



May 07, 2026

BSE Limited Phiroze Jeejeebjoy Towers Dalal Street Mumbai 400 001 Scrip Code: 543489	National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East) Mumbai – 400 051 Trading Symbol: GATEWAY
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Subject: Outcome of Board Meeting

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 ("Listing Regulations") including any amendments thereof and other applicable provisions, if any read with the SEBI Circulars issued in this regard, this is to inform that the Board of Directors of Gateway Distriparks Limited ("the Company") at its meeting held today i.e. **Thursday, May 07, 2026** has, inter alia, considered and approved the Audited Financial Results (Standalone and Consolidated) for the quarter and year ended March 31, 2026 and Auditors Report issued by M/s. S.R. Batliboi & Co. LLP, the Statutory Auditors for the quarter and year ended March 31, 2026 is enclosed.

The financial results shall be published in the newspapers under the provisions of the Listing Regulations and shall also be made available on the website of the Company at www.gatewaydistriparks.com.

Further, pursuant to Regulation 33(3) (d) of SEBI Listing Regulations, the Statement of Modified Opinion, in respect of Audit Report on Audited Financial Results (Standalone and Consolidated) for the quarter and year ended March 31, 2026 are also enclosed herewith the said Audited Financial Results.

The meeting commenced at 12:20 P.M. and concluded at 01:45 P.M.

Kindly take the above information on record.

Thanking You

Yours faithfully,

For Gateway Distriparks Limited

Divyang Jain
Company Secretary &
Compliance Officer

GATEWAY DISTRI PARKS LIMITED

CIN: L60231MH2005PLC344764

Registered Office: Sector 6, Dronagiri, Taluka Uran, District Raigarh, Navi Mumbai, Maharashtra 400707, India

Corporate Office: 4th Floor, Prius Platinum, Saket District Centre, New Delhi – 110017, India

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Independent Auditor's Report on the Quarterly and Year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Gateway Distriparks Limited

Report on the audit of the Consolidated Financial Results**Qualified Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Gateway Distriparks Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint venture for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

Except for the possible effects of the matter described in the "Basis of Qualified Opinion" para below, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements/ financial results/financial information of the subsidiaries, and joint venture, the Statement:

- i. Includes the results of the following entities;
 - a) Gateway Distriparks (Kerala) Limited (Subsidiary company)
 - b) Kashipur Infrastructure Freight and Terminal Private Limited (Subsidiary company)
 - c) Snowman Logistics Limited (Subsidiary company from December 24, 2024, Associate till December 23, 2024)
 - d) Container Gateway Limited (Joint venture)
- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Qualified Opinion

We draw attention to Note 16 to the accompanying Statement of audited consolidated financial results regarding the Holding Company's assessment of certain regulatory proceedings involving orders received under the Prohibition of Benami Property Transactions Act, 1988, and related advances of Rs. 866.25 lakhs paid in respect of proposed acquisition of land parcels which are currently under attachment and held as benami property by the Adjudicating Tax Authority. Having regard to the status of the matter as more fully discussed in that note, we are unable to comment on the provisions, if any, that may be required related to recovery of said advances and/or potential consequences in respect of the proceedings in these audited consolidated financial results. Our conclusion for the quarter ended December 31, 2025 and opinion for the quarter and year ended March 31, 2025 was also qualified in respect of the said matter.

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group and its joint venture 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.



Emphasis of Matter – Service Exports from India Scheme ('SEIS') Benefits

We draw attention to Note 14 to the accompanying Statement of audited consolidated financial results which describes the proceedings relating to demand orders/ notices of Rs. 18,409.94 lakhs received by the Holding Company from Commissioner of Customs and Additional Director General of Foreign Trade, challenging the SEIS benefits availed by the Company for financial years 2015-16 to 2018-19 under the provisions of Foreign Trade (Development and Regulation) Act, 1992.

Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its joint venture in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its joint venture are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies 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 the 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its joint venture are responsible for assessing the ability of their respective companies 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its joint venture are also responsible for overseeing the financial reporting process of their respective companies.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.

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 Statement, 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.



S.R. BATLIBOI & Co. LLP

Chartered Accountants

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 ability of the Group and its joint venture 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 Statement 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 Group and its joint venture to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and its joint venture of which we are the independent auditors to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors 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.

We also performed procedures in accordance with the Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

The accompanying Statement includes the audited financial results/statements and other financial information, in respect of:

- One subsidiary, whose financial results/statements include total assets of Rs. 8,322.84 lakhs as at March 31, 2026, total revenues of Rs. 375.23 lakhs and Rs. 2,122.20 lakhs, total net profit/(loss) after tax of Rs. (38.07 lakhs) and Rs. 298.82 lakhs, total comprehensive income/(loss) of Rs. (36.15 lakhs) and Rs. 300.61 lakhs, for the quarter and the year ended on that date respectively, and net cash inflows of Rs. 3.59 lakhs for the year ended March 31, 2026, as considered in the Statement which have been audited by its independent auditor.
- One joint venture, whose financial results/statements include Group's share of net profit of Rs. Nil and Rs. Nil and Group's share of total comprehensive income of Rs. Nil and Rs. Nil for the quarter and for the year ended March 31, 2026 respectively, as considered in the Statement whose financial results/financial statements, other financial information has been audited by its independent auditor.

The independent auditor's report on the financial statements/financial results/financial information of these entities have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of the subsidiary and joint venture is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.



S.R. BATLIBOI & Co. LLP

Chartered Accountants

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005


per Amit Gupta

Partner

Membership No.: 501396



UDIN: 26501396CHWWRR5029

Place: New Delhi

Date: May 07, 2026

GATEWAY DISTRI PARKS LIMITED

Registered Office: Sector - 6, Dronagiri, Taluka - Uran, District Raigad, Navi Mumbai - 400 707

CIN: L60231MH2005PLC344764

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STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

(Rs. in lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (refer note 4)	(Unaudited)	(Audited) (refer note 4)	(Audited)	(Audited)
1	Income					
	(a) Revenue from operations	53,365.01	56,041.46	53,493.90	2,21,181.65	1,68,055.53
	(b) Other income	506.95	576.12	1,752.20	1,762.38	3,116.93
	Total income	53,871.96	56,617.58	55,246.10	2,22,944.03	1,71,172.46
2	Expenses					
	(a) Purchase of traded goods	4,097.77	4,555.49	4,010.73	20,497.49	4,254.84
	(b) (Increase)/decrease in inventories of traded goods	196.71	(128.59)	(26.65)	183.72	12.16
	(c) Operating expense	29,865.61	31,607.19	30,644.13	1,22,253.39	1,03,453.71
	(d) Employee benefit expenses	3,491.87	3,353.88	2,923.29	13,384.40	8,945.03
	(e) Finance costs	1,390.23	1,480.50	1,518.26	5,926.86	4,776.98
	(f) Depreciation and amortisation expense	3,856.81	3,859.79	3,720.66	15,265.47	11,518.64
	(g) Other expenses	3,940.72	4,409.32	5,172.42	16,878.92	12,810.78
	Total expenses	46,839.72	49,137.58	47,962.84	1,94,390.25	1,45,772.14
3	Profit before exceptional items, share of profit of investments accounted for using equity method and tax (1-2)	7,032.24	7,480.00	7,283.26	28,553.78	25,400.32
4	Share of profit of associate/joint venture accounted for using equity method	-	-	-	-	99.01
5	Profit before exceptional items and tax (3+4)	7,032.24	7,480.00	7,283.26	28,553.78	25,499.33
6	Exceptional items - income/(expense) [refer note 13 and 18 below]	2.57	(276.76)	(25,879.09)	(274.19)	13,197.62
7	Profit before tax (5+6)	7,034.81	7,203.24	(18,595.83)	28,279.59	38,696.95
8	Tax expense [refer note 6, 7, 11, 21 and 22 below]					
	(a) Current tax	996.29	1,898.20	1,332.75	5,483.80	4,717.35
	(b) Adjustment for tax relating to earlier periods	(68.75)	-	410.43	(68.75)	410.43
	(c) Deferred tax	(262.93)	(1,411.55)	(1,241.72)	(3,071.08)	(3,806.43)
	Total tax expense	664.61	486.65	501.46	2,343.97	1,321.35
9	Profit for the period/year (7-8)	6,370.20	6,716.59	(19,097.29)	25,935.62	37,375.60
10	Other comprehensive income					
	Items that will not be reclassified to profit or loss					
	Remeasurements of post-employment benefit obligations	56.87	13.16	(15.26)	42.28	(2.49)
	Income tax relating to the above	(19.50)	(4.62)	5.81	(14.49)	1.63
	Other comprehensive income/(loss) for the period/year, net of tax	37.37	8.54	(9.45)	27.79	(0.86)
11	Total comprehensive income for the period/year (9+10)	6,407.57	6,725.13	(19,106.74)	25,963.41	37,374.74
12	Profit is attributable to:					
	Owners	6,370.20	6,716.59	(19,097.29)	25,935.62	37,375.60
	Non-controlling interests	6,058.76	6,784.39	(19,309.70)	25,565.52	37,086.40
		311.44	(67.80)	212.41	370.10	289.20
13	Other comprehensive income/(loss) is attributable to:					
	Owners	37.37	8.54	(9.45)	27.79	(0.86)
	Non-controlling interests	27.08	3.45	(10.68)	19.80	(3.74)
		10.29	5.09	1.23	7.99	2.88
14	Total comprehensive income is attributable to:					
	Owners	6,407.57	6,725.13	(19,106.74)	25,963.41	37,374.74
	Non-controlling interests	6,085.84	6,787.84	(19,320.38)	25,585.32	37,082.66
		321.73	(62.71)	213.64	378.09	292.08
15	Paid-up equity share capital (Face value Rs. 10/- per equity share)	49,964.38	49,964.38	49,964.38	49,964.38	49,964.38
16	Other equity excluding revaluation reserves as per the audited balance sheet	-	-	-	1,79,314.07	1,70,385.60
17	Earnings per share attributable to equity holders of the parent : (Face value Rs. 10/- each)	Not Annualised	Not Annualised	Not Annualised	Annualised	Annualised
	(a) Basic (Rs.)	1.22	1.36	(3.87)	5.12	7.42
	(b) Diluted (Rs.)	1.22	1.36	(3.87)	5.12	7.42

