



**INDUSTRIAL
INVESTMENT
TRUST
LIMITED**

February 04, 2026

The Manager
Corporate Relationship Department
BSE Limited
Dalal Street
Mumbai – 400 001

BSE Code: 501295

The Manager
Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No. C/1, G Block
BKC, Bandra (E), Mumbai 400 051

NSE Scrip Symbol: IITL

Dear Sir/Madam,

Sub: Outcome of the Board Meeting

Ref: Unaudited Financial Results (Standalone & Consolidated) for the quarter and nine months ended December 31, 2025 - Regulations 30, 33 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is to inform you that the Board of Directors of the Company at their meeting held today i.e. Wednesday, February 04, 2026, has inter alia considered and approved the following:

In terms of the provisions of Regulations 30 (read with Part A of Schedule III) and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we attach herewith the following statements for the quarter and nine months ended December 31, 2025, duly approved by the Board of Directors of the Company in its meeting held today, February 04, 2026.

- Unaudited Financial Results (Standalone & Consolidated) of Industrial Investment Trust Limited for the quarter and nine months ended December 31, 2025.
- Limited Review Reports on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Maharaj N R Suresh and Co LLP, Chartered Accountants for the quarter and nine months ended December 31, 2025.
- Intimation under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for removal of name of the subsidiary Company, IITL Investment Advisors Private Limited from the Register of Companies

Pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the following:

- Unaudited Financial Results (Standalone & Consolidated) of Industrial Investment Trust Limited for the quarter and nine months ended December 31, 2025.
- Limited Review Reports on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Maharaj N R Suresh and Co LLP, Chartered Accountants for the quarter and nine months ended December 31, 2025.

The meeting commenced at 4.10 p.m. and concluded at 6.00 p.m.

Kindly acknowledge the receipt.

Yours sincerely,
For **Industrial Investment Trust Limited**
Cumi Ankur
Banerjee

Cumi Banerjee
CEO (Secretarial, Legal and Admin) & Company Secretary

Encl: A/a

Copy to:
The Luxembourg Stock Exchange
Société de la Bourse de Luxembourg S.A., BP 165 / L-2011 Luxembourg

CIN No. L65990MH1933PLC001998

Regd. Office : Office No. 101A, "The Capital", G-Block, Plot No. C-70, Bandra Kurla Complex,

Bandra (East), Mumbai -400051. • Tel.: (+91) 22-4325 0100

Email : iitl@iitlgroup.com • Website : www.iitlgroup.com





LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS

To

The Board of Directors

Industrial Investment Trust Limited

1. We have reviewed the accompanying statement of unaudited Financial results of Industrial Investments Trust Limited for the Quarter / Nine months ended 31st December 2025. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Opinion

3. Based on our review conducted and procedure performed as stated in Paragraph 2 above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



4. We draw attention to the following:

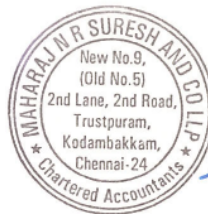
- i) We draw attention to Note no 3(i) of the statement, regarding Investment in its subsidiary IITL Projects Limited ,As on 31.12.2025 , the accumulated loss of Rs. 543.19 lakhs , exceeds the paid up capital and net worth of the company stands fully eroded. The total liability of the company exceeds its total assets.

The company has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their realisation value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.

Our report is not modified in respect of the matters mentioned in paragraphs 4 above.

