
[Pursuant to section 92(3) of the Companies Act, 2013 andrule12 (1) of the
Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

i	CIN	U36101KL1995PLC008536
ii	Registration Date	06/01/1995
iii	Name of the Company	MALANKARA SPACES LIMITED
iv	Category/Sub-Category of the Company	COMPANY LIMITED BY SHARES/INDIAN NON GOVT COMPANY
iv	Address of the Registered office and contact details	MALANKARA BUILDINGS, KODIMATHA, KOTTAYAM KERALA, PIN: 686013
vi	Whether listed company	NO
vii	Name, Address and Contact details of Registrar and Transfer Agent, if any	NIL

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY- All the business activities contributing 10% or more of the total turnover of the company shall be stated:

S.No		Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Renting and operating of self-owned real estate such as building etc	7010	100	

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No.	Name and Address of the Company	CIN	Holding/Associate	% of shares held	Applicable Section
1	Malankara Plantations Ltd	L66000KL1910PLC000650	Holding	0	2(46)
2	Malankara Enterprises Ltd	U50100KL2010PLC025335	Associate	0	2(6)
3	John Sons' Estates & Agencies (P) Ltd	U01119KL1946PTC000490	Associate	0	2(6)

IV SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i. Category-wise Shareholding

CategoryofShareholders	No. of Shares held at the beginning of the year				No.of Sharesheld at the end of the year				% Change during Theyear
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A.Promoter									
1) Indian									
a)Individual/ HUF	0	50	50	0	0	50	50	0	0
b) CentralGovt	0	0	0	0	0	0	0	0	0
c)State Govt(s)	0	0	0	0	0	0	0	0	0
d)Bodies Corp	0	15069430	15069430	100	0	15069430	15069430	100	0
e)Banks / FI	0	0	0	0	0	0	0	0	0
f)Any Other	0	0	0	0	0	0	0	0	0
Sub-total(A)(1):-	0	15069480	15069480	100	0	15069480	15069480	100	0
2) Foreign	0								
g) NRIs-Individuals	0	0	0	0	0	0	0	0	0
h) Other-Individuals	0	0	0	0	0	0	0	0	0
i) Bodies Corp.	0	0	0	0	0	0	0	0	0

j) Banks / FI	0	0	0	0	0	0	0	0	0
k) Any Other….	0	0	0	0	0	0	0	0	0
Sub-total(A)(2):-	0	0	0	0	0	0	0	0	0
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	0	0	0	0	0	0	0	0	0
b) Banks / FI	0	0	0	0	0	0	0	0	0
c) Central Govt	0	0	0	0	0	0	0	0	0
d) State Govt(s)	0	0	0	0	0	0	0	0	0
e) Venture Capital Funds	0	0	0	0	0	0	0	0	0
f) Insurance Companies	0	0	0	0	0	0	0	0	0
g) FIIs		0	0	0	0	0	0	0	0
h) Foreign Venture Capital Funds	0	0	0	0	0	0	0	0	0
i) Others(specify) Religious Institutions	0	0		0	0	0		0	0
Sub-total(B)(1)	0	0	0	0	0	0	0	0	0
2. Non Institutions									
a) Bodies Corp.									
(i) Indian		0	0	0	0	0	0	0	0
(ii) Overseas	0	0	0	0	0	0	0	0	0
b) Individuals									
(i) Individual shareholders holding nominal share capital uptoRs. 1 lakh (ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	0	20	20	0	20	20	0	0	
c) Others(Specify)	0	0	0	0	0	0	0	0	0
Sub-total(B)(2)	0	20	20	0	0	20	20	0	0
TotalPublicShareholding(B)=(B)(1)+ (B)(2)	0	20	20	0	0	20	20	0	0
C.SharesheldbyCustodianforGDRs&ADRs	0	0	0	0	0	0	0	0	0
GrandTotal (A+B+C)	**0**	**15069500**	**15069500**	**100**	**0**	**15069500**	**15069500**	**100**	**0**

ii. Shareholding of Promoters

S.No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in share holdi -ng during the year
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	
1	Mr. JK Thomas	10	0	0	10	0	0	0
2	Mr.Cherian Thomas	10	0	0	10	0	0	0
3	Mr.C.Thomas John	10	0	0	10	0	0	0
4	Mr.Joseph Markos	10	0	0	10	0	0	0
5	Mr.M.K.Balagopalan Nair	10	0	0	10	0	0	0
6	M/s John Sons' Estates & Agencies (P)Ltd	10	0	0	10	0	0	0
7	Malankara Plantations Ltd	15069420	100	0	15069420	100	0	0
	Total	15069480	100	0	15069480	100	0	0

iii. Change in Promoters' Shareholding (Please Specify , if there is no change) : NO CHANGE

iv. Shareholding Pattern of other two Shareholders (Other than directors, promoters and holder of GDRs and ADRs)

Sl No	For Each Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No of Shares	% of total shares of the company	No of Shares	% of total shares of the company
	At the beginning of the year	20	0	20	0
	Date wise Increase/Decrease in Promoters Shareholding during the year specifying the reasons for Increase/Decrease (eg. Allotment/ transfer/ bonus/ sweat equity etc.)	-	-	-	-
	At the End of the Year (or on the date of separation, if separated during the year)	20	0	20	0

v. Shareholding of Directors and Key Managerial Personnel

Sl No	For each of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No of Shares	% of total shares of the company	No of Shares	% of total shares of the company
	At the beginning of the year	50	0		
	Date wise Increase/Decrease in Promoters Shareholding during the year specifying the reasons for Increase/ Decrease (eg.Allotment/transfer/ bonus/sweat equity etc.)	---	---	0	0
	At the End of the Year			50	0

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding /accrued but not due for payment: NIL

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year i) Principal Amount ii) Interest due but not paid iii) Interest accrued but not	0	0	0	0
Total(i+ii+iii)	0	0	0	0
Change in Indebtedness during the financial year - Addition - Reduction	0	0	0	0
Net Change	0	0	0	0
Indebtedness at the end of the financial year i) Principal Amount ii) Interest due but not paid iii) Interest accrued but not due	0	0	0	0
Total (i+ii+iii)	0	0	0	0

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director : Rs.1.20 lakh

B. Remuneration to other directors : NIL

C. Remuneration to Key Managerial Personnel Other than MD/Manager/WTD : NIL

VII . Penalties /Punishment/Compound Offences : NIL

INDEPENDENT AUDITOR'S REPORT

To
The Members of
MALANKARA SPACES LIMITED
(Formerly known as MALANKARA WOOD LIMITED)
KOTTAYAM

Report on the Financial Statements

We have audited the accompanying financial statements of **MALANKARA SPACES LIMITED (Formerly known as MALANKARA WOOD LIMITED**) which comprises the Balance Sheet as at 31st March, 2026, and the Statement of Profit and (including other comprehensive income), the statement of changes in equity and the Cash Flow Statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone 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 Indian Accounting Standards prescribed under section 133 of the Companies Act 2013, read with the Companies (Indian Accounting Standards) Rules 2015 ("Ind AS") as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, and its **Profit** and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, 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.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressedin the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our 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.