See accompanying notes to the consolidated financial results

S.R. Batliboi & Co. LLP, Gurugram
for identification



STATEMENT OF CONSOLIDATED ASSETS AND LIABILITIES

Particulars	(Rs. In lakhs)	
	As at March 31, 2025 (Audited)	As at March 31, 2025 (Audited)
ASSETS		
Non current assets		
Property, plant and equipment	1,84,752.80	1,80,870.37
Capital work-in-progress	2,915.82	6,252.17
Goodwill	50,333.55	50,333.55
Other intangible assets	654.38	971.55
Right-of-use assets	30,443.07	30,569.00
Investments accounted for using equity method	-	-
Financial assets		
i. Investments	-	-
ii. Other financial assets	6,107.56	5,920.94
Income tax assets	2,364.87	2,020.21
Deferred tax assets	25,976.49	22,882.37
Other non-current assets	3,642.99	2,729.60
Total non-current assets	3,07,191.53	3,02,549.76
Current assets		
Inventories	1,321.24	1,504.96
Contract assets	494.63	595.34
Financial assets		
i. Investments	9,699.03	7,897.97
ii. Trade receivables	26,561.01	27,380.81
iii. Cash and cash equivalents	1,891.57	1,357.27
iv. Bank balances other than (iii) above	237.18	243.19
v. Other financial assets	437.52	95.30
Other current assets	3,083.10	2,790.38
Total current assets	43,725.28	41,865.22
Assets held for sale	1,277.63	1,277.63
TOTAL ASSETS	3,52,194.44	3,45,692.61
EQUITY AND LIABILITIES		
Equity		
Equity share capital	49,964.38	49,964.38
Other equity		
Other equity	1,79,314.07	1,70,385.60
Equity attributable to owners of the parent	2,29,278.45	2,20,349.98
Non-controlling interests	25,346.52	24,968.43
Total equity	2,54,624.97	2,45,318.41
Liabilities		
Non-current liabilities		
Financial liabilities		
i. Borrowings	21,258.99	26,470.49
ii. Lease liabilities	30,835.28	31,333.39
Provisions	1,579.40	1,228.24
Deferred tax liabilities	1,980.61	1,943.59
Total non-current liabilities	55,654.28	60,975.71
Current liabilities		
Contract liabilities	1,946.61	1,075.53
Financial liabilities		
i. Borrowings	7,946.82	10,589.42
ii. Lease liabilities	4,536.13	3,625.21
iii. Trade payables		
-total outstanding dues of micro and small enterprises	2,744.78	1,530.10
-total outstanding dues of creditors other than micro and small enterprises	16,812.76	15,564.33
iv. Other financial liabilities	5,075.76	4,538.82
Other current liabilities	2,219.66	1,642.53
Provisions	583.19	578.42
Current tax liabilities	49.48	254.13
Total current liabilities	41,915.19	39,398.49
Total liabilities	97,569.47	1,00,374.20
TOTAL EQUITY AND LIABILITIES	3,52,194.44	3,45,692.61

S.R. Batliboi & Co. LLP, Gurugram
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STATEMENT OF CONSOLIDATED CASH FLOW

(Rs. In lakhs)

Particulars	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
A Cash flow from operating activities		
Profit before tax	28,279.59	38,696.95
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Add:		
Depreciation of property, plant and equipment and right-of-use assets	14,948.32	11,208.92
Amortisation charge of intangible assets	317.16	309.72
Exceptional item [refer note 13 and 18 below]	274.19	(13,197.62)
Impairment loss on trade receivables	508.88	15.10
Impairment loss on other current assets	155.31	116.14
Impairment loss on contract assets (net of reversals)	7.80	9.76
Unwinding of discount on security deposits	(106.12)	(53.61)
Insurance claim received	-	-
Gain on sale of property, plant and equipments (net)	(67.18)	(57.78)
Finance costs	5,896.30	4,776.98
Gain on sale of investment measured at FVTPL (net)	(799.00)	(251.04)
Gain in fair valuation of investments measured at FVTPL (net)	(77.10)	(123.02)
Net share of net profit of associates accounted for using the equity method	-	(99.01)
Interest income	(32.12)	(402.46)
Gain on lease cancellation/ adjustment	-	13.57
Government grant	-	(465.11)
Liabilities/ provisions no longer required written back	(158.63)	(1,303.89)
Operating Profit before working capital changes	49,147.40	39,193.58
Working capital changes		
Decrease in inventories	183.72	12.16
(Increase)/decrease in trade receivables	310.92	(3,076.28)
(Increase)/decrease in other financial assets	(697.84)	217.78
(Increase)/decrease in contract assets	92.91	(149.49)
(Increase)/decrease in other non-current assets	(597.97)	4.74
(Increase)/decrease in other current assets	(292.71)	542.02
Increase in trade payables	2,248.53	4,135.33
Increase/(decrease) in provisions	124.02	(417.68)
Decrease in other financial liabilities	877.67	471.67
Increase in contract liabilities	896.43	228.78
Increase in other current liabilities	577.13	865.55
Cash generated from operations	52,870.21	42,028.16
Income taxes paid	(5,964.87)	(3,541.32)
Net cash flow from operating activities [A]	46,905.34	38,486.84
B Cash flow from investing activities		
Purchase of property, plant and equipment (including capital work in progress)	(11,632.17)	(1,609.20)
Proceeds from sale of property, plant and equipment	163.93	100.64
Investment in equity shares of associate company	-	(6,039.91)
Purchase of investments measured at FVTPL	(29,095.49)	(23,810.67)
Proceeds from sale of investments measured at FVTPL	28,170.51	18,110.83
Investments in bank deposits with original maturity of more than 12 months (net)	(188.61)	1,163.90
Dividend received	-	775.75
Interest received	13.34	225.15
Net cash flow used in investing activities [B]	(12,568.49)	(11,083.51)
C Cash flow from financing activities		
Proceeds from non-current borrowings	4,103.63	10,851.78
Repayment of non-current borrowings	(11,490.50)	(19,787.70)
(Repayment)/ proceeds from short-term borrowings	(467.23)	36.17
Dividends paid	(16,656.86)	(9,993.27)
Interest paid	(2,665.41)	(2,633.66)
Payment of principal portion of lease liabilities	(3,375.76)	(3,065.02)
Payment of interest portion of lease liabilities	(3,250.42)	(2,110.61)
Net cash flow used in financing activities [C]	(33,802.55)	(26,702.31)
Net decrease in cash and cash equivalents [D=A+B+C]	534.30	701.02
Particulars	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
Cash and cash equivalents at the beginning of the year [E]	1,357.27	601.16
Cash and cash equivalents received from acquisition from subsidiary	-	55.09
Cash and cash equivalents at the end of the period [F=D+E]	1,891.57	1,357.27
Reconciliation of Cash and Cash Equivalents with Statement of Cash Flow Cash Flow statement as per above comprises of the following		
Cash and cash equivalent	1,891.57	1,357.27
Balances as per statement of cash flows	1,891.57	1,357.27

 S.R. Batliboi & Co. LLP, Gurugram
for Identification



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Registered Office: Sector - 6, Dronagiri, Taluka - Uran, District Raigad, Navi Mumbai - 400 707

CIN: L60231MH2005PLC344764

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Notes to the consolidated financial results for the quarter and year ended March 31, 2026

1 The financial results of following entities have been consolidated with the financial results of Gateway Distriparks Limited ("Holding Company" or the "Company"):

Subsidiaries:

- Gateway Distriparks (Kerala) Limited ("GDKL")
- Kashipur Infrastructure and Freight Terminal Private Limited ("KIFTPL")
- Snowman Logistics Limited ("SLL" or "Snowman") (with effect from December 24, 2024)

Joint Venture:

- Container Gateway Limited ("CGL")

Associate:

- Snowman Logistics Limited (up to December 23, 2024)

- The Holding Company and its subsidiaries together referred to as "the Group".

2 The above consolidated financial results for the quarter and year ended March 31, 2026, have been reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at their respective meetings held on May 07, 2026. The Statutory Auditors have conducted the audit of the consolidated financial results and have expressed a qualified opinion on these consolidated financial results.