Place: Mumbai
Date: 04.02.2026

For Maharaj N R Suresh and Co LLP
FRN NO:001931S/S000020



N.R. Suresh

N R Suresh
Partner

Chartered Accountants
M NO. 021661

UDIN NO:26021661SDGZCA3219

INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

Regd. Office : Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051

Tel. No. 022-4325 0100, Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

(₹ in Lakhs)

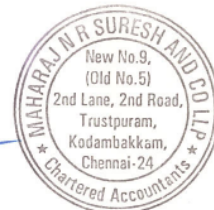
Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		Dec 31, 2025 Un-Audited	Sept 30, 2025 Un-Audited	Dec 31, 2024 Un-Audited	Dec 31, 2025 Un-Audited	Dec 31, 2024 Un-Audited	Mar 31, 2025 Audited
1	Revenue from Operations						
	Interest Income	439.90	375.90	638.75	1,239.19	1,602.98	2,164.57
	Dividend Income	5.18	9.40	9.92	15.05	15.92	16.93
	Net Gain on Fair Value changes	621.32	(511.49)	(1,093.69)	1,191.40	361.60	(758.94)
		1,066.40	(126.19)	(445.02)	2,445.64	1,980.50	1,422.57
2	Other Income	0.25	0.25	0.57	0.85	1.77	73.70
3	Total Income (1+2)	1,066.65	(125.94)	(444.45)	2,446.49	1,982.27	1,496.27
4	Expenses:						
	Finance Costs	9.55	10.20	9.57	31.21	29.23	40.74
	Impairment on Financial Instruments	-	-	-	-	-	-
	Employee Benefits Expenses	108.42	92.07	85.27	295.52	194.53	293.23
	Depreciation, Amortization and Impairment	49.33	47.89	104.69	144.58	165.88	223.73
	Other Expenses	171.82	155.60	155.09	418.10	422.84	578.30
	Total Expenses	339.12	305.76	354.62	889.41	812.48	1,136.00
5	Profit / (Loss) before Exceptional items and Tax (3-4)	727.53	(431.69)	(799.07)	1,557.08	1,169.79	360.27
6	Exceptional Items	-	-	-	-	-	-
7	Profit/(Loss) before tax (5-6)	727.53	(431.69)	(799.07)	1,557.08	1,169.79	360.27
	Tax expense:						
	Current Tax	141.48	105.55	117.28	292.67	450.64	551.34
	Deferred Tax	21.76	(190.80)	(382.76)	31.71	(244.28)	(504.57)
	Earlier Year	-	-	(2.37)	-	(2.37)	(7.63)
8	Total tax expense	163.24	(85.25)	(267.85)	324.38	203.99	39.14
9	Profit/(loss) after tax (7-8)	564.29	(346.44)	(531.21)	1,232.70	965.81	321.13
	Other comprehensive income/(loss) (OCI)						
	Items that will not be reclassified to Profit or Loss						
	Remeasurement of Defined Benefit Liability / Asset	-1.24	-	0.47	(3.67)	(6.42)	(6.27)
	ii. Tax on remeasurement of Defined Benefit	0.31	-	(0.12)	0.92	1.62	1.56
10	Other comprehensive income/(loss)	(0.93)	-	0.35	(2.75)	(4.80)	(4.72)
11	Total Comprehensive income/(loss) for the period/year	563.36	(346.44)	(530.87)	1,229.95	961.00	316.41
12	Paid up Equity Share Capital (Face value ₹10 each):	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
13	Other equity						39,161.27
14	Earning per Equity Shares of ₹10 each						
	- Basic and Diluted*	2.50	(1.54)	(2.35)	5.47	4.28	1.42

* Basic and Diluted EPS for all periods except year ended 31.03.2025 is not annualised.



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Notes:

- 1 The above standalone unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on February 04, 2026 and subject to Limited Review by the Statutory Auditor.
- 2 The Company is subject to Income Tax under section 115BAA of the Income Tax Act 1961 and tax provision is recognised accordingly.
- 3 Following subsidiary is facing uncertainties as detailed below:
 - i) **IITL Projects Limited - one of the subsidiaries is facing uncertainties as detailed below**

As at December 31, 2025, the Company carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹1,361.23 lakhs in the equity shares. The net worth of the subsidiary is negative as on December 31, 2025.