Managements Responsibilities for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these Financial Statements that give a true and fair view of the financial positionand financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 financial statements that give a true and fair view and are free from material mis-statement, whether due to fraud or error.

In preparing the 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 Responsibility for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these 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 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 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 financial statements, including the disclosures, and whether the 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 sub-section (11) of section 143 of the Act, we give in the Annexure 1 a statement on the matters specified in the paragraph 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 Sheetand the statement of Profit and Loss(including other comprehensive income), the statement of changes in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;

(d) In our opinion, the aforesaid Standalone Financial Statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of written representations received from the directors as on 31st March 2026 taken on record by the Board of Directors, none of the Directors are disqualified as on 31st March 2026 from being appointed as a director in terms of Sec. 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.

(g) 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, in our opinion and to the best of our information and according to the explanations given to us:

1. There have been no amounts required to be transferred, to the Investor Education and Protection Fund by the Company.
2. The Company does not have any pending litigations which would impact its financial position.
3. The Company does not have any long-term contracts including derivative contracts and hence no provision has been made, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
4. Management has represented that to the best of its knowledge and belief, no funds have been advanced or Loaned or Invested by the company to or in any other person(s) or entities, including foreign entities(''intermediaries"),with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company(ultimate beneficiaries) or provide any guarantee, security or the like on behalf of Ultimate beneficiaries.
5. The Management has represented that to the best of its knowledge and belief no funds have been received from any persons(s) or entities, including foreign entities ('Funding Parties"), with the understanding that such 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 guarantee, security or the like on behalf of Ultimate beneficiaries.

6. Based on such audit procedures performed, that we have considered reasonable and appropriate in the circumstances, nothing has come to our knowledge that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11 (e), as provided under (4) and (5) above contain any material misstatement.

7. The company has not declared Dividend during the year, so reporting under this clause for compliance with Section 123 of Companies Act is not applicable

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

C A Saju C Kuruvilla
Partner (M.No.202601
FRN- 010860S
Saju & Jose
Chartered Accountants
UDIN: 26202601XEYKLW4019

Place : Kottayam

Date :29-05-2026

ANNEXURE-1

STATEMENT REFERRED TO IN OUR REPORT OF EVEN DATE ON THE ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2026 OF THE MALANKARA SPACES LIMITED(Formerly known as MALANKARA WOOD LIMITED)

In terms of information and explanation sought by us and given by the company and the books and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that: -

1. Fixed Asset;

   a) i)The Company has maintained basic records of Property, Plant & Equipment and right-of-use assets. While a detailed fixed asset register containing full particulars including quantitative details and situation of assets was not available for our verification, we understand that the Company monitors and tracks its assets through other available documentation and management oversight

      ii) The Company has maintained proper records showing full particulars of Intangible Assets.

   b) The Company has a regular programme of physical verification of Property, Plant & Equipment and Capital Work-In-Progress and according to the information and explanations given to us, the Property, Plant & Equipment and Capital work-in-progress have been physically verified during the year and we are informed that no material discrepancies were noticed on verification.

   c) Based on our examination of the registered sale deed / transfer deed / conveyance deed / property tax paid documents (which evidences title) provided to us, we report that, the title in respect of self – constructed buildings and title deeds of all other immovable properties, (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favor of the Company) disclosed in the financial statements included in property, plant and equipment are held in the name of the Company as at the balance sheet date.

   d) The Company has not revalued any of its property, Plant and Equipment (including of Capital Work-in-progress) and intangible assets during the year.

   e) No proceedings have been initiated during the year or are pending against the Company as at 31st March 2026 for holding any benami property under the Benami Transaction (Prohibition) Act, 1988, as amended and rules made there under.

2. A)The company has no inventory during the financial year.

   B) According to the information and explanation given to us, the company has not been sanctioned any working capital limits from banks or financial institutions on the basis of security of current assets.

3. During the year, the Company has not granted loans, secured or unsecuredto companies, firms, LLPs or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Thus paragraph 3 of the order is not applicable.

4. In our opinion and according to the information and explanation given to us, the company has not granted any loans or provided any guarantees or given any security or made any investments to which the provision of section 185 and 186 of the Companies Act, 2013. Accordingly, paragraph 3 (iv) of the order is not applicable.

5. According to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable.

6. The requirement of maintaining cost records pursuant to the Companies Act(Cost Records and Audit) Amendment rules, 2014 is not applicable to the company.

7. Payment of Statutory Dues

   a) According to the information and explanations given to us, and on the basis of our examination of the records of the Company, the Company is regular in depositing undisputed statutory dues, including Goods and Service Tax, Provident Fund Employees' State Insurance, Income Tax, &cess and any other statutory dues with appropriate authorities, where applicable. There are no undisputed amounts payable in respect of such statutory dues which have remained outstanding as at 31st March 2026 for a period of more than six months from the date they became payable.

   b) According to the records of the Company, there are no statutory dues referred to in sub-clause (a) above which have not been deposited as on 31st March 2026 on account of any dispute.

8. There were no transactions relating to previously unrecorded income that were surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year.

9. Default in repayment of dues

   a. The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

   b. According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

   c. The Company has not obtained any funds through Term Loans. Hence reporting under clause 3 (ix) (c) of the Order is not applicable.

   d. According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

   e. According to the information and explanations given to us and on an overall examination of the 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.

   f. According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries.

10. Application of Funds Raised

    a) The Company has not raised any moneys by way of Initial public offer or further Public offer (including debt instruments), during the year and hence reporting under Clause (x) (a) of Para 3 of the Order is not applicable to the Company.

    b) The Company has not made any preferential allotment or private placement of share or fully convertible debentures (fully, partially or optionally convertible) during the year and accordingly provisions of clause (x)(b) of Para 3 of the Order are not applicable to the Company.

11. Reporting of Fraud

    a) On the basis of our examination and according to the information and explanations given to us, no fraud by the Company or any material fraud on the Company has been noticed or reported during the year, nor have we been informed of any such case by the management.

    b) No report under subsection 12 of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.

    c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

12. The Company is not a Nidhi Company and accordingly provisions of clause (xii)of Para 3 of the Order are not applicable to the Company.