3 These consolidated financial results have been prepared pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and in accordance with Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and relevant amendment rules thereafter.

4 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between the audited figures in respect of the respective full financial years up to March 31 and the published year-to-date figures up to December 31, being the date of the end of the third quarter of the respective financial years, which were subject to limited review by the statutory auditors.

5 The Company is involved in an arbitration proceeding with Container Corporation of India Limited ("Concor") in respect of agreements for operations at ICD Garhi. Concor had raised various claims on the Company and has filed an application in High Court of Delhi for appointment of an arbitrator. The management is of the view that these claims are at a preliminary stage and the question of maintainability of the alleged disputes raised by Concor is yet to be determined and are not sustainable and thus, no provision is required thereagainst.

6 During earlier years, the Income-tax department had raised demands for AY 2011-2012 to 2014-15 amounting to Rs. 2,171.65 lakhs in respect of CFS business of the Company and for AY 2020-21 amounting to Rs. 202.50 in respect of business of GDKL primarily on account of disallowance of deduction under Section 80-IA(4)(i) of the Income-tax Act, 1961. Assessment of all such orders are under litigation at various forums. Based on expert opinion, the management believes that the Group is entitled to aforesaid deductions and hence no provision for the aforesaid matter is made in these consolidated financial results.

7 (i) In view of the recent amendments introduced by the Finance Act, 2026 in the Income-tax Act, 1961, the Company intends to opt for lower tax regime under Section 115BAA of the Income-tax Act, 1961 from FY 2026-27, and forego deduction under section 80-IA of the said Act. The deferred tax has been recalculated accordingly.

(ii) Based on the Board approved projections, the management of the Company believes that Minimum Alternate Tax credit entitlement of Rs. 23,252.67 lakhs as at March 31, 2026 is fully recoverable.

8 Till March 31, 2026, the Company has received a demand notice from Northern Railways regarding land license fees for Garhi amounting to Rs. 6,162.30 lakhs (including interest of Rs. 2,392.30 lakhs and GST of Rs. 549.27 lakhs) for the years 2011 to 2026. The Company is carrying a provision of Rs. 2,794.30 lakhs in the books of account as at March 31, 2026 in this regard and had filed a reply contesting the same. The management, based on internal legal assessment, is of the view that no adjustments are likely to arise in these consolidated financial results in this regard.


9 The Company received the approval dated August 08, 2025 from Office of the Commissioner of Customs (Preventive), Ministry of Finance for denotification of CFS at Krishnapatnam. The management is exploring alternate use of CFS and its assets at Krishnapatnam having net block of Rs.5,522.38 lakhs as at year-end and believes that no impairment is likely to arise in respect thereof.

10 On February 06, 2026, the Company declared second interim dividend for the financial year 2025-26 of Rs. 0.75 per share and special interim dividend at Rs. 1.25 per equity share aggregating to Rs. 9,992.88 lakhs. On July 29, 2025, the Company had also declared first interim dividend for the financial year 2025-26 at Rs. 1.25 per share aggregating to Rs. 6,245.55 lakhs. The said dividends had been duly paid.

11 On January 06, 2025, the Company received a notice from Joint District Registrar, Class and Collector of Stamps, Raigarh to submit certain documents for assessment of stamp duty on amalgamation with its erstwhile holding company. Pursuant to such notice, the Company had provisionally estimated stamp duty liability of Rs. 1,283.51 lakhs which was recorded as an expense in the consolidated financial results for the year ended March 31, 2025. The amount shall be updated, if required, at the time of the payment of such duty in subsequent period.

The Company had also recorded a deferred tax asset of Rs. 448.51 lakhs on such expense during year end March 31, 2025. As no demand has been issued till date, the requisite payment was not made, the Company reversed the said deferred tax asset during the year.

12 On January 01, 2025, the Company had reassessed the useful life of certain categories of its property, plant and equipment, namely reach stackers, trailers, and railway rakes, based on updated technical evaluations, manufacturer confirmations, history of usage of the Company's assets and prevailing industry practices. As a result of this change in accounting estimate, there is a reduction in depreciation expense by Rs. 971.07 lakhs with a corresponding increase in profit before tax for the year ended March 31, 2026 (March 31, 2025: Rs. 362.12 lakhs).

 S.R. Batliboi & Co. LLP, Gurugram
for Identification



13 On November 21, 2025, the Government of India notified the four Labour Codes consolidating 29 existing labour laws. The Group has assessed and disclosed the incremental impact of these changes on the basis of the best information available, consistent with the guidance provided by the Institute of Chartered Accountants of India. Considering the materiality and regulatory driven, non recurring nature of this impact of Rs. 274.19 lakhs (quarter ended December 31, 2025: Rs. 276.76 lakhs), the same is disclosed under "Exceptional items" in these consolidated financial results. The Group continues to monitor the finalisation of the Central and State Rules, as well as Government clarifications on other aspects of the Labour Codes, and will incorporate appropriate accounting treatment based on these developments as required.

14 The Company had accounted for benefits available under Service Exports from India Scheme ('SEIS') for its Rail business amounting to Rs. 10,068.78 lakhs for the financial years ('FYs') 2015-16 to 2017-18 and for its Container Freight Station (CFS) business amounting to Rs. 6,762.88 lakhs for the FYs 2015-16 to 2018-19.

In previous years, the Company had received show cause notices ('SCN') from Additional Director General of Foreign Trade ('ADGFT'), Delhi and Mumbai and Commissioner of Customs, Kolkata and Mundra questioning the SEIS Benefits of Rs. 10,207.62 lakhs (gross value) and Rs. 6,902.32 lakhs (gross value) for its Rail and CFS business respectively, as the SEIS scrips were transferred by Company to other companies, who utilised the same.

The Company had submitted its response to Commissioner of Customs, Kolkata and Mundra. The Company had received a hearing notice from Directorate General of Foreign Trade ("DGFT") in relation to SCN from ADGFT, Mumbai which has been adjourned. Further, the Company received a letter from the Adjudication Cell (Port), Kolkata Customs that the adjudication of SCN cannot be proceeded as the matter is pending with DGFT and will remain in abeyance until further development.

The Company, for its CFS business, received a demand order dated March 28, 2025 amounting to Rs. 6,902.32 lakhs along with a penalty of Rs. 1,300.00 lakhs from the Commissioner of Customs, Mundra, pertaining to FY 2015-16 to 2018-19. The Company filed an appeal to CESTAT on June 20, 2025 against the said order, which is pending for disposal, and deposited Rs. 517.67 lakhs under protest.

The Company, supported by legal opinion, believes that it has a good case and the SEIS scrips for the aforesaid financial years were correctly availed in terms of the provisions of Foreign Trade Policy 2015-20 and accordingly, no provision is made in these consolidated financial results in this regard.

15 Bank Guarantee was issued in favour of Punjab State Container and Warehousing Corporation Ltd ('PCW') in respect of O&M Contract Agreement dated January 12, 2007 entered into for their CFS at Nhava Sheva, Navi Mumbai. The said O&M Agreement expired on January 31, 2022 by efflux of time. Post the expiry of the agreement, PCW sought to encash the bank guarantee of Rs. 1,810.00 lakhs on account of disputes arising between the Company and PCW. The Company filed a petition, pursuant to which on February 14, 2022, the Chandigarh District Court had restrained the Company's bank not to encash the bank guarantee in favour of PCW. Further, the Company also invoked the arbitration clause seeking appointment of the Arbitral Tribunal to adjudicate all disputes between the parties and later on withdrew the said petition filed before the Chandigarh District Court as the claim period of the Bank Guarantee had expired on January 31, 2023. After the withdrawal of the said petition, PCW re-approached the Company's bank, seeking encashment of the Bank Guarantee, post which the bank encashed the bank guarantee on February 22, 2023 for Rs. 1,810.00 lakhs.

Punjab and Haryana High Court had allowed the application preferred by the Company for appointment of Arbitral Tribunal vide a consent order. The Arbitral Tribunal issued an order dated November 29, 2025 in the Company's favour with respect to the said matter. However, the amount awarded has not yet been received till date.

The management believes that the amount is likely to be fully recovered as there is favourable arbitration order and no provision is made in these consolidated financial results in this regard.


16 The Company is in process of setting up a new ICD project in Jaipur and has acquired land parcels of 21.4 acres at a consideration of Rs. 2,327.64 lakhs (including land development cost) and incurred further expense of Rs.1,074.72 lakhs on the project as at March 31, 2026. Further, the Company also entered into an arrangement with an individual to acquire additional land parcels required by the Company to complete the project, against which an amount aggregating to Rs. 866.25 lakhs was paid by the Company. As per such arrangement, the individual was required to acquire various small land parcels, ensure required regulatory compliances and sell the land to the Company at the prevailing market price.

During the year ended March 31, 2024, the said arrangement was challenged by the Initiating Officer, Income Tax, Benami Property Unit, Jaipur, who alleged these arrangements / transactions were covered under the Prohibition of Benami Property Transactions Act, 1988 ('the PBPT Act') and referred the matter to the Adjudicating Authority of the PBPT Act, New Delhi. Income-tax department also provisionally attached the properties, which were acquired by the individual in tranches from such amount paid by the Company under the abovementioned arrangement.

