

14th November, 2025

To,

**The Secretary
BSE Limited
The Stock Exchange, Mumbai
Corporate Relationship Department
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai- 400001**

Sub-Unaudited Standalone Financial Results of the Company for the Second Quarter and Six Months ended 30th September 2025 as per Regulation 33 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Ref: Tradewell Holdings Limited (Scrip Code: 531203)

Dear Sir/Madam,

We have to inform you that pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board at its meeting held on **14th November, 2025 at 3:00 p.m.** and concluded at **4:30 p.m.** inter alia considered and approved Unaudited Standalone Financial Results of the Company for the Second Quarter and Six months 30th September 2025.

1. In this connection, we enclose herewith the following:

- i) Unaudited Standalone Financial Results for the Second Quarter and Six months 30th September 2025.
- ii) The Limited Review Report by the Statutory Auditors of the Company on the above stated financial results.

3. The results are also being published in the newspapers.

Kindly take the same on your record.

Thanking you

For TRADEWELL HOLDINGS LIMITED

Uma Kumari
(Company Secretary & Compliance officer)

Encl: as above

TRADEWELL HOLDINGS LIMITED

Regd.Off: S-8 & 2,DDA Shopping Complex,Opp.Pocket-1,Mayur Vihar-I,Delhi-110091, Tel No.011-22755819, Fax:011-22795783
CIN :L74899DL1995PLC064237,PAN:AABCS3166R,GST NO.07AABCS3166R1ZT

Statement of Unaudited Financial Results for the Quarter and Half Year ended September 30, 2025

(Rs.in Lacs except per share data)

S.No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	
1	Income				Unaudited	Unaudited	Audited
a)	Income from Operations	27.51	-	167.00	27.51	791.56	810.26
b)	Other Operating Income	-	-	23.47	-	23.47	-
c)	Other Income	159.12	114.58	-	273.70	-	134.77
2	Total Income (1a+1b+1c)	186.63	114.58	190.47	301.21	815.03	945.03
3	Expenses						
a)	Operating Expenses	68.37	-	158.48	68.37	793.89	812.95
b)	Changes in inventories of stock in trade	(35.38)	-	-	(35.38)	-	4.67
c)	Employees Cost	27.32	25.78	22.01	53.09	42.71	90.22
d)	Finance costs	22.66	22.01	2.27	44.67	2.57	29.77
e)	Depreciation	5.49	5.49	3.22	10.97	5.22	19.62
f)	Other expenses	17.20	8.85	16.58	26.05	27.22	83.05
4	Total Expenses (3a to 3f)	105.66	62.12	202.56	167.78	871.61	1040.28
5	Profit/(Loss)before exceptional Items & tax (2-4)	80.97	52.46	(12.09)	133.43	(56.59)	(95.25)
6	Exceptional items	-	-	-	-	-	-
7	Profit/(Loss) before Tax (5-6)	80.97	52.46	(12.09)	133.43	(56.59)	(95.25)
8	Tax expense	(34.67)	-	-	(34.67)	(1.10)	(57.67)
9	Net Profit/(Loss)for the period/year (7-8)	115.65	52.46	(12.09)	168.10	(55.49)	(37.58)
10	Other Comprehensive Income	-	-	-	-	-	16.90
11	Total Comprehensive Income for the period/year(9+10)	115.65	52.46	(12.09)	168.10	(55.49)	(54.48)
12	Paid-up equity share capital (Face Value of the Share is Rs.10/-)	300.44	300.44	300.44	300.44	300.44	300.44
13	Reserve excluding Revaluation Reserves (As per balance sheet of prev.ac yr.)	-	-	-	-	-	-
14	Earnings Per Share (EPS)						
a)	Basic	3.85	1.75	(0.40)	5.60	(1.85)	(1.25)
b)	Diluted	3.85	1.75	(0.40)	5.60	(1.85)	(1.25)

- 1 The Company has adopted Ind AS from 1 st April 2017.
- 2 The Unaudited Financial Results for the quarter and half year ended September 30, 2025 have been approved by the Board of Directors in its meeting held today and undergone the "Limited Review" by the Statutory Auditors of the Company.
- 3 No complain were received during the quarter. Investor complaint outstanding of the begining and the end of the quarter was nil.
- 4 Previous period figures have been regrouped/re-arranged, wherever necessary.
- 5 Cash Flow Statement
- 6 The results will be available on the Company's website www.brandrealty.in and the stock exchange website of BSE Limited www.bseindia.com