13. On the basis of our examination and according to the information and explanations given to us, we report that all the transaction with the related parties are in compliance with Section 177 and 188 of the Act, and the details have been disclosed in the Standalone Financial Statements in Note 27(d) as required by the applicable Indian Accounting Standards.

14. The company is not required to appoint an internal auditor under section 138 of the Companies Act,2013 read with Rule 13 of the Companies (Accounts) Rules,2014.

15. According to the information and explanations given to us, in our opinion during the year the Company has not entered into any non -cash transactions with directors or persons connected with the directors and hence provisions of Section 192 of the Companies Act, 2013 are not applicable to the company.

16. Registration with RBI

    a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, provisions of clause (xvi)(a) of Para 3 of the Order are not applicable to the Company.

    b) During the year, the Company has not conducted any Non-Banking Financial or Housing Finance activities and accordingly, provisions of clause (xvi)(b) of Para 3 of the Order are not applicable to the Company.

    c) The Company is not a Core Investment Company (CIC) as defined in the Regulations made by the Reserve Bank of India and accordingly the provisions of clause (xvi)(c) of Para 3 of the Order is not applicable to the Company.

    d) The group does not have any CIC as a part of the group and accordingly reporting under clause (xvi)(d) of Para 3 of the Order is not applicable to the Company.

17. The Company has not incurred cash losses during the Financial Year and the immediately preceding Financial Year of the company covered by our audit.

18. There has been no resignation of the statutory auditors of the Company during the year.

19. 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 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 causes us to believe that any material uncertainty exists as on the date of the audit report indicating that 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 the 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.

20. The provisions of Section 135 towards corporate social responsibility are not applicable on the company. Accordingly, the provision of clause 3(xx) of the Order is not applicable.

21. Since the Company is not a holding company, clause (xxi) relating to qualifications in the CARO report of subsidiaries is not applicable.

C A Saju C Kuruvilla
Partner (M.No.202601
FRN- 010860S
Saju & Jose
Chartered Accountants
UDIN: 26202601XEYKLW4019

Place : Kottayam
Date :29-05-2026

Annexure 2 to the Independent Auditors' Report- 31st March 2026
(Referred to in our report of even date)

Report on the Internal Financial Controls under clause (i) of Sub-section 3 of Section 143 of the Act

We have audited the internal financial controls over financial reporting of MALANKARA SPACES LIMITED(Formerly known as MALANKARA WOOD LIMITED)("the Company") as at 31st March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for the Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 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 by the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the standards on Auditing issued by ICAI and deemed to be prescribed 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 over financial reporting 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, 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 system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A Company's internal financial control over financial reporting 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 over financial reporting includes those policies and procedures that:

a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

b) 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 authorizations of management and directors of the company; and

c) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 control over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2026, based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India.

C A Saju C Kuruvilla
Partner (M.No.202601
FRN- 010860S
Saju & Jose
Chartered Accountants
UDIN: 26202601XEYKLW4019

Place : Kottayam
Date :29-05-2026

MALANKARA SPACES LIMITED

Malankara Buildings, Kodimatha,Kottayam,Kerala-686013
CIN: U68100KL1995PLC008536
BALANCE SHEET AS AT 31ST MARCH, 2026

Amount in Lakhs

	Particulars	Note No.	Figures As at the end 31st March, 2026	Figures As at the end 31st March, 2025
I.	ASSETS			
(1)	**Non - current assets**			
	(a) Property,Plant and Equipment	3	1,177.41	1,159.61
	(b) Capital Work In Progress			
	(c) Investment Property			
	(d) Goodwill			
	(e) Other Intangible assets			
	(f) Intangible Assets under Development			
	(g) Biological Assets other than Bearer Plants			
	(h) Financial assets			
	(i) Investments	4	0.05	0.05
	(ii) Trade Receivables			
	(iii) Loans			
	(iv) Other Financial Assets			
	(i) Deferred tax assets (net)			
	(j) Other non - current assets			
(2)	**Current assets**			
	(a) Inventories			
	(b) Financial assets			
	(i) Investments			
	(ii) Trade receivables	5	11.08	8.18
	(iii) Cash and cash equivalents	6	0.10	0.21
	(iv) Bank balances other than cash and cash equivalents	7	315.72	292.00
	(v) Others			
	(c) Other current assets	8	93.96	42.76
	Total Assets		**1,598.32**	**1,502.81**
II.	**EQUITY AND LIABILITIES**			
(1)	Equity			
	(a) Equity Share capital	9	1,506.95	1,506.95
	(b) Other equity	10	45.82	-61.29
	Liabilities			
(2)	Non - current liabilities			
	(a) Financial liabilities			
	(i) Long Term Borrowings			
	(ia) Lease Liabilities			
	(ii) Trade Payables			
	a)Total outstanding dues of micro enterprises and small enterprises			
	b)Total outstanding dues of creditors others than micro enterprises and small enterprises			
	(iii) Other Financial Liabilities			

	(b) Provisions			
	(c) Deferred Tax Liability (net)			
	(d) Other non-current liabilities			
(3)	**Current liabilities**			
	(a) Financial liabilities			
	(i) Short Term Borrowings			
	(ia) Lease Liabilities			
	(ii) Trade payables	11		
	a)Total outstanding dues of micro enterprises and small enterprises			
	b)Total outstanding dues of creditors others than micro enterprises and small enterprises		1.93	5.74
	(iii) Other financial liabilities	12	43.61	51.41
	(b) Provisions			
	(c) Current Tax Liabilities (Net)			
	Total Equity and Liabilities		**1,598.32**	**1,502.81**

See accompanying notes formning part of these standalone financial statements

As per our report of even date attached.