Further, the Company received an order dated April 21, 2025 from the Adjudicating Authority, where the Adjudicating Authority confirmed the provisional attachment orders previously issued by the Initiating Officer, with respect to the land parcels held by the individual, thereby holding the aforesaid property to be Benami Property, and the individual as Benamidar and the Company as Beneficial Owner. The Company filed an appeal against the said order with the Appellate Tribunal on June 06, 2025, which is pending for disposal and the next date of hearing is July 16, 2026.

The Company also received notices on October 17, 2025 under Section 27(1) of PBPT Act. However, as the confiscation proceedings under Section 27(1) are subject to the outcome of pending appeal with Hon'ble Tribunal i.e. SAFEMA, the Company made a request to the Adjudicating Authority for keeping the confiscation proceedings in abeyance till such time, as per the provisions of Section 46 of the PBPT Act. The next date of hearing is July 23, 2026.

Pending final outcome of the same and based on its assessment and legal opinion obtained, the Company does not believe any provision is required in respect of advance of Rs. 866.25 lakhs paid to the individual and potential consequences that may arise from proceedings stated above. Also, the Company does not foresee any impact on the amount spent on the project till date and no material adjustments are likely to arise in these consolidated financial results in this regard.


S.R. Batliboi & Co. LLP, Gurugram
for Identification



GATEWAY DISTRI PARKS LIMITED

Registered Office: Sector - 6, Dronagiri, Taluka - Uran, District Raigad, Navi Mumbai - 400 707
 CIN: L60231MH2005PLC344764
 Ph: +91 22 2724 6500, Fax: +91 22 2724 6538, Email: investors@gatewaydistriparks.com, Website: www.gatewaydistriparks.com

17 During previous periods, the Company entered into Agreement to Sell ('ATS') with its related party, Snowman Logistics Limited ('SLL') to sell at Krishnapatnam (a) land of 7.63 acres and two warehouses for a consideration of Rs. 2,000.00 lakhs against which SLL had paid an advance of Rs. 1,800.00 lakhs, and (b) land of 1.71 acres for a consideration of Rs. 230.85 lakhs against which SLL had paid 100% advance.

While SLL obtained complete possession of land by paying more than 90% of the consideration in earlier period, the application for registration of the Sale Deed for the said land parcels was rejected by the Collector and District Collector, Nellore in the previous year, on the grounds that a portion of the said land was appearing as a government land in revenue records, which cannot be used for private purposes.

During the year, out of land of 9.34 acres, 4.10 acres of land and a warehouse valued at Rs. 1,038.61 lakhs was registered in the name of SLL, against which an advance to the extent of Rs. 936.61 lakhs was adjusted and balance payment of Rs. 102.00 lakhs was received on registration. The Company also sold additional land of 1.87 acres to SLL for a consideration of Rs. 252.00 lakhs, which got registered in name of SLL.

As at March 31, 2026, SLL has spent total amount of Rs. 4,398.33 lakhs at the above land parcels at Krishnapatnam. In respect of balance land of 5.24 acres and a warehouse, the Company has re-confirmed to SLL that it possesses all relevant ownership documents and filed an appeal against the rejection with the Office of the Collector, Vijayawada on June 16, 2025. Based on underlying ownership documents and external opinion, the management believes it has a strong case on merits and is confident of a favourable outcome in the appeal. In the event of an adverse decision in the appellate proceedings, the Company has agreed to indemnify SLL against any losses arising of these transactions.

18 Till December 23, 2024, the Company was carrying an investment in equity shares of Snowman which was accounted for as an investment in an associate. Pursuant to acquisition of further stake, the Company obtained control over Snowman from December 24, 2024 ("acquisition date") in terms of Ind AS 110 - Consolidated Financial Statements and accordingly, Snowman became subsidiary of the Company from the said date.

Also, the Company had remeasured its previously held stake in its erstwhile Associate, Snowman at its acquisition-date fair value as per Ind AS 103 and fair valuation gain of Rs. 39,076.72 lakhs was recognised as an exceptional item in the unaudited consolidated financial results for the quarter and nine months ended December 31, 2024.


Further, as per the provisions of Ind AS 36 - Impairment of Assets, the Company recognised provision for impairment of goodwill to the extent the carrying amount exceeds its recoverable amount as at March 31, 2025 by Rs. 25,879.20 lakhs and disclosed the same as an exceptional item in the consolidated financial results for the quarter and year ended March 31, 2025.

19 Till December 23, 2024, the Group was principally engaged in a single segment viz. Inter-Modal Container Logistics, based on the nature of services, risks, returns and the internal business reporting system. Pursuant to the acquisition as stated in note 18 above, the Group have the new business reporting segment "Cold-chain Logistics and Distribution" and the information has been disclosed as under:

Statement of segment information for the quarter and year ended March 31, 2026

As per Ind AS 108 - Operating segments, the Group has two reportable segments namely Inter-Modal Container Logistics and Cold-chain Logistics and Distribution :

Particulars	Quarter Ended			Year Ended	
	March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
	(Audited) (refer note 4)	(Unaudited)	(Audited) (refer note 4)	(Audited)	(Audited)
1. Segment revenue					
(a) Inter-Modal Container Logistics	39,270.42	41,811.63	39,792.42	1,61,294.65	1,53,355.63
(b) Cold-chain Logistics and Distribution	14,094.59	14,229.83	13,701.48	59,887.00	14,699.90
Revenue from operations	53,365.01	56,041.46	53,493.90	2,21,181.65	1,68,055.53
2. Segment result					
(a) Inter-Modal Container Logistics	7,329.80	7,852.40	6,164.15	30,456.06	26,167.28
(b) Cold-chain Logistics and Distribution	198.86	163.40	885.17	592.62	893.09
Total (A)	7,528.66	8,015.80	7,049.32	31,048.68	27,060.37
Add: Other income (B)	422.86	463.51	1,752.20	1,546.71	3,116.93
Less: Finance cost (C)	919.28	999.31	1,518.26	4,041.61	4,776.98
Add: Share of net profit of associate (D)	-	-	-	-	99.01
Profit before exceptional items and tax for the period/ year (E = A + B - C + D)	7,032.24	7,480.00	7,283.26	28,553.78	25,499.33
Add: Exceptional items (F)	2.57	(276.76)	(25,879.09)	(274.19)	13,197.62
Profit before tax (E - F)	7,034.81	7,203.24	(18,595.83)	28,279.59	38,696.95
Segment assets					
(a) Inter-Modal Container Logistics	2,54,227.77	2,59,741.11	2,46,936.45	2,54,227.77	2,46,936.45
(b) Cold-chain Logistics and Distribution	97,966.67	99,175.76	98,756.16	97,966.67	98,756.16
Total assets	3,52,194.44	3,58,916.87	3,45,692.61	3,52,194.44	3,45,692.61
Segment liabilities					
(a) Inter-Modal Container Logistics	58,414.74	60,249.42	63,949.20	58,414.74	63,949.20
(b) Cold-chain Logistics and Distribution	39,154.73	40,039.38	36,425.00	39,154.73	36,425.00
Total liabilities	97,569.47	1,00,288.80	1,00,374.20	97,569.47	1,00,374.20

 **S.R. Batilboi & Co. LLP, Gurugram**
 for Identification



GATEWAY DISTRI PARKS LIMITED

Registered Office: Sector - 6, Dronagiri, Taluka - Uran, District Raigad, Navi Mumbai - 400 707

CIN: L60231MH2005PLC344764

Ph: +91 22 2724 6500, Fax: +91 22 2724 6538, Email: investors@gatewaydistriparks.com, Website: www.gatewaydistriparks.com

- 20 During the previous and current year, Snowman received demand orders under Section 73 of the Goods and Services Tax Act, 2017 amounting to Rs. 1,370.68 lakhs (including interest and penalties) from various states. Snowman made a pre deposit of Rs. 76.68 lakhs and filed appeals against the said orders, and the department had further unilaterally deducted input tax credit aggregating to Rs. 165.65 lakhs from Snowman's electronic credit ledger ("ECL") till March 31, 2026. Out of the total demand orders, demands amounting to Rs. 503.60 lakhs have been concluded, against which Snowman has paid and expensed an amount of Rs. 99.92 lakhs during the year. Further, Snowman has other GST show cause notices amounting to Rs. 528.03 lakhs pending as at date.

Based on internal assessment and expert opinion, the management believes that the said demands / notices aggregating to Rs. 1,395.11 lakhs are not tenable, and no provision is required to be made in respect of the above matters (including against pre deposit/ECL deduction of Rs. 224.14 lakhs). However, basis best management estimates and as an abundant caution, Snowman has provided an amount of Rs. 100.56 lakhs as at March 31, 2026 in this regard in the financial results.

- 21 (i) During earlier years, Snowman had paid Minimum Alternate Tax ("MAT") under the provisions of Section 115JB of the Income-tax Act, 1961. Based on the principle of prudence and absence of convincing evidence regarding future taxable profits at that time, the MAT credit entitlement was not recognised as an asset in those years.

As Snowman became liable to tax under the normal provisions of the Income-tax Act and has utilised the MAT credit against such normal tax liability, the MAT credit so utilised has been recognised in the Statement of Profit and Loss for the quarter and year ended March 31, 2026 and thus, the tax credit is higher. No MAT credit asset remains unrecognised or carried forward as at the reporting date.