As on December 31, 2025, the accumulated loss of ₹ 543.19 lakhs, exceeds the paid up capital and net worth of the company stands fully eroded. The total liability of the company exceeds its total assets.

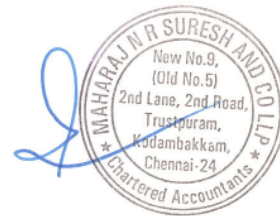
IITL Projects Limited has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their realisation value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.
- 4 The Board of Directors in its meeting held on November 12, 2025 has approved the variation in the terms of 70,00,000, 0% Non-Convertible Redeemable Preference Shares Investment issued by IITL Project Limited, subject to the approval of members of the company and the revised term shall be as under :-
 1. The maximum period of redemption of the entire 70,00,000 Preference Shares shall be extended upto March 31, 2028.
 2. Save as what is mentioned hereinabove, all the other terms and conditions of the said preference shares shall remain the same.The Company has accorded its Shareholders Consent on 08.01.2026 through Postal Ballot.
- 5 Pursuant to National Company Law Tribunal, Mumbai Bench, order dated 19th March, 2025, 2 subsidiaries namely IITL Investtrust Limited and IITL Management and Consultancy Pvt Ltd have been amalgamated with Industrial Investment Trust Limited, and the appointed date of amalgamation is 01.04.2024, and effect of Amalgamation was given after effective date (19.03.2025), previous quarter figures are not comparable.
- 6 The previous year / periods figures have been regrouped/reclassified wherever necessary.

Place : Mumbai
Date : February 04, 2026



For Industrial Investment Trust Limited

DR. BIDHUBHUSAN SAMAL
CHAIRMAN
DIN : 00007256





LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF INDUSTRIAL INVESTMENT TRUST LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of INDUSTRIAL INVESTMENT TRUST LIMITED ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as 'the Group'), for the quarter / Nine Months ended 31.12.2025. ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

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

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

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

Subsidiaries

- (i) IITL Projects Limited
- (ii) IITL Investment Advisors Private Limited

Opinion

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. We draw attention to the following

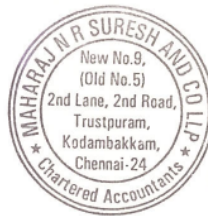
i) We draw attention to Note no 3 of the statement, regarding Investment in its subsidiary IITL Projects Limited ,As on 31.12.2025, the accumulated loss of Rs. 543.19 lakhs , exceeds the paid up capital and net worth of the company stands fully eroded. The total liability of the company exceeds its total assets.

The company has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their realisation value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.

7 . The financial results of IITL projects Limited ,one of the subsidiary included in the consolidated unaudited financial results, whose financial results reflect total revenues of Rs.135.07 lakhs and Rs 43.30 lakhs total net Profit after tax of Rs 105.76 lakhs and Rs 63.50 lakhs total comprehensive income of Rs 105.86 Lakhs and Rs 63.50 lakhs ,for the Nine Months /quarter ended December 31st ,2025 ,as considered in the consolidated unaudited financial results, have been reviewed by us. The other subsidiary, whose unaudited interim financial results/statements and other financial information (before eliminating intercompany transactions) reflect total revenues of Rs NIL , total net profit after tax of Rs. 0.47 lakhs and total comprehensive expense of Rs.0.47 , for the Quarter/Nine Months ended December 31st 2025 , as considered in the statement which have been reviewed by their respective independent auditor. These interim financial results have been reviewed by other auditor whose reports have been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts included in respect of subsidiary is based solely on the reports of the other auditor and procedures performed by us as stated in paragraph 3 above.

Our report is not modified in respect of the matters mentioned in paragraphs 6&7 above .