Sd/-	Sd/-	Sd/-	Sd/-
(CHERIAN THOMAS)	(J K THOMAS)	(BIBIN CHERIAN)	(CA SAJU C KURUVILLA)
Managing Director	Director	Company Secretary	Partner
DIN:02719359	DIN:00035209	F13374	Mem No. 202601, FRN, 010860S
			SAJU & JOSE
			CHARTERED ACCOUNTANTS
			UDIN:26202601XEVKLW4019

Place: Kottayam

Date: 29-05-2026

MALANKARA SPACES LIMITED
Malankara Buildings, Kodimatha,Kottayam,Kerala-686013
CIN: U68100KL1995PLC008536
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31,2026

Amount in Lakhs

	Particulars	Note No.	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
I.	Revenue from operations	13	109.71	63.55
II.	Other income	14	33.06	7.87
III.	Total Income (I+II)		**142.77**	**71.43**
IV.	Expenses:			
	Cost of materials consumed		-	-
	Purchase of Stock-in-trade		-	-
	Changes in inventories of finished goods, by-products and work in progress		-	-
	Employee benefits expense	15	14.45	7.07
	Depreciation and amortization expense	16	1.61	2.94
	Other expenses	17	19.60	18.66
	Total expenses (IV)		35.66	28.67
V.	Profit/(Loss) before exceptional items (III-IV)		107.11	42.75
VI.	Exceptional Items:	18	-	-
VII.	Profit/(Loss) before TAX (V+VI)		107.11	42.75
VIII.	Tax expense :			
	Current tax		-	-
	Deferred tax		-	-
IX.	Profit/Loss for the period from continuing operations(VII-VIII)		107.11	42.75
X.	Profit/(Loss) from discontinued operations		-	-
XI	Tax expenses of discontinued operations		-	-
XII	Profit/(Loss) from discontinued operations(After tax) (X-XI)		-	-
XIII	Profit/(Loss) for the period (IX+XII)		107.11	42.75
XIV	Other comprehensive income			
	A (i) Items that will not be reclassified to profit or loss		-	-

	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	B (i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
			-	-
XV	Total comprehensive income for the year(XIII+XIV)		107.11	42.75
XVI	Earnings per equity share(For continuing operations) (Nominal value per share Rs. /-)			
	- Basic (Rs.)		0.000007	0.0000028
	- Diluted (Rs.)		0.000007	0.0000028
XVII	Earnings per equity share(For discontinued operations) (Nominal value per share Rs. /-)			
	- Basic (Rs.)		-	-
	- Diluted (Rs.)		-	-
XVIII	Earnings per equity share(For discontinued operations) (Nominal value per share Rs. /-)			
	- Basic (Rs.)		-	-
	- Diluted (Rs.)		-	-
See accompanying notes forming part of these financial statements				
As per our report of even date attached.				

Sd/-	Sd/-	Sd/-	Sd/-
(CHERIAN THOMAS)	(J K THOMAS)	(BIBIN CHERIAN)	(CA SAJU C KURUVILLA)
Managing Director	Director	Company Secretary	Partner
DIN:02719359	DIN:00035209	F13374	Mem No. 202601, FRN, 010860S
			SAJU & JOSE
			CHARTERED ACCOUNTANTS
			UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2026. (All amounts in Lakhs, unless otherwise stated)

1. Background

Malankara Spaces Limited ("the Company") is a Public Company domiciled in India and is incorporated under the provisions of the Companies Act applicable in India. This is a wholly owned subsidiary company of Malankara Plantations Limited which is a listed company. Its shares are not listed in any stock exchanges in India. The registered office of the Company is located at Malankara Buildings, Kodimatha, Kottayam, Kerala-686013. The Company is principally engaged in leasing of movable and immovable property.

2. Summary of significant accounting policies

a) Basis of preparation and presentation of financial statements

i) Statement of compliance with Indian Accounting Standards (Ind AS)

The standalone financial statements have been prepared in accordance with the accounting principles generally accepted in India including Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and as amended from time to time. The aforesaid financial statements have been approved by the Board of Directors in the meeting held on 22/06/2026.

. **ii) Basis of accounting and measurement**

The Company has prepared these Financial statements which comprise the Balance Sheet as at 31-03-2026, the Statement of Profit and Loss, the Statements of Cash flows and Statement of changes in Equity for the year ended 31-03-2026 and accounting policies and other explanatory information (together hereinafter referred to as financial statements).

The Standalone financial Statements have been prepared using the significant accounting policies and measurement bases summarised below. These accounting policies have been used throughout all periods presented in these financial statements, except for the changes mentioned, if any.

The Standalone financial statements have been prepared on an accrual basis and in accordance with the historical cost convention, unless otherwise stated. All amounts included in the financial statements are reported in Indian Rupees.

b) Use of estimates

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The Company bases its estimates and assumptions on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the amounts recognised in the standalone financial statements or that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Classification of leases

The Company enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors.

Recognition of deferred tax assets

The extent to which deferred tax assets can be recognised is based on an assessment of the probability that future taxable income will be available against which the deductible temporary differences and tax loss carry forward can be utilised. In addition, significant judgement is required in assessing the impact of any legal or economic limits or uncertainties in various tax jurisdictions.

Evaluation of indicators for impairment of assets

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets. In assessing impairment, management estimates the recoverable amount of each asset based on the market conditions prevailing on the relevant date.

Recoverability of advances / receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

Useful lives of depreciable / amortisable assets

Management reviews its estimate of the useful lives of depreciable / amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain items of property, plant and equipment.

Contingent Liability

Management reviews its estimate of the financial impact of the contingent liability at each reporting date, based on the demands received from various Departmental authorities.

c) Current versus non-current classification

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

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized 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 period.

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has evaluated and considered its operating cycle as 12 months.

d) Property, plant and equipment

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalised until the property, plant and equipment are ready for use, as intended by management. Depreciation is provided in the manner and at the rates specified in scheduled II to the Companies Act 2013 on fixed assets.

Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Cost includes inward freight, non-refundable duties/ taxes and expenses incidental to acquisition/installation.

e) Impairment of property, plant and equipment and intangible assets

The carrying amounts of fixed assets are reviewed at each Balance Sheet date if there is any indication of impairment based on internal/ external factors. After impairment, depreciation is provided on the revised carrying amounts of the assets over their remaining useful lives.

f) Revenue recognition

Revenue from contracts with customers is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment.

The specific recognition criteria described below must also be met before revenue is recognised.

Sale of service

Revenue from sale of service on account of rental income is recognised on accrual basis on the basis of provision of such services as per the terms of the agreement.

Interest income

Interest income is reported on an accrual basis and is included under the head “Other income” in the Statement of Profit and Loss.

g) Employee benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Ind AS 19, Employee Benefits.

Defined contribution plan

Provident fund

This is a defined contribution plan where contributions are remitted to provident fund authorities in accordance with the relevant statute and charged to the Statement of Profit and Loss in the period in which the related employee services are rendered. The Company has no further obligations for future provident fund benefits in respect of these employees other than its monthly contributions.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

h) Income taxes

Income tax expense comprises current and deferred income tax. Current and deferred tax is recognised in the Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Current income tax for current period is 'Nil' due to brought forward unabsorbed depreciation.