(ii) In accordance with Finance (No. 2) Act, 2024 promulgated during the previous year, Snowman had reassessed that the effective tax rate of Snowman increased from 29.12% to 34.94%, attracting a higher tax. Accordingly, in accordance with Ind AS, deferred tax assets were remeasured as at March 31, 2025 and an additional deferred tax credit of Rs. 551.47 lakhs was recognized during the quarter ended March 31, 2025.

- 22 Snowman received an assessment order dated January 30, 2026 for Assessment Year 2024 25, wherein the Assessing Officer ("AO") has disallowed deduction of Rs. 463.83 lakhs under Section 35AD of the Income tax Act, 1961, in respect of Snowman's Mumbai and Hyderabad cold storage units, which the AO considered ineligible for deduction under the said section. Penalty proceedings under Section 270A have also been initiated. Snowman has filed its responses against the penalty proceedings, which is pending for disposal.

As Snowman's tax liability for the said assessment year was determined under MAT provisions, the disallowance does not impact the tax liability for assessment year 2024 25, and accordingly, no provision is recognised in these audited financial results. Further, penalty proceedings remain initiated but not adjudicated as at the reporting date and as there was no revenue loss to the Department, no provision is considered necessary in these financial results in this regard.

- 23 During the previous year, Snowman was served a notice wherein the District Valuation Officer ("DVO") of Income-tax sent a report to the Assessing Officer in relation to assessment of value of the Snowman's assets at Siliguri. The DVO, had arrived at a value which was lower than the value declared by the Snowman by Rs. 1,411.91 lakhs. Snowman disagrees with these findings and the report was passed without providing Snowman any opportunity of representation. Snowman filed its responses to the said notice; however, as on date, the Assessing Officer has not taken any action.

The management, based on the opinion from the legal expert, believes that no new order can be passed under Section 154 of the Income-tax Act, 1961, based on the report from the DVO and no adjustments are likely to arise in these financial results in this regard.

 S.R. Batliboi & Co. LLP, Gurugram
for identification

Place: New Delhi
Date: May 07, 2026

For and on behalf of the Board of Directors
Gateway Distriparks Limited



Prem Kishan Dass Gupta
Chairman and Managing Director
DIN:- 00011670



GATEWAY DISTRI PARKS LIMITED

Statement on Impact of Audit Qualifications on Consolidated Financial Results for the Year ended March 31, 2026 (See regulation 33 of the SEBI (LODR) Regulations, 2015)

Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) Rs. Lacs	Adjusted Figures (audited figures after adjusting for qualifications) Rs. Lacs
1	Turnover / Total income	2,22,944.03	2,22,944.03
2	Total Expenditure	1,94,390.25	1,94,390.25
3	Net Profit/(Loss)	25,935.62	25,935.62
4	Earnings Per Share	5.12	5.12
5	Total Assets	3,52,194.44	3,52,194.44
6	Total Liabilities	97,569.47	97,569.47
7	Net Worth	2,54,624.97	2,54,624.97
8	Any other financial item(s) (as felt appropriate by the management)	-	-

I.

Audit Qualification (each audit qualification separately):

a. Details of Audit Qualification:

The Company is in process of setting up a new ICD project in Jaipur and has acquired land parcels of 21.4 acres at a consideration of Rs. 2,327.64 lakhs (including land development cost) and incurred further expense of Rs.1,074.72 lakhs on the project as at March 31, 2026. Further, the Company also entered into an arrangement with an individual to acquire additional land parcels required by the Company to complete the project, against which an amount aggregating to Rs. 866.25 lakhs was paid by the Company. As per such arrangement, the individual was required to acquire various small land parcels, ensure required regulatory compliances and sell the land to the Company at the prevailing market price.

II.

During the year ended March 31, 2024, the said arrangement was challenged by the Initiating Officer, Income Tax, Benami Property Unit, Jaipur, who alleged these arrangements / transactions were covered under the Prohibition of Benami Property Transactions Act, 1988 ('the PBPT Act') and referred the matter to the Adjudicating Authority of the PBPT Act, New Delhi. Income-tax department also provisionally attached the properties, which were acquired by the individual in tranches from such amount paid by the Company under the abovementioned arrangement.

Further, the Company received an order dated April 21, 2025 from the Adjudicating Authority, where the Adjudicating Authority confirmed the provisional attachment orders previously issued by the Initiating Officer, with respect to the land parcels held by the individual, thereby holding the aforesaid property to be Benami Property, and the individual as Benamidar and the Company as Beneficial Owner. The Company filed an appeal against the said order with the Appellate Tribunal on June 06, 2025, which is pending for disposal and the next date of hearing is July 16, 2026.



GATEWAY DISTRI PARKS LIMITED

The Company also received notices on October 17, 2025 under Section 27(1) of PBPT Act. However, as the confiscation proceedings under Section 27(1) are subject to the outcome of pending appeal with Hon'ble Tribunal i.e. SAFEMA, the Company made a request to the Adjudicating Authority for keeping the confiscation proceedings in abeyance till such time, as per the provisions of Section 46 of the PBPT Act. The next date of hearing is July 23, 2026.

Pending final outcome of the same and based on its assessment and legal opinion obtained, the Company does not believe any provision is required in respect of advance of Rs. 866.25 lakhs paid to the individual and potential consequences that may arise from proceedings stated above. Also, the Company does not foresee any impact on the amount spent on the project till date and no material adjustments are likely to arise in these consolidated financial results in this regard.

The auditors in their report have stated that considering the status of the matter as more fully discussed above, they are unable to comment on the provisions, if any, that may be required related to recovery of said advances and/or potential consequences in respect of the proceedings in these audited consolidated financial results.

b. Type of Audit Qualification: Qualified Opinion / ~~Disclaimer of Opinion / Adverse Opinion~~

c. Frequency of qualification: Whether ~~appeared first time~~ / repetitive / since how long continuing – March 31, 2024

d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Not Applicable

e. For Audit Qualification(s) where the impact is not quantified by the auditor:

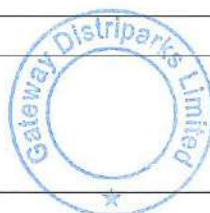
(i) Management's estimation on the impact of audit qualification: The matter is subject to ongoing legal proceeding, the impact of which is currently not ascertainable as described in the notes to the consolidated financial results/statements.

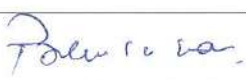
(ii) If management is unable to estimate the impact, reasons for the same: Not Applicable

(iii) Auditors' Comments on (i) or (ii) above: Auditors have already commented in their report on the statement of audited consolidated financials results for the quarter and year ended March 31, 2026 and on the consolidated financial statements for the year ended March 31, 2026.

Signatories:


Kartik Aiyer
 (Chief Financial Officer)




Prem Kishan Dass Gupta
 (Chairman and Managing Director)

III


Anil Aggarwal
 (Audit Committee Chairman)

Place: New Delhi
Date: 07.05.2026




Anil Gupta
 Partner
S.R. Batliboi & Co. LLP (Statutory Auditor)

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Gateway Distriparks Limited

Report on the audit of the Standalone Financial Results

Qualified Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Gateway Distriparks Limited (the "Company") for the quarter ended March 31, 2026 and for the year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

Except for the possible effects of the matter described in the "Basis of Qualified Opinion" para below, in our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2026 and for the year ended March 31, 2026.

Basis for Qualified Opinion

We draw attention to Note 16 to the accompanying Statement of audited standalone financial results regarding the Company's assessment of certain regulatory proceedings involving orders received under the Prohibition of Benami Property Transactions Act, 1988, and related advances of Rs. 866.25 lakhs paid in respect of proposed acquisition of land parcels which are currently under attachment and held as benami property by the Adjudicating Tax Authority. Having regard to the status of the matter as more fully discussed in that note, we are unable to comment on the provisions, if any, that may be required related to recovery of said advances and/or potential consequences in respect of the proceedings in these audited standalone financial results. Our conclusion for the quarter ended December 31, 2025 and opinion for the quarter and year ended March 31, 2025 was also qualified in respect of the said matter.

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Service Exports from India Scheme ('SEIS') Benefits

We draw attention to Note 14 to the accompanying Statement of audited standalone financial results which describes the proceedings relating to demand orders/ notices of Rs. 18,409.94 lakhs received by the Company from the Commissioner of Customs and Additional Director General of Foreign Trade, challenging the SEIS benefits availed by the Company for financial years 2015-16 to 2018-19 under the provisions of Foreign Trade (Development and Regulation) Act, 1992.

Our opinion is not modified in respect of this matter.



Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive loss of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.

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 Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 results 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 Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.



S.R. BATLIBOI & Co. LLP

Chartered Accountants

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.