Place: Mumbai
Date: 04.02.2026



For Maharaj N R Suresh and co LLP
FRN NO:0019315/S000020

N R Suresh

N R Suresh
Partner

Chartered Accountants

M NO. 021661

UDIN: 26021661JZWFSY1181

INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

Regd. Office : Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051

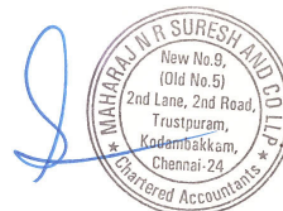
Tel. No. 022-4325 0100, Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		Dec 31, 2025 Un-Audited	Sept 30, 2025 Un-Audited	Dec 31, 2024 Un-Audited	Dec 31, 2025 Un-Audited	Dec 31, 2024 Un-Audited	Mar 31, 2025 Audited
1	Revenue from Operations						
	Interest Income	483.20	419.93	712.04	1,374.26	1,796.80	2,378.86
	Dividend Income	5.18	9.40	9.92	15.05	16.01	16.93
	Sale of Flats	-	-	-	-	50.40	20.71
	Net Gain on Fair Value changes	621.32	(511.50)	(1,139.71)	1,191.40	331.22	(758.94)
	Other Income from Operations	-	-	(0.82)	-	-	-
		1,109.70	(82.17)	(418.57)	2,580.71	2,194.44	1,657.57
2	Other Income	0.50	-	0.60	0.60	1.86	72.71
3	Total Income (1+2)	1,110.20	(82.17)	(417.97)	2,581.31	2,196.30	1,730.27
4	Expenses:						
	Finance Costs	9.55	10.20	8.97	31.21	28.20	40.74
	Impairment on Financial Instruments	(40.00)	-	-	(40.00)	-	(10.00)
	Cost of Sales	-	-	-	-	32.09	4.20
	Employee Benefits Expenses	111.42	94.60	92.90	304.58	218.74	308.99
	Depreciation, Amortization and Impairment	49.47	48.04	105.46	145.01	168.18	223.92
	Other Expenses	180.93	164.52	170.65	455.48	468.81	650.94
	Total Expenses	311.37	317.36	377.99	896.28	916.03	1,218.80
5	Profit / (Loss) before Exceptional items and Tax (3-4)	798.83	(399.52)	(795.96)	1,685.03	1,280.27	511.48
6	Share of Net Profit / (Loss) of Joint Ventures and Associates accounted for using Equity method	-	-	-	-	-	-
7	Profit/(Loss) before tax (5-6)	798.83	(399.52)	(795.96)	1,685.03	1,280.27	511.48
8	Exceptional Items	-	-	-	-	-	-
9	Profit/(Loss) before tax (7+8)	798.83	(399.52)	(795.96)	1,685.03	1,280.27	511.48
	Tax expense:						
	Current Tax	149.50	113.75	131.51	315.08	464.87	589.22
	Deferred Tax	21.74	(190.79)	(374.57)	31.96	(235.97)	(504.42)
	Earlier Year	-	-	(2.38)	-	(2.38)	(7.63)
10	Total tax expense	171.24	(77.04)	(245.44)	347.04	226.52	77.17
11	Profit/(loss) after tax (9-10)	627.59	(322.48)	(550.52)	1,337.99	1,053.75	434.30
	Other comprehensive income/(loss) (OCI)						
	Items that will not be reclassified to Profit or Loss						
	(i) Items that will not be reclassified to profit or loss	(1.24)	(0.00)	0.37	(3.54)	(6.79)	(6.50)
	(ii) Income tax related to items that will not be reclassified to profit or loss	0.31	(0.00)	0.03	0.89	(1.78)	1.61
12	Other comprehensive income/(loss)	(0.93)	(0.00)	0.39	(2.65)	(8.58)	(4.89)
13	Total Comprehensive income/(loss) for the period/year	626.66	(322.49)	(550.13)	1,335.34	1,045.17	429.42
14	Profit/(loss) for the period/year attributable to:						
	Owners of the Company	609.64	(329.29)	(516.32)	1,308.09	1,154.01	400.51
	Non-controlling interest	17.94	6.80	(34.18)	29.89	(100.25)	33.80
		627.59	(322.48)	(550.51)	1,337.99	1,053.75	434.30
15	Other Comprehensive income/(loss) attributable to:						
	Owners of the Company	(0.93)	-	0.34	(2.65)	(5.01)	(4.89)
	Non-controlling interest	-	-	-	-	-	-
		(0.93)	-	0.34	(2.65)	(5.01)	(4.89)
16	Total Comprehensive income/(loss) attributable to:						
	Owners of the Company	608.71	(329.29)	(515.98)	1,305.44	1,149.00	395.62
	Non-controlling interest	17.94	6.80	(34.18)	29.89	(100.25)	33.80
		626.66	(322.49)	(550.17)	1,335.34	1,048.74	429.42
14	Paid up Equity Share Capital (Face value ₹10 each):	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
17	Other equity						42,049.93
18	Earning per Equity Shares of ₹10 each						
	- Basic and Diluted*	2.70	(1.46)	(2.29)	5.80	5.12	1.78