Income Tax is accounted in accordance with Ind AS 12 'Income Taxes 'which includes current taxes and deferred taxes. Deferred Tax Assets/ Liabilities representing timing differences between accounting income and taxable income are recognised to the extend considered capable of being reversed in subsequent year. Deferred Tax assets are recognised only to the extent there is reasonable certainty that sufficient future taxable income is available. The deferred tax assets arising due to unabsorbed depreciation and losses are recognised if there is a virtual certainty that sufficient future taxable income will be available to realise the same.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred income tax assets and liabilities for the year ended 31.03.2026 are recognised for all timing differences in accordance with the concept of prudence applying the tax rates that have been substantially enacted before the balance sheet date. Total Deferred Tax Liability is Rs.4,52,019/= and total Deferred Tax asset is Rs. 4,52,019/= as on 31.03.2026. DTA is recognised only to the extent of DTL as there exists no immediate virtual certainty with regard to the earning of profit to set off brought forward Unabsorbed Depreciation.

i) Provisions and contingencies

Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non- occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or it cannot be measured with sufficient reliability. The Company does not recognise a contingent liability but discloses its existence, if any, in the financial statements by way of note.

j) Financial instruments

Financial assets

Initial recognition and measurement

Financial assets (other than trade receivables) are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through statement of profit and loss which are measured initially at fair value. Subsequent measurement of financial assets is described below. Trade receivables are recognised at their transaction price as the same do not contain significant financing component.

Subsequent measurement

For the purpose of subsequent measurement, financial assets are classified and measured based on the entity's business model for managing the financial asset and the contractual cash flow characteristics of the financial asset at:

a. Amortised cost

b. Fair Value Through Other Comprehensive Income (FVTOCI) or

c. Fair Value Through Profit or Loss (FVTPL)

All financial assets are reviewed for impairment at least at each reporting date to identify whether there is any objective evidence that a financial asset or a group of financial assets is impaired.

De-recognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e.

removed from the Company's standalone balance sheet) when:

a. The rights to receive cash flows from the asset have expired, or

b. The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either (i) the Company has transferred substantially all the risks and rewards of the asset, or (ii) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings or payables.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

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

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

k) Impairment of financial assets

In accordance with Ind AS 109 Financial Instruments, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

The Company tracks credit risk and changes thereon for each customer. For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss.

Trade receivables

The Company applies approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of receivables.

Other financial assets

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

l) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

m) Earnings/ (Loss) per Share (EPS)

Basic EPS are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue that have changed the number of equity shares outstanding, without a corresponding change in resources.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the Company (after adjusting for interest on the convertible preference shares, if any) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares. The computation of Diluted EPS is not applicable to the company as the company doesn't have Dilutive potential equity shares .

n) Related Party Transactions

A.	Name of Related Party	-	Malankara Plantation Ltd
	Relationship	-	Holding Co
	Accounts Receivable	-	Rs.69.13 lakhs
	Rent Paid	-	Rs.31.80 Lakhs
B.	Cherian Thomas	-	Managing Director
	Salary	-	1.20 lakhs
	Common Director	-	Malankara Plantations Ltd,
		-	Malankara Enterprises Ltd
			& Johnsons Estates & Agencies Pvt Ltd

Additional Regulatory Information as per Schedule III

I. Details of title deeds of immovable property not held in the name of the company. (as per format in Sch III)

The company has no Immovable Property for which tittle deeds are not held in the name of the company.

II. The company does not own investment property.

III. Revaluation details of property plant & Equipment. Disclose the details of Revaluation, disclose whether is based on a valuation report from a registered valuer:

The Company has not revalued any of its property, Plant, and Equipment during the year.

IV. Revaluation details of Intangible Assets. Disclose the details of Revaluation, disclose whether is based on a valuation report from a registered valuer:

V. Following disclosures shall be made where Loans or Advances in the nature of loans

are granted to promoters, Directors, KMPs and the related parties (as defined

under Companies Act, 2013,) either severally or jointly with any other person,

that are:

(a) repayable on demand or

(b) without specifying any terms or period of repayment.

Type of Borrower	Amount of Loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Promoters	Nil	Nil
Directors	Nil	Nil
KMPs	Nil	Nil
Related Parties	Nil	Nil

VI. Capital Work in Progress

There is no Capital Work in Progress as on 31.03.2026.

VII. Intangible Asset Under development

Company has no Intangible Asset under development as on 31.03.2026.

VIII. Details of Benami Property held

During the year under audit there is no proceeding initiated or pending against the company under any of the provisions of Benami Transactions (Prohibition) Act, 1988 and Rules made thereunder.

IX. Where the company has borrowings from bank or financial institution.

a) Disclose whether quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.

There is no borrowings from banks/financial institutions.

X. Wilful Defaulter

The company has not been declared as a wilful defaulter by any of the bank or financial institution during the period under audit.

XI. Relationship with Struck off Company

The company has no transaction with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

XII. Registration of Charges or satisfaction with Registrar of Companies

Company has no borrowings from banks/financial institution hence no charge is to be created.

XIII. Compliance with number of layers of Companies U/s 2(87) r.w.r Companies (Restriction on number of layers) Rules 2017.

Company is not a holding company but a wholly owned subsidiary of M/s Malankara Plantations Ltd.

XIV. Accounting Ratios

Accounting ratios are worked out and the details are in Annexure – A.

XV. Compliance with Approved schemes of arrangement

The Company has not entered into, or is subject to comply with any Approved Scheme of arrangement as per the sections 230 to 237 of the Companies Act 2013.

XVI. Utilization of borrowed funds and share premium

a. Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall

i. 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

ii. provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

b. Company has 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

i. 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

ii. provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

XVII. Undisclosed income

There is no transaction which is not recorded in the Books of Accounts that has been surrendered or disclosed as income during the year in the Tax assessments under the Income Tax Act 1961. Also, there is no previously unrecorded income and related assets that are required to be accounted in the Books of Accounts during the year

XVIII. Corporate Social Responsibilities

Not applicable.

XIX. Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in any Crypto Currency or virtual currency and has not deposited or taken any advances from any person to trade or invest in any Cryptocurrency or virtual currency during the financial year.

Other Explanatory Notes

Previous year figures are reclassified/regrouped wherever necessary, to confirm with changes in financial statements as per schedule III of the Companies Act 2013, and as per Guidance note issued by the Institute of Chartered Accountants of India.