Other Matter

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005



per Amit Gupta

Partner

Membership No.: 501396

UDIN: 26501396YXUINJ1368



Place: New Delhi

Date: May 07, 2026

GATEWAY DISTRI PARKS LIMITED

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STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

(Rs. 'm. lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
		(Audited) (refer note 3)	(Unaudited)	(Audited) (refer note 3)	(Audited)	(Audited)
1	Income					
	(a) Revenue from operations	38,546.70	40,995.23	39,097.42	1,57,771.88	1,50,499.08
	(b) Other income	1,012.84	700.54	1,940.31	3,118.91	4,425.55
	Total income	39,559.54	41,695.77	41,037.73	1,60,890.79	1,54,924.63
2	Expenses					
	(a) Operating expense	24,738.10	26,780.22	25,508.71	1,02,299.42	97,601.28
	(b) Employee benefit expense	2,310.40	2,133.53	1,939.63	8,628.61	7,729.01
	(c) Finance costs	683.12	728.92	889.41	3,072.09	3,966.08
	(d) Depreciation and amortisation expense	1,888.59	1,880.67	1,952.14	7,532.75	9,147.65
	(e) Other expenses	2,325.42	2,497.60	3,712.95	9,661.51	10,654.04
	Total expenses	31,945.63	34,020.94	34,002.84	1,31,194.38	1,29,098.06
3	Profit before tax (1-2)	7,613.91	7,674.83	7,034.89	29,696.41	25,826.57
4	Tax expense [refer note 6, 7 and 11 below]					
	(a) Current tax	1,332.79	1,345.05	1,238.93	5,209.01	4,535.63
	(b) Adjustment for tax relating to earlier periods	(69.05)	-	410.43	(69.05)	410.43
	(c) Deferred tax	(142.64)	(786.85)	(1,129.26)	(2,279.53)	(2,984.42)
	Total tax expense	1,121.10	558.20	520.10	2,860.43	1,961.64
5	Profit for the period/year (3-4)	6,492.81	7,116.63	6,514.79	26,835.98	23,864.93
6	Other comprehensive income					
	Items that will not be reclassified to profit or loss in subsequent periods:					
	Remeasurements of post-employment benefit obligations	22.54	(2.41)	(17.64)	15.31	(9.64)
	Income tax relating to the above	(7.88)	0.85	6.16	(5.35)	3.37
	Other comprehensive income/ (loss) for the period/year, net of tax	14.66	(1.56)	(11.48)	9.96	(6.27)
7	Total comprehensive income for the period/year (5+6)	6,507.47	7,115.07	6,503.31	26,845.94	23,858.66
8	Paid-up equity share capital (Face value Rs. 10/- per equity share)	49,964.38	49,964.38	49,964.38	49,964.38	49,964.38
9	Other equity excluding revaluation reserves as per the audited balance sheet				1,63,273.55	1,52,666.04
10	Earnings per share (Face value Rs. 10/- per equity share)	Not Annualised	Not Annualised	Not Annualised	Annualised	Annualised
	(a) Basic (Rs.)	1.30	1.42	1.30	5.37	4.78
	(b) Diluted (Rs.)	1.30	1.42	1.30	5.37	4.78

See accompanying note to the standalone financial results

 **S.R. Batliboi & Co. LLP, Gurugram**
for Identification



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STATEMENT OF STANDALONE ASSETS AND LIABILITIES

Particulars	(Rs. In lakhs)	
	As at March 31, 2026 (Audited)	As at March 31, 2025 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	1,25,777.42	1,24,280.82
Capital work-in-progress	2,908.94	941.52
Goodwill	30,296.53	30,296.53
Other intangible assets	543.86	846.50
Right-of-use assets	13,699.25	15,544.21
Equity investments in subsidiaries and joint venture	36,962.79	36,962.79
Financial assets		
i. Investments	1,247.42	1,704.76
ii. Other financial assets	2,430.51	2,529.44
Income tax assets	611.70	680.40
Deferred tax assets (net)	21,692.74	19,418.58
Other non-current assets	3284.27	1,911.41
Total non-current assets	2,39,455.43	2,35,116.96
Current assets		
Contract assets	410.20	515.38
Financial assets		
i. Investments	8,204.91	6,483.33
ii. Trade receivables	17,912.76	17,729.72
iii. Cash and cash equivalents	545.46	820.55
iv. Bank balances other than (iii) above	39.13	41.30
v. Other financial assets	379.11	25.20
Other current assets	1,542.05	1,169.63
Total current assets	29,033.62	26,785.11
Assets held for sale	860.38	1,750.52
TOTAL ASSETS	269,349.43	263,652.59
EQUITY AND LIABILITIES		
Equity		
Equity share capital	49,964.38	49,964.38
Other equity	1,63,273.55	1,52,666.04
Total equity	2,13,237.93	2,02,630.42
Liabilities		
Non-current liabilities		
Financial liabilities		
i. Borrowings	11,091.71	15,702.63
ii. Lease liabilities	11,833.09	13,877.27
Provisions	891.08	843.18
Total non-current liabilities	23,815.88	30,423.08
Current liabilities		
Contract liabilities	1,769.07	1,009.76
Financial liabilities		
i. Borrowings	5,740.86	7,165.50
ii. Lease liabilities	2,824.93	2,436.75
iii. Trade payables		
-total outstanding dues of micro and small enterprises	1,058.25	822.69
-total outstanding dues of creditors other than micro and small enterprises	13,501.75	11,973.79
iv. Other financial liabilities	4,332.86	3,428.73
Other current liabilities	2,777.46	3,153.03
Provisions	254.41	354.71
Current tax liabilities	36.03	254.13
Total current liabilities	32,295.62	30,599.09
Total liabilities	56,111.50	61,022.17
TOTAL EQUITY AND LIABILITIES	269,349.43	263,652.59

S.R. Batliboi & Co.LLP, Gunugram
for identification



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STATEMENT OF STANDALONE CASH FLOW

Particulars	(Rs. in lakhs)	
	Year ended March 31, 2026 (Audited)	Year ended March 31, 2025 (Audited)
Cash flow from operating activities		
Profit before tax	29,696.41	25,826.57
<i>Adjustments to reconcile profit before tax to net cash flows</i>		
Depreciation on property, plant and equipment and right-of-use assets	7,230.11	8,849.73
Amortisation of intangible assets	302.64	297.92
Finance costs	3,054.75	3,966.08
Impairment loss on trade receivables	87.96	116.88
Impairment loss on doubtful advances / deposits	-	15.52
Interest income	(18.07)	(35.96)
Gain on sale of property, plant and equipments (net)	(3,097.1)	(111.39)
Liabilities/ provisions no longer required written back	(156.02)	(1,296.82)
Impairment loss on doubtful ground rent (net)	7.80	9.76
Government grant	-	(465.11)
Gain on sale of investment measured at FVTPL (net)	(725.83)	(230.95)
Gain in fair valuation of investments measured at FVTPL (net)	(47.72)	(98.47)
Premium receivable on redemption and unwinding of discount on investment measured at amortised cost	(105.79)	(121.15)
Unwinding of discount on security deposit	(13.63)	(27.55)
Dividend income	(1,428.32)	(1,281.01)
Working capital adjustments		
(Increase)/decrease in trade receivables	(271.00)	(2,989.56)
(Increase)/decrease in contract assets	97.39	(99.44)
(Increase)/decrease in other financial assets	(43.32)	315.23
(Increase)/decrease in other non-current assets	(500.85)	19.15
(Increase)/decrease in other current assets	(372.41)	304.33
Increase/(decrease) in contract liabilities	784.66	173.66
Increase/(decrease) in trade payables	1,546.31	3,212.23
Increase/ (decrease) in provisions	(37.09)	(360.82)
Increase/(decrease) in other financial liabilities	858.03	157.82
Increase/(decrease) in other current liabilities	539.43	383.72
Cash generated from operations	40,175.73	36,530.37
Income taxes paid (net of refunds)	(5,289.35)	(3,497.90)
Net cash flow from operating activities [A]	34,886.38	33,032.47
Cash flow from investing activities		
Purchase of property, plant and equipment (including capital work in progress)	(8,899.95)	(2,571.06)
Proceeds from sale of property, plant and equipment	362.48	134.27
Investment in equity shares of associate company	-	(6,039.91)
Proceeds from redemption of zero coupon redeemable preference shares	563.13	359.95
Proceeds from sale of investments measured at FVTPL	25,427.51	17,000.83
Purchase of investments measured at FVTPL	(26,375.54)	(21,330.67)
Advance received for sale of property, plant and equipment	-	1,800.00
Investments in bank deposits with original maturity of more than 12 months (net)	(187.27)	1,010.64
Dividend income	1,428.32	1,281.01
Interest received	9.49	121.66
Net cash flow used in investing activities [B]	(7,671.83)	(8,233.28)
Cash flow from financing activities		
Repayment of long-term borrowings	(8,203.21)	(17,418.81)
Proceeds from long-term borrowings	2,185.00	9,189.00
(Repayment)/ proceeds from short-term borrowings	(17.35)	36.17
Payment of principal portion of lease liabilities	(2,142.63)	(2,298.94)
Payment of interest portion of lease liabilities	(1,386.47)	(1,575.99)
Dividends paid	(16,238.43)	(9,992.88)
Interest paid	(1,686.55)	(2,363.04)
Net cash flow used in financing activities [C]	(27,489.64)	(24,424.49)
Net increase / (decrease) in cash and cash equivalents [D=A+B+C]	(275.09)	374.70
Cash and cash equivalents at the beginning of the year [E]	820.55	445.85
Cash and cash equivalents at the end of the year [F=D+E]	545.46	820.55
Reconciliation of Cash and Cash Equivalents with Statement of Cash Flow		
Cash Flow statement as per above comprises of the following		
Cash and cash equivalents	545.46	820.55
Balances as per statement of cash flows	545.46	820.55