For Tradewell Holdings Limited



Kamal Manchanda
Whole Time Director
DIN: 00027889

Place:Delhi
Date :November 14, 2025

Corporate Office: Plot No. 15A, Tradex Tower, Sector 125, Noida, Gautambuddha Nagar, Uttar Pradesh-201303,cell-9810136032
Email:-kamal@brandrealty.in,Website: www.brandrealty.in

TRADEWELL HOLDINGS LIMITED

S-8 & 2, DDA Shopping Complex, Mayur Vihar, Phase-I, Delhi-110091
CIN:L74899DL1995PLC064237, PAN:AABCS3166R

Unaudited Statement of Assets and Liabilities as on September 30, 2025

(Rupees in Lacs)

S.No.	Particulars	As at 30-09-2025	As at 31-03-2025	As at 30-09-2024
		Unaudited	Audited	Unaudited
(A)	ASSETS			
1.	Non-Current Assets			
	(a) Property, Plant and Equipment	95.99	103.36	156.81
	(b) Intangible Assets	47.27	50.42	-
	(c) Investment Property	41.50	41.95	-
	(d) Financial Assets			
	i) Investments	26.02	26.02	-
	ii) Trade Receivables	-	-	31.6
	iii) Other Financial Assets	0.96	0.91	3.07
	(e) Deferred tax assets (net)	138.61	103.94	70.74
	(f) Other-Non Current Assets	855.28	586.12	391.46
	Sub Total Non-Current Assets	1205.63	912.72	653.68
2.	Current Assets			
	(a) Inventories	35.38	-	14.96
	(b) Financial Assets			
	i) Trade Receivables	-	-	8.89
	ii) Cash and Cash Equivalents	59.85	7.66	5.47
	iii) Bank Balances other than cash and cash Equivalents	37.23	-	-
	ii) Loans and Advances	1006.07	976.5	1.00
	iv) Other Financial Assets	6.17	0.82	2.88
	(b) Other Current Assets	129.23	70.37	62.60
	Sub Total Current Assets	1273.92	1055.36	95.80
	TOTAL ASSETS	2479.55	1968.07	749.48
(B)	EQUITY AND LIABILITIES			
1.	Equity			
	(a) Equity Share Capital	300.44	300.44	300.44
	(b) Other Equity	454.04	285.94	284.93
	Sub Total Equity	754.48	586.38	585.37
2.	Liabilities			
	Non-Current Liabilities			
	(a) Financial Liabilities			
	i) Borrowings	645.38	563.70	76.90
	ii) Lease Liabilities	51.70	53.47	-
	iii) Other Financial Liabilities	143.22	275.24	1.65
	(b) Provisions	20.77	20.36	-
	(c) Other Non-Current Liabilities	15.93	22.87	-
	Sub Total Non-Current Liabilities	877.01	935.64	78.55
3.	Current Liabilities			
	(a) Financial Liabilities			
	i) Borrowing	662.15	408.49	70.03
	ii) Trade Payables			
	a) Total outstanding dues of micro enterprises and small enterprises	1.51	0.88	0.87
	b) Total outstanding's dues of creditors others than micro enterprises and small enterprises	13.23	2.75	4.55
	iii) Other Financial Liabilities	162.50	0.43	-
	(b) Provisions	2.63	2.63	4.93
	(c) Others Current Liabilities	6.05	30.87	5.17
	Sub Total Current Liabilities	848.07	446.05	85.56
	TOTAL LIABILITIES	1,725.08	1,381.69	164.11
	TOTAL EQUITY AND LIABILITIES	2,479.55	1,968.07	749.48

For and on behalf of the Board
TRADEWELL HOLDINGS LIMITED



Kamal Manchanda
Whole Time Director
DIN: 00027889

Place: Delhi
Date : November 14, 2025

Corporate Office: Plot No. 15A, Tradex Tower, Sector 125, Noida, Gautambuddha Nagar, Uttar Pradesh-201303, cell-9810136032
Email:-kamal@brandrealty.in, Website: www.brandrealty.in

Tradewell Holdings Limited
CIN :L74110DL1995PLC064237

Registered Office: S-8 & 2, DDA Shopping Complex Opposite Pocket-I, Mayur Vihar, Phase-I, Delhi-110091
Statement of Cash Flows for the period ending as at September 30, 2025