Sd/-	Sd/-	Sd/-	Sd/-
(CHERIAN THOMAS)	(J K THOMAS)	(BIBIN CHERIAN)	(CA SAJU C KURUVILLA)
Managing Director	Director	Company Secretary	Partner
DIN:02719359	DIN:00035209	F13374	Mem No. 202601, FRN, 010860S
			SAJU & JOSE
			CHARTERED ACCOUNTANTS
			UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

NOTE NO:3-PROPERTY PLANT AND EQUIPMENT AND INTANGIBLE ASSETS
(i) PROPERTY PLANT AND EQUIPMENT-TANGIBLE ASSETS

(Amount ₹ in lakhs)

Particulars	Gross Block				Depreciation				Net Block	
	Cost as on 31.03.2025	Adjustment/Additions during the year	Deductions during the year	Cost as on 31.03.2026	As on 31.03.2025	For the year	Adjustment/Deductions during the year	As on 31.03.2026	Net Value as on 31.03.2026	Net Value as on 31.03.2025
Land	1,105.55	-	-	1,105.55	-	-	0	-	1,105.55	1,105.55
Land- Development	0.86	4.33	-	5.19			-	-	5.19	0.86
Buildings	244.27	15.36	0.28	259.35	191.50	1.61	-	193.11	66.24	52.77
Furniture & Fixtures	1.31	-	-	1.31	0.88	-	-	0.88	0.43	0.43
Balance as at 31st March 2026	1,351.99	19.69	0.28	1,371.40	192.38	1.61	0	193.99	1,177.41	1,159.61
Net Carrying Amount:										
Balance as at 31st March 2025	**1,342.64**	**-**	**-**	**1,351.99**	**188.44**	**3.94**	**0**	**192.38**	**1,159.61**	**1,154.19**
Balance as at 31st March 2026	**1,351.99**	**19.69**	**-**	**1,371.40**	**192.38**	**1.61**	**0**	**193.99**	**1,177.41**	**1,159.61**

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

NOTE NO:4 INVESTMENTS

Investment in Government Securities (Amount ₹ in lakhs)

Particular	Figures as at 31 March, 2026	Figures as at 31 March, 2025
National Saving Certificate	0.05	0.05
Total	**0.05**	**0.05**

NOTE NO:5- TRADE RECEIVABLES

(Amount ₹ in lakhs)

Particular	Figures as at 31 March, 2026	Figures as at 31 March, 2025
Unsecured and considered good i. Debts outstanding for a period of more than 6 months ii.Others	11.08	8.18
Total	**11.08**	**8.18**

a)Trade Receivables Aging Schedule

(Amount ₹ in lakhs)

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade Receivables - Considered Good - Considered Doubtful (i) Disputed Trade Receivables - Considered Good - Considered Doubtful	0 11.08		0			0 11.08
Total	11.08		-		-	11.08
Trade Receivable againg schedule 31-3-25	8.18				-	8.18

NOTE NO:6- CASH AND CASH EQUIVALENTS

(Amount ₹ in lakhs)

Particular	Figures as at 31 March, 2026	Figures as at 31 March, 2025
Cash on Hand	0.10	0.21
Others	-	-
Total	**0.10**	**0.21**

NOTE NO:7- BANK BALANCES OTHER THAN CASH AND CASH EQUIVALENTS

(Amount ₹ in lakhs)

Particular	Figures as at 31 March, 2026	Figures as at 31 March, 2025
Balances with Banks	25.35	19.36
BANK Fixed deposits	290.37	272.63
Total	**315.72**	**292.00**

NOTE NO:8- OTHER CURRENT ASSETS

(Amount ₹ in lakhs)

Particular	Figures as at 31 March, 2026	Figures as at 31 March, 2025
Considered Good		
Interest Accrued	8.58	0.05
Prepaid Expenses	0.19	0.20
Advances not more than 6 months	0.14	0.05
Sundry Deposits	3.40	3.35
Advance Income Tax / Tds	12.52	7.24
Others	69.13	31.87
KVAT & CST Advance, GST	-	-
Total	**93.96**	**42.76**

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

MALANKARA SPACES LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Note No: 9 - Share Capital

Particulars	Figures as at 31 March, 2026		Figures as at 31 March, 2025		Figures as at 31 March, 2024	
	Number	**(Amount ₹ in Lakhs)**	**Number**	**(Amount ₹ in Lakhs)**	**Number**	**(Amount ₹ in Lakhs)**
(a) Authorised Equity shares of Rs. 10/- each	**2,50,00,000**	**2,500.00**	**2,50,00,000**	**- 2,500.00**	**2,50,00,000**	**- 2,500.00**
(b) Issued, subscribed & fully paid Equity shares of Rs. 10/- each	**1,50,69,500**	**- 1,506.95**	**1,50,69,500**	**- 1506.95**	**1,50,69,500**	**- 1506.95**

c) Reconciliation of shares outstanding at the beginning and the end of the reporting period

Particulars	Figures as at 31 March, 2026		Figures as at 31 March, 2025		Figures as at 31 March, 2024	
Shares outstanding at the beginning of the year	Number	(Amount ₹ in Lakhs)	Number	(Amount ₹ in Lakhs)	Number	(Amount ₹ in Lakhs)
Add : Shares issued during the year	1,50,69,500 -	1506.95 -	1,50,69,500 -	1506.95 -	1,50,69,500 -	1506.95 -
Shares outstanding at the end of the year	**1,50,69,500**	**1,506.95**	**1,50,69,500**	**1,506.95**	**1,50,69,500**	**1,506.95**

d) Details of Shareholders holding more than 5% shares in the Company

Name of the Shareholder	Figures as at 31 March, 2026		Figures as at 31 March, 2025		Figures as at 31 March, 2024	
	Number of shares held	% of holding	Number of shares held	% of holding	Number of shares held	% of holding
Malankara Plantations Ltd. (Holding company)	**1,50,69,420.00**	**99.9995%**	**1,50,69,420**	**99.9995%**	**1,50,69,420.00**	**99.9995%**

e)Equity Shares in the company held by promoters as on 31.03.2026

Name of Promoter	No of shares held as on 01.04.2026	% of Total shares	No of shares held as on 31.03.2025	% of Total shares	No of shares held as on 31.03.2024	% of Total shares	% Change during the year
1. Mr. JK Thomas	47278	13.09	48173	13.33	48173	13.33	0.24
Mr. Cherian Thomas	10	0.0001%	10	0.0001%	10	0.0001%	-
Mr. J.K . Thomas	10	0.0001%	10	0.0001%	10	0.0001%	-
Mr.Joseph Markose	10	0.0001%	10	0.0001%	10	0.0001%	-
Malankara Plantations Ltd	15069420	99.9995%	15069420	99.9995%	15069420	99.9995%	-
John Sons' Estates and Agencies (P) Ltd	10	0.0001%	10	0.0001%	10	0.0001%	-
Mr. C. Thomas John	10	0.0001%	10	0.0001%	10	0.0001%	-
Mr. M.K. Balagopalan Nair	10	0.0001%	10	0.0001%	10	0.0001%	-