 S. R. Battiboi & Co. LLP, Gunugram
for attestation



GATEWAY DISTRI PARKS LIMITED

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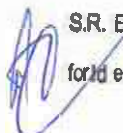
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Notes to the standalone financial results for the quarter and year ended March 31, 2026

- 1 The above standalone financial results for the quarter and year ended March 31, 2026, have been reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at their respective meetings held on May 07, 2026. The Statutory Auditors have conducted the audit of the standalone financial results and have expressed a qualified opinion on these standalone financial results.
- 2 These standalone financial results have been prepared pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and in accordance with Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and relevant amendment rules thereafter.
- 3 The figures for the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between the audited figures in respect of the respective full financial years up to March 31 and the published year-to-date figures up to December 31, being the date of the end of the third quarter of the respective financial years, which were subject to limited review by the statutory auditors.
- 4 The Company is principally engaged in a single segment viz. Inter-Modal Container Logistics, based on the nature of services, risks, returns and the internal business reporting system.
- 5 The Company is involved in an arbitration proceeding with Container Corporation of India Limited ("Concor") in respect of agreements for operations at ICD Garhi. Concor had raised various claims on the Company and has filed an application in High Court of Delhi for appointment of an arbitrator. The management is of the view that these claims are at a preliminary stage and the question of maintainability of the alleged disputes raised by Concor is yet to be determined and are not sustainable and thus, no provision is required thereagainst.
- 6 During earlier years, the Income-tax department had raised demands for AY 2011-2012 to 2014-15 amounting to Rs. 2,171.65 lakhs primarily on account of disallowance of deduction under Section 80-IA(4)(i) of the Income-tax Act, 1961. Assessment of all such orders are under litigation at various forums. Based on expert opinion, the management believes that the Company is entitled to aforesaid deductions and hence no provision for the aforesaid matter is made in these standalone financial results.
- 7 (i) In view of the recent amendments introduced by the Finance Act, 2026 in the Income-tax Act, 1961, the Company intends to opt for lower tax regime under Section 115BAA of the Income-tax Act, 1961 from FY 2026-27, and forego deduction under section 80-IA of the said Act. The deferred tax has been recalculated accordingly.
(ii) Based on the Board approved projections, the management of the Company believes that Minimum Alternate Tax credit entitlement of Rs. 22,872.27 lakhs as at March 31, 2026 is fully recoverable.
- 8 Till March 31, 2026, the Company has received a demand notice from Northern Railways regarding land license fees for Garhi amounting to Rs. 6,162.30 lakhs (including interest of Rs. 2,392.30 lakhs and GST of Rs. 549.27 lakhs) for the years 2011 to 2026. The Company is carrying a provision of Rs. 2,794.30 lakhs in the books of account as at March 31, 2026 in this regard and had filed a reply contesting the same. The management, based on internal legal assessment, is of the view that no adjustments are likely to arise in these standalone financial results in this regard.
- 9 The Company received the approval dated August 08, 2025 from Office of the Commissioner of Customs (Preventive), Ministry of Finance for denotification of CFS at Krishnapatnam. The management is exploring alternate use of CFS and its assets at Krishnapatnam having net block of Rs.5,522.38 lakhs as at year-end and believes that no impairment is likely to arise in respect thereof.
- 10 On February 06, 2026, the Company declared second interim dividend for the financial year 2025-26 of Rs. 0.75 per share and special interim dividend at Rs. 1.25 per equity share aggregating to Rs. 9,992.88 lakhs. On July 29, 2025, the Company had also declared first interim dividend for the financial year 2025-26 at Rs. 1.25 per share aggregating to Rs. 6,245.55 lakhs. The said dividends had been duly paid.
- 11 On January 06, 2025, the Company received a notice from Joint District Registrar, Class and Collector of Stamps, Raigarh to submit certain documents for assessment of stamp duty on amalgamation with its erstwhile holding company. Pursuant to such notice, the Company had provisionally estimated stamp duty liability of Rs. 1,283.51 lakhs which was recorded as an expense in the standalone financial results for the year ended March 31, 2025. The amount shall be updated, if required, at the time of the payment of such duty in subsequent period.

The Company had also recorded a deferred tax asset of Rs. 448.51 lakhs on such expense during year end March 31, 2025. As no demand has been issued till date, the requisite payment was not made, the Company reversed the said deferred tax asset during the year.
- 12 On January 01, 2025, the Company had reassessed the useful life of certain categories of its property, plant and equipment, namely reach stackers, trailers, and railway rakes, based on updated technical evaluations, manufacturer confirmations, history of usage of the Company's assets and prevailing industry practices. As a result of this change in accounting estimate, there is a reduction in depreciation expense by Rs. 971.07 lakhs with a corresponding increase in profit before tax for the year ended March 31, 2026 (March 31, 2025: Rs. 362.12 lakhs).
- 13 On November 21, 2025, the Government of India notified the four Labour Codes consolidating 29 existing labour laws. The Company has assessed the incremental impact of these changes on the basis of best information available, consistent with the guidance provided by the Institute of Chartered Accountants of India, and have no material impact in these standalone financial results at this stage. The Company continues to monitor the finalisation of the Central and State Rules, as well as Government clarifications on other aspects of the Labour Codes, and will incorporate appropriate accounting treatment based on these developments as required.

 S.R. Bhatnagar & Co. LLP, Gurugram
for certification



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- 14 The Company had accounted for benefits available under Service Exports from India Scheme ('SEIS') for its Rail business amounting to Rs. 10,068.78 lakhs for the financial years (FYs) 2015-16 to 2017-18 and for its Container Freight Station (CFS) business amounting to Rs. 6,762.88 lakhs for the FYs 2015-16 to 2018-19.

In previous years, the Company had received show cause notices ('SCN') from Additional Director General of Foreign Trade ('ADGFT'), Delhi and Mumbai and Commissioner of Customs, Kolkata and Mundra questioning the SEIS Benefits of Rs. 10,207.62 lakhs (gross value) and Rs. 6,902.32 lakhs (gross value) for its Rail and CFS business respectively, as the SEIS scrips were transferred by Company to other companies, who utilised the same.

The Company had submitted its response to Commissioner of Customs, Kolkata and Mundra. The Company had received a hearing notice from Directorate General of Foreign Trade ('DGFT') in relation to SCN from ADGFT, Mumbai which has been adjourned. Further, the Company received a letter from the Adjudication Cell (Port), Kolkata Customs that the adjudication of SCN cannot be proceeded as the matter is pending with DGFT and will remain in abeyance until further development.

The Company, for its CFS business, received a demand order dated March 28, 2025 amounting to Rs. 6,902.32 lakhs along with a penalty of Rs. 1,300.00 lakhs from the Commissioner of Customs, Mundra, pertaining to FY 2015-16 to 2018-19. The Company filed an appeal to CESTAT on June 20, 2025 against the said order, which is pending for disposal, and deposited Rs. 517.67 lakhs under protest.

The Company, supported by legal opinion, believes that it has a good case and the SEIS scrips for the aforesaid financial years were correctly availed in terms of the provisions of Foreign Trade Policy 2015-20 and accordingly, no provision is made in these standalone financial results in this regard.

- 15 Bank Guarantee was issued in favour of Punjab State Container and Warehousing Corporation Ltd ('PCW') in respect of O&M Contract Agreement dated January 12, 2007 entered into for their CFS at Nhava Sheva, Navi Mumbai. The said O&M Agreement expired on January 31, 2022 by efflux of time. Post the expiry of the agreement, PCW sought to encash the bank guarantee of Rs. 1,810.00 lakhs on account of disputes arising between the Company and PCW. The Company filed a petition, pursuant to which on February 14, 2022, the Chandigarh District Court had restrained the Company's bank not to encash the bank guarantee in favour of PCW. Further, the Company also invoked the arbitration clause seeking appointment of the Arbitral Tribunal to adjudicate all disputes between the parties and later on withdrew the said petition filed before the Chandigarh District Court as the claim period of the Bank Guarantee had expired on January 31, 2023. After the withdrawal of the said petition, PCW re-approached the Company's bank, seeking encashment of the Bank Guarantee, post which the bank encashed the bank guarantee on February 22, 2023 for Rs. 1,810.00 lakhs.

Punjab and Haryana High Court had allowed the application preferred by the Company for appointment of Arbitral Tribunal vide a consent order. The Arbitral Tribunal issued an order dated November 29, 2025 in the Company's favour with respect to the said matter. However, the amount awarded has not yet been received till date.

The management believes that the amount is likely to be fully recovered as there is favourable arbitration order and no provision is made in these standalone financial results in this regard.

- 16 The Company is in process of setting up a new ICD project in Jaipur and has acquired land parcels of 21.4 acres at a consideration of Rs. 2,327.64 lakhs (including land development cost) and incurred further expense of Rs. 1,074.72 lakhs on the project as at March 31, 2026. Further, the Company also entered into an arrangement with an individual to acquire additional land parcels required by the Company to complete the project, against which an amount aggregating to Rs. 866.25 lakhs was paid by the Company. As per such arrangement, the individual was required to acquire various small land parcels, ensure required regulatory compliances and sell the land to the Company at the prevailing market price.