Sr. No.	Particulars	For the period ending September 30, 2025	For the period ending September 30, 2024	For the Year Ended March 31, 2025
A	CASH FLOW FROM OPERATING ACTIVITIES			
	Profit Before Tax	133.43	(56.59)	(95.25)
	Adjustment for :			
	Interest income	(83.43)	(5.26)	(30.18)
	Depreciation & amortization expenses	10.97	5.22	19.62
	Finance Costs	44.67	2.57	30.93
	Allowance for credit losses	-	-	31.60
	Profit on Sale of Property, Plant and Equipment	-	-	(4.33)
	Profit on sale of Investment Property	-	(3.68)	-
	Gain on Relinquishment of Right in Immovable Property	-	-	(64.30)
	Dividend Income	(3.08)	-	(0.20)
	Rental Income	(3.79)	-	(7.71)
	Tax Expenses	-	1.10	-
	Balance Written off	-	-	0.08
	Operating profit before Changes in Assets and Liabilities	98.76	(56.64)	(119.75)
	Adjustment for Changes in Assets and Liabilities:			
	(Increase)/ Decrease in Inventories	(15.38)	(10.29)	4.67
	(Increase)/ Decrease in Current Trade Receivables	-	176.65	185.54
	(Increase)/ Decrease in Other Current Assets	(58.98)	(1.69)	10.57
	(Increase)/ Decrease in Other Current financial assets	(5.40)	2.29	7.91
	Increase/ (Decrease) in Current Trade payables	11.12	-	(1.64)
	Increase/ (Decrease) in Other current financial liabilities	162.07	-	-
	Increase/ (Decrease) in Other current liabilities	(56.08)	(5.03)	20.61
	Increase/ (Decrease) in non current Provisions	0.41	-	-
	Increase/ (Decrease) in Other Non-current Financial Liabilities	(116.09)	-	299.63
	Increase/ (Decrease) in Other Non-current Liabilities	-	-	0.00
	(Increase)/ Decrease in Other Non-current Assets	(269.15)	105.08	(209.66)
	Less: Income Tax Paid	-	(1.10)	(16.39)
	Net Cash from Operating Activities	(268.73)	209.27	181.52
B	CASH FLOW FROM INVESTING ACTIVITIES			
	-Purchase of Property, Plant and Equipments	-	(111.89)	(1107.92)
	-Proceeds from sale of Property, Plant and Equipments	-	8.89	8.90
	-Purchase of Investment Property	-	(15.00)	-
	-Payment towards real estate unit booking	-	-	(50.00)
	-Sale Proceeds from Relinquishment of Right in Immovable Property	-	-	114.30
	-Interest Income	83.43	5.26	30.18
	-Purchase of Equity Investments	-	-	(26.02)
	-Rental Income	3.92	-	8.01
	- Loan Given to Other Corporates	(29.57)	-	(975.50)
	-Dividend Income	3.08	-	0.20
	-Net proceeds from release of margin money	(37.23)	-	111.57
	Net Cash used in Investing Activities	23.63	(112.74)	(886.27)
C	CASH FLOW FROM FINANCING ACTIVITIES			
	- Net Proceeds from Borrowings- Non Current	335.33	(132.61)	696.39
	-Repayment of Lease Liabilities	(4.20)	-	(8.40)
	-Interest Paid	(33.84)	(2.57)	(14.69)
	Net Cash used in Financing Activities	297.29	(135.18)	668.31
D	Net change in Cash and Cash equivalents (A+B+C)	52.19	(38.63)	(36.45)
E	Cash and Cash equivalents (Opening balance)	7.66	44.11	44.11
F	Cash and Cash equivalents (Closing balance)	59.85	5.48	7.66

For and on behalf of the Board
TRADEWELL HOLDINGS LIMITED



Kamal Manchanda
(Whole Time Director)
DIN 00027889

Place: Delhi
Date: November 14, 2025

TRADEWELL HOLDINGS LIMITED

S-8 & 2, DDA Shopping Complex, Mayur Vihar, Phase-I, Delhi-110091
CIN:L74899DL1995PLC064237, PAN:AABCS3166R

A. Related Parties Transactions and balances for the period September 30, 2025

I. Key Management Personnel

Kamal Manchanda
Aruna Manchanda
Shilpy Chopra
Munish Bhardwaj

II. Relative of Key Management Personnel

Saugat Khurana
Sahil Manchanda
Varun Pahwa

III. Enterprises over which KMP's are able to exercise significant influence

Tradewell Portfolios Private Limited
ERA Resorts Private Limited
Three A Innovative Consultancy Private Limited.
Foothold Assets Private Limited

B. Related Party Transactions

(Rupees in Lakh)