Shares issued for other than cash, Bonus issue and Shares bought back

Particulars	Year (Aggregate No. of Shares)				
	2025-26	2024-25	2023-24	2022-23	2021-2022
Equity Shares :					
Fully paid up pursuant to contract(s) without payment being received in cash	NIL	NIL	NIL	NIL	NIL
Fully paid up by way of bonus shares	NIL	NIL	NIL	NIL	NIL
Shares bought back	NIL	NIL	NIL	NIL	NIL
Preference Shares :					
Fully paid up pursuant to contract(s) without payment being received in cash	NIL	NIL	NIL	NIL	NIL
Fully paid up by way of bonus shares	NIL	NIL	NIL	NIL	NIL
Shares bought back	NIL	NIL	NIL	NIL	NIL

Unpaid Calls	2025-26	2024-25
By Directors	NIL	NIL
By Officers	NIL	NIL

The rights, preferences and restrictions attaching to each class of shares including restrictions on the distribution of dividends and the repayment of capital;

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets. The equity share holders are entitled to receive dividend as declared. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to its share of the paid-up equity capital of the Company.

On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held.

Shares reserved for issue under options and contracts/commitments for the sale of shares/disinvestment, including the terms and amounts - NIL
Terms of any securities convertible into equity/preference shares issued along with the earliest date of conversion in descending order starting from the farthest such date. - NA

Forfeited shares (amount originally paid up) - NIL

Sd/-	Sd/-	Sd/-	Sd/-
(CHERIAN THOMAS)	(J K THOMAS)	(BIBIN CHERIAN)	(CA SAJU C KURUVILLA)
Managing Director	Director	Company Secretary	Partner
DIN:02719359	DIN:00035209	F13374	Mem No. 202601, FRN, 010860S
			SAJU & JOSE
			CHARTERED ACCOUNTANTS
			UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

Statement of Changes in Equity for the year ended 31st March 2026

Equity Share Capital

Equity Shares of Rs 10 each, fully Paid up	Equity Shares	
	Number	Amount (Rs)
As at 31st March 2025	1,50,69,500	1,506.95
Changes in equity share capital during the year	-	-
As at 31st March 2026	1,50,69,500	1,506.95

Other equity (Amount ₹ in Lakhs)

Particulars	Investment	Surplus/Deficit	Total
Balances at 1st April 2025	15.00	-76.29	-61.29
Profit for the year	-	107.11	107.11
Balances at 31st March 2026	15.00	30.82	45.82
See accompanying notes formning part of these standalone financial statements			

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

NOTE NO: 10 - OTHER EQUITY

(Amount ₹ in lakhs)

Particulars	Figures as at 31 March, 2026	Figures as at 31 March, 2025
(A) Investments Subsidy		
Opening balance	15.00	15.00
Add:Addition during the year :		
Less:Utilisation during the year		
Closing balance	15.00	15.00
(B) Surplus / (Deficit) in Statement of Profit and Loss		
Opening balance	-76.29	-118.04
Add:Addition during the year :	-	
Profit / (Loss) for the year	107.11	41.75
Reversal of GST 20-21	-	-
IT Refund 20-21	-	-
Closing balance	**30.82**	**-76.29**
Total	**45.82**	**-61.29**

NOTE NO.11-TRADE PAYABLES

(Amount ₹ in lakhs)

Particulars	Figures as at 31 March, 2026	Figures as at 31 March, 2025
(A) Total outstanding dues of micro enterprises and small enterprises	-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	1.93	5.74
Total	**1.93**	**5.74**

a)Ageing for trade payables from the due date of payment for each of the category as at 31st March, 2026

(Amount ₹ in lakhs)

Particulars	As at 31 March, 2026					
	Not due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed dues - MSME						
(ii) Undisputed dues - Others						
(iii) Disputed dues - MSME						
(iv) Disputed dues - Others		1.93	0.00			1.93
Total		**1.93**	**0.00**			**1.93**
Trade payable againg schedule 31-3-25		5.74				5.74

NOTE NO:12- Other Financial Liabilities

(Amount ₹ in lakhs)

Particulars	Figures as at 31 March, 2026	Figures as at 31 March, 2025
Workers Welfare Fund	1.33	1.33
Emoployees PF, PEN Fund, ESI	0.06	0.03
IGST	2.57	0.34
Others	0.34	0.26
TDS	0.02	0.07
Retention money	1.60	1.60
Security Deposits	37.70	47.78
Total	**43.61**	**51.41**

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

NOTE NO:13- REVENUE FROM OPERATIONS

(Amount ₹ in lakhs)

Particular	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
Rent from Factory Shed/ Showroom	31.80	35.19
Godown Rent/Lease	77.91	28.37
Total	**109.71**	**63.55**

NOTE NO:14- OTHER INCOME

(Amount ₹ in lakhs)

Particular	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
Interest Received	30.56	7.83
Sale of Scrap	2.10	
Sale of Timber	0.41	
Mis.Income/Sundry Receipts	0.00	0.05
Total	**33.06**	**7.87**

NOTE NO:15-EMPLOYEES BENEFIT EXPENSES

(Amount ₹ in lakhs)

Particular	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
Salaries and wages	13.19	6.45
Contribution to provident fund and other funds	0.52	0.48
Workmen and staff welfare	0.32	0.00
Bonus	0.42	0.14
Total	**14.45**	**7.07**

NOTE NO:16- DEPRECIATION (Amount ₹ in lakhs)

Particular	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
Depreciation on property, plant and equipment (owned assets)	1.61	3.94
Depreciation on property, plant and equipment (leased assets)		
Amortisation on Intangible Assets		
Amortisation on non current Investments		
Total	**1.61**	**3.94**

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

NOTE NO:17- OTHER EXPENSES

(Amount ₹ in lakhs)

Particular	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
Power and Fuel	4.35	3.26
Rent	0.76	0.72
Rates and Taxes	8.21	6.96
Repair & Maint. Of Building	2.49	-
Telephone charges	-	0.04
Commission paid	0.55	6.46
Audit fee	0.20	0.20
Legal expenses	0.83	0.55
Stamp stationery and printing	0.17	0.01
Bank charges	0.01	0.01
General Expenses	1.81	0.38
Insurance	0.21	0.08
Total	**19.60**	**18.66**