During the year ended March 31, 2024, the said arrangement was challenged by the Initiating Officer, Income Tax, Benami Property Unit, Jaipur, who alleged these arrangements / transactions were covered under the Prohibition of Benami Property Transactions Act, 1988 ('the PBPT Act') and referred the matter to the Adjudicating Authority of the PBPT Act, New Delhi. Income-tax department also provisionally attached the properties, which were acquired by the individual in tranches from such amount paid by the Company under the abovementioned arrangement.

Further, the Company received an order dated April 21, 2025 from the Adjudicating Authority, where the Adjudicating Authority confirmed the provisional attachment orders previously issued by the Initiating Officer, with respect to the land parcels held by the individual, thereby holding the aforesaid property to be Benami Property, and the individual as Benamidar and the Company as Beneficial Owner. The Company filed an appeal against the said order with the Appellate Tribunal on June 06, 2025, which is pending for disposal and the next date of hearing is July 16, 2026.

The Company also received notices on October 17, 2025 under Section 27(1) of PBPT Act. However, as the confiscation proceedings under Section 27(1) are subject to the outcome of pending appeal with Hon'ble Tribunal i.e. SAFEMA, the Company made a request to the Adjudicating Authority for keeping the confiscation proceedings in abeyance till such time, as per the provisions of Section 46 of the PBPT Act. The next date of hearing is July 23, 2026.

Pending final outcome of the same and based on its assessment and legal opinion obtained, the Company does not believe any provision is required in respect of advance of Rs. 866.25 lakhs paid to the individual and potential consequences that may arise from proceedings stated above. Also, the Company does not foresee any impact on the amount spent on the project till date and no material adjustments are likely to arise in these standalone financial results in this regard.

S.R. Batliboi & Co. LLP, Gurugram
for identification



GATEWAY DISTRI PARKS LIMITED

Registered Office: Sector - 6, Dronagiri, Taluka - Uran, District Raigad, Navi Mumbai - 400 707

CIN: L60231MH2005PLC344764

Ph: +91 222724 6500, Fax: +91 22 2724 6538, Email: investors@gatewaydistriparks.com, Website: www.gatewaydistriparks.com

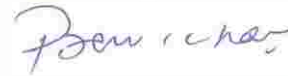
- 17 During previous periods, the Company entered into Agreement to Sell ('ATS') with its related party, Snowman Logistics Limited ('SLL') to sell at Krishnapatnam (a) land of 7.63 acres and two warehouses for a consideration of Rs. 2,000.00 lakhs against which SLL had paid an advance of Rs. 1,800.00 lakhs, and (b) land of 1.71 acres for a consideration of Rs. 230.85 lakhs against which SLL had paid 100% advance.

While SLL obtained complete possession of land by paying more than 90% of the consideration in earlier period, the application for registration of the Sale Deed for the said land parcels was rejected by the Collector and District Collector, Nellore in the previous year, on the grounds that a portion of the said land was appearing as a government land in revenue records, which cannot be used for private purposes.

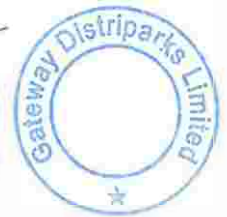
During the year, out of land of 9.34 acres, 4.10 acres of land and a warehouse valued at Rs. 1,038.61 lakhs was registered in the name of SLL, against which an advance to the extent of Rs. 936.61 lakhs was adjusted and balance payment of Rs. 102.00 lakhs was received on registration. The Company also sold additional land of 1.87 acres to SLL for a consideration of Rs. 252.00 lakhs, which got registered in name of SLL. Consequently, the Company recognised gain on sale of above land and a warehouse of Rs. 312.67 lakhs under 'Other income' during the year in these standalone financial results.

As at March 31, 2026, SLL has spent total amount of Rs. 4,398.33 lakhs at the above land parcels at Krishnapatnam. In respect of balance land of 5.24 acres and a warehouse, the Company has re-confirmed to SLL that it possesses all relevant ownership documents and filed an appeal against the rejection with the Office of the Collector, Vijayawada on June 16, 2025. Based on underlying ownership documents and external opinion, the management believes it has a strong case on merits and is confident of a favourable outcome in the appeal. In the event of an adverse decision in the appellate proceedings, the Company has agreed to indemnify SLL against any losses arising of these transactions.


For and on behalf of the Board of Directors
Gateway Distriparks Limited



Prem Kishan Dass Gupta
Chairman and Managing Director
DIN: 00011670



Place: New Delhi
Date: May 07, 2026

 S.R. Batilbol & Co. LLP, Gurugram
For Identification

GATEWAY DISTRI PARKS LIMITED

Statement on Impact of Audit Qualifications on Standalone Financial Results for the Year ended March 31, 2026 (See regulation 33 of the SEBI (LODR) Regulations, 2015)

Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) Rs. Lacs	Adjusted Figures (audited figures after adjusting for qualifications) Rs. Lacs
1	Turnover / Total income	1,60,890.79	1,60,890.79
2	Total Expenditure	1,31,194.38	1,31,194.38
3	Net Profit/(Loss)	26,835.98	26,835.98
4	Earnings Per Share	5.37	5.37
5	Total Assets	2,69,349.43	2,69,349.43
6	Total Liabilities	56,111.50	56,111.50
7	Net Worth	2,13,237.93	2,13,237.93
8	Any other financial item(s) (as felt appropriate by the management)	-	-

I.

**Audit Qualification
(each audit qualification separately):**

a. Details of Audit Qualification:

The Company is in process of setting up a new ICD project in Jaipur and has acquired land parcels of 21.4 acres at a consideration of Rs. 2,327.64 lakhs (including land development cost) and incurred further expense of Rs.1,074.72 lakhs on the project as at March 31, 2026. Further, the Company also entered into an arrangement with an individual to acquire additional land parcels required by the Company to complete the project, against which an amount aggregating to Rs. 866.25 lakhs was paid by the Company. As per such arrangement, the individual was required to acquire various small land parcels, ensure required regulatory compliances and sell the land to the Company at the prevailing market price.

II.

During the year ended March 31, 2024, the said arrangement was challenged by the Initiating Officer, Income Tax, Benami Property Unit, Jaipur, who alleged these arrangements / transactions were covered under the Prohibition of Benami Property Transactions Act, 1988 ('the PBPT Act') and referred the matter to the Adjudicating Authority of the PBPT Act, New Delhi. Income-tax department also provisionally attached the properties, which were acquired by the individual in tranches from such amount paid by the Company under the abovementioned arrangement.

Further, the Company received an order dated April 21, 2025 from the Adjudicating Authority, where the Adjudicating Authority confirmed the provisional attachment orders previously issued by the Initiating Officer, with respect to the land parcels held by the individual, thereby holding the aforesaid property to be Benami Property, and the individual as Benamidar and the Company as Beneficial Owner. The Company filed an appeal against the said order with the Appellate Tribunal on June 06, 2025, which is pending for disposal and the next date of hearing is July 16, 2026.



GATEWAY DISTRI PARKS LIMITED

The Company also received notices on October 17, 2025 under Section 27(1) of PBPT Act. However, as the confiscation proceedings under Section 27(1) are subject to the outcome of pending appeal with Hon'ble Tribunal i.e. SAFEMA, the Company made a request to the Adjudicating Authority for keeping the confiscation proceedings in abeyance till such time, as per the provisions of Section 46 of the PBPT Act. The next date of hearing is July 23, 2026.

Pending final outcome of the same and based on its assessment and legal opinion obtained, the Company does not believe any provision is required in respect of advance of Rs. 866.25 lakhs paid to the individual and potential consequences that may arise from proceedings stated above. Also, the Company does not foresee any impact on the amount spent on the project till date and no material adjustments are likely to arise in these standalone financial results in this regard.

The auditors in their report have stated that considering the status of the matter as more fully discussed above, they are unable to comment on the provisions, if any, that may be required related to recovery of said advances and/or potential consequences in respect of the proceedings in these audited standalone financial results.

b. Type of Audit Qualification: Qualified Opinion / Disclaimer of Opinion / Adverse Opinion

c. Frequency of qualification: Whether appeared first time / repetitive / since how long continuing – March 31, 2024

d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Not Applicable

e. For Audit Qualification(s) where the impact is not quantified by the auditor:

(i) Management's estimation on the impact of audit qualification: The matter is subject to ongoing legal proceeding, the impact of which is currently not ascertainable as described in the notes to the standalone financial results/statements.

(ii) If management is unable to estimate the impact, reasons for the same: Not Applicable

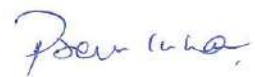
(iii) Auditors' Comments on (i) or (ii) above: Auditors have already commented in their report on the statement of audited Standalone financials results for the quarter and year ended March 31, 2026 and on the Standalone financial statements for the year ended March 31, 2026.

Signatories:

III



Kartik Aiyer
(Chief Financial Officer)

Prem Kishan Dass Gupta
(Chairman and Managing Director)



Anil Aggarwal
(Audit Committee Chairman)




Place: New Delhi
Date: 07.05.2026

Amit Gupta
Partner
S.R. Bathol & Co. LLP (Statutory Auditor)