Particulars	As at September 30, 2025	As at March 31, 2025
Loan Taken		
Aruna Manchanda	2.40	205.00
Kamal Manchanda	155.25	432.39
Tradewell Portfolios Private Limited	273.66	276.50
Three A Innovative Consultancy Private Limited	120.00	-
Interest Received		
Foothold Assets Private Limited	-	0.24
ERA Resorts Private Limited-Interest Received	-	0.07
Loan Given		
Era Resorts Private Limited	-	25.07
Foothold Assets Private Limited	-	50.00
Interest Paid		
Tradewell Portfolios Private Limited	23.51	7.82
Three A Innovative Consultancy Private Limited	2.19	-
Repayment of Loan Taken		
Aruna Manchanda	20.40	117.00
Kamal Manchanda	8.50	304.14
Tradewell Portfolios Private Limited	38.30	56.50
Three A Innovative Consultancy Private Limited.	1.36	-
Loan Refunded Back		
Era Resorts Private Limited	-	25.07
Foothold Assets Private Limited	-	50.00
Capital Advance (Towards Real Estate Booking)		
Tradewell Portfolios Private Limited	-	204.74
Reimbursement made on behalf of the Company		
Saugaat Khurana	1.96	0.50
Kamal Manchanda	0.32	2.14
Varun Pahwa	0.30	1.36
Sahil Manchanda	-	0.58
Remuneration and Sitting fees		
Kamal Manchanda	9.00	18.00
Shilpy Chopra	0.30	0.35
Sahil Manchanda	6.00	12.00
Varun Pahwa	9.00	18.00
Purchase of Investments		
Trdaewell Portfolio Private Limited	-	11.02
Sale of Investments		
Varun Pahwa	-	10.00



C. Related party outstanding balances

Particulars	(Rupees in Lakh)			
	As at September 30, 2025	As at March 31, 2025		
Current Borrowings-Financial Liability				
Aruna Manchanda	74.00	92.00		
Kamal Manchanda	450.32	303.25		
Three A Innovative Consultancy Private Limited	120.62	-		
Non-Current Borrowings-Financial Liability				
Tradewell Portfolios Private Limited	566.52	310.00		
Financial Liability-Current				
Saugat Khurana	0.50	0.12		
Kamal Manchanda	0.32	-		
Varun Pahwa	-	0.31		
For Tradewell Holdings Limited				
				
Place: Delhi	Kamal Manchanda			
Date : November 14, 2025	Whole Time Director			
	DIN:00027889			
Corporate Office: Plot No. 15A, Tradex Tower, Sector 125, Noida, Gautambuddha Nagar, Uttar Pradesh-201303,cell-9810136032				
Email:-kamal@brandrealty.in,Website: www.brandrealty.in				

Independent Auditor's Review Report on the quarterly and Year to date unaudited financial results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended.

Review report to
The Board of Directors
Tradewell Holdings Limited

We have reviewed the accompanying statement of unaudited financial results of Tradewell Holdings Limited (the "Company") for the quarter ended September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations 2015 as amended from time to time ("the Listing Regulations").

This statement which is the responsibility of the Company's Management and approved by the Board of Directors and has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 ("Ind AS 34 "Interim Financial Reporting") prescribed under section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing and consequently does not enable us to obtain assurance that we would be aware of all significant matters that might be identified in an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on the review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act 2013, as amended from time to time, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place: New Delhi

Date: November 14, 2025

UDIN: 25543052BMJ11U6813

For KNA Associates
Chartered Accountants
Firm Registration No. 014111N
New Delhi

Anupam Shukla
(Partner)
Membership Number: 543052

14th November, 2025

To,
The Secretary
Corporate Relations Department
BSE Limited
Pheroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

Sub: Non-applicability of Regulation 23 (9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2025
Ref: Tradewell Holdings Limited (Scrip Code: 531203)

DearSir,

Pursuant to regulation 15(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “LODR Regulations”), the provisions of Regulation 23(9) of the LODR Regulations, as amended, is not applicable to our Company, **Tradewell Holdings Limited** as the Paid-up Share Capital of the Company is Rs. 300.44 (In lakhs) and Net Worth amounts to Rs. 586.38 (In lakhs) as on March 31, 2025, which is less than Rs. 10 Crores and Rs. 25 Crores, respectively.

As per Regulation 15(2) of the LODR Regulations, the compliance with the Corporate Governance provisions as specified in Regulations 17, 17A, 18, 19, 20, 21, 22, 23, 24, 24A, 25, 26, 27 and clauses (b) to (i) of sub regulation 2 of Regulation 46 and Para C, D and E of Schedule V shall not apply.

Hence, the Company is not required to submit “Disclosures of the Related Party Transaction” as per Regulation 23(9) of the LODR Regulations, for the half year ended September 30, 2025.

This is for your information and record.

Kindly acknowledge the receipt.

Thanking you.

For TRADEWELL HOLDINGS LIMITED

Uma Kumari
(Company Secretary & Compliance officer)