Of above, payment to Auditors (Amount ₹ in lakhs)

Statutory Audit	0	0
Taxation matters(Tax Audit)	-	-
Company law matters	-	-
Management Services	-	-
Other Services	-	-
Reimbursement of expenses	-	-

NOTE NO:18- EXCEPTIONAL ITEMS (Amount ₹ in lakhs)

	Figures for the Current Reporting Period From 01/04/2025 to 31/03/2026	Figures for the Current Reporting Period From 01/04/2024 to 31/03/2025
PROFIT ON SALE OF LAND IN VILATHIKULAM	-	-

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

MALANKARA SPACES LIMITED
CASH FLOW STATEMENT AS ON 31-3-2026

	31-03-2026	31-03-2025
	(Amount ₹ in lakhs)	
		0
A) Cash Flow from operating activities:		
Net Profit/(Loss) Before Tax and exceptional items	107.11	41.75
Adjustments for:		
Depreciation and amortisation expenses	1.61	3.94
Interest on Investments/other income	-30.56	-7.83
Dividend from Investments		
Increase/Decrease(-) in provosion for Bonus		
Increase/Decrease(-) in provosion for Gratuity		
Operating Profit before Working Capital Changes	78.17	37.86
Adjustments for:		
Increase/Decrease(-) in Trade payables	-3.81	2.91
Increase(-)/Decrease in Trade receivables	-2.90	-6.00
Increase(-)/Decrease in Inventories	0.00	0.00
Increase(-)/Decrease in loans & advances	-51.19	-27.45
Increase/Decrease(-) in other current liabilities	-7.79	38.12
Cash generated from operations	12.47	45.44
Income Tax paid (Net of Refund)	0	0
Expectional/Extra ordinary items	0	0
Net Cash from operating Activities	12.47	45.44
B) Cash Flow from Investing Activities:		
Purchase of Fixed Assets	-19.41	-9.36
Purchase of non current Investments		
Sale of Investments	0.00	0.00
Dividend from Investments		
Interest on Investment	30.56	7.83
Investments in bank deposits		
Sale of Fixed Assets	0.00	0.00
Sale proceeds of old Rubber trees etc.		
Subsidy		
Maintenance expenses of immature Rubber Area		
Net Cash Flow from Investing Activities	11.15	-1.53
C) Cash Flow from Finance Activities:		
Issuance of share capital		
Increase/Decrease(-) in Working Capital Loan		
Increase/Decrease(-)in Term loan	0	0
Repayment of long term borrowing		
Dividend Paid		
Tax on Dividend paid		
Net Cash Flow from Financing Activities	0	0
Net Decrease(-)/Increase in Cash Equivalents (A+B+C)	23.62	43.91
Cash & Cash Equivalents as at the begining of the year *	292.21	248.30
Cash & Cash Equivalents as at the end of the year	315.83	292.21

(* Cash Equivalents includes Stamps, Cheques in Hand & Bank balances)

Notes on Cash Flow Statement:

1. Above Statement has been prepared following the Indirect Method.
2. Proceeds from Long Term and other borrowings are shown net of repayments.
3. Cash and Cash Equivalents represent Cash and Bank balances and Stamps only.
4. Previous year's figures have been regrouped/re-arranged wherever necessary.

Sd/-	Sd/-	Sd/-	Sd/-
(CHERIAN THOMAS)	(J K THOMAS)	(BIBIN CHERIAN)	(CA SAJU C KURUVILLA)
Managing Director	Director	Company Secretary	Partner
DIN:02719359	DIN:00035209	F13374	Mem No. 202601, FRN, 010860S
			SAJU & JOSE
			CHARTERED ACCOUNTANTS
			UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026

Annexure No. A

(Amount ₹ in lakhs)

Particulars	For the year ended 31 March, 2026	For the year ended 31 March, 2025	Variance	% Change	Reason for change
(a) Current Ratio	**9.24**	**6.00**	**3.24**	**54%**	Increase in current asset and Decrease in current liabilities.
- Current Assets	420.86	343.15			
- Current Liabilities	45.55	57.15			
(b) Debt-Equity Ratio	**NA**	**NA**	**NA**	**NA**	NA
- Total Debt					
- Shareholders Equity					
(c) Debt Service Coverage Ratio	**NA**	**NA**	**NA**	**NA**	NA
-Earnings available for debt service					
-Debt Service					
(d) Return on Equity Ratio	**0.07**	**0.03**	**0.04**	**139%**	Increase in profit
- Net Profits after taxes – Preference Dividend (if any)	107.11	41.75			
- Shareholder's Equity	1,552.77	1,445.66			
(e) Inventory turnover ratio	**NA**	**NA**	**NA**	**NA**	NA
- Cost of Goods Sold or Sales					
- Average Inventory					
(f) Trade Receivables turnover ratio	**9.90**	**7.77**	**2.13**	**27%**	Increase in Sales
-Total Sales	109.71	63.55			
- Closing Debtors	11.08	8.18			
(g) Trade payables turnover ratio,	**NA**	**NA**	**NA**	**NA**	NA
- Total Purchases					
- Closing Creditors					
(h) Net capital turnover ratio,	**0.33**	**0.24**	**0.09**	**40%**	Increase in Sales
- Net Sales	109.71	63.55			
- Average Working Capital	330.66	267.83			
(i) Net profit ratio,	**0.98**	**0.66**	**0.32**	**49%**	Increase in profit
- Net profit	107.11	41.75			
- Net Sales	109.71	63.55			
(j) Return on Capital employed,	**0.07**	**0.03**	**0.04**	**139%**	Increase in profit
- Earnings Before Interest and tax	107.11	41.75			
- Capital employed	1,552.77	1,445.66			
(k) Return on investment.	**0.07**	**0.03**	**0.04**	**139%**	Increase in profit
Return (Net Profit)	107.11	41.75			
Investment	1,552.77	1,445.66			

1. Since there are not much credit purchases as compared to total purchases, Trade Payable Turnover Ratio is not computed.

Sd/-
(CHERIAN THOMAS)
Managing Director
DIN:02719359

Sd/-
(J K THOMAS)
Director
DIN:00035209

Sd/-
(BIBIN CHERIAN)
Company Secretary
F13374

Sd/-
(CA SAJU C KURUVILLA)
Partner
Mem No. 202601, FRN, 010860S
SAJU & JOSE
CHARTERED ACCOUNTANTS
UDIN:26202601XEVKLW4019

Place: Kottayam
Date: 29-05-2026