* Basic and Diluted EPS for all periods except year ended 31.03.2025 is not annualised.



UNAUDITED CONSOLIDATED SEGMENT WISE REVENUE, RESULTS, TOTAL ASSETS AND TOTAL LIABILITIES

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		Dec 31, 2025 Un-Audited	Sept 30, 2025 Un-Audited	Dec 31, 2024 Un-Audited	Dec 31, 2025 Un-Audited	Dec 31, 2024 Un-Audited	Mar 31, 2025 Audited
A	Segment Revenues						
	(a) Investment Activity	448.91	(459.57)	(445.02)	1,071.38	1,973.20	471.80
	(b) Lending Activity	418.77	355.15	-	1,175.64	-	1,023.47
	(c) Real Estate Activity	43.30	91.77	56.66	135.07	208.52	235.00
	(d) Others	199.22	(69.52)	(29.61)	199.22	14.59	-
		1,110.20	(82.17)	(417.97)	2,581.31	2,196.30	1,730.27
B	Segment Result						
	(a) Investment Activity	336.08	(773.96)	(798.47)	447.29	1,163.56	(587.10)
	(b) Lending Activity	391.44	342.25	-	1,109.79	-	947.37
	(c) Real Estate Activity	71.52	32.31	40.76	128.43	127.08	159.20
	(d) Others	(0.22)	(0.13)	(38.26)	(0.48)	(10.37)	(8.00)
		798.83	(399.52)	(795.96)	1,685.03	1,280.27	511.48
	Less:						
	(a) Share of Net Profit / (Loss) of Joint Ventures & Associates accounted for using Equity Method	-	-	-	-	-	-
	(b) Other Un-Allocable Expenses net of Income	-	-	-	-	-	-
		798.83	(399.52)	(795.96)	1,685.03	1,280.27	511.48
C	Segment Assets						
	(a) Investment Activity	26,604.26	31,720.12	39,594.66	26,604.26	39,594.66	24,621.75
	(b) Lending Activity	15,056.39	9,377.48	-	15,056.39	-	15,918.65
	(c) Real Estate Activity	3,489.52	3,428.48	3,387.87	3,489.52	3,387.87	3,429.43
	(d) Others	0.40	0.94	1,714.83	0.40	1,714.83	1.00
		45,150.57	44,527.02	44,697.36	45,150.57	44,697.36	43,970.83
D	Segment Liabilities						
	(a) Investment Activity	384.62	384.65	667.25	384.62	667.25	494.50
	(b) Lending Activity	-	-	-	-	-	-
	(c) Real Estate Activity	31.65	34.40	24.90	31.65	24.90	77.70
	(d) Others	0.38	0.70	3.77	0.38	3.77	0.05
		416.65	419.75	695.92	416.65	695.92	572.25

Notes:

- The above unaudited results of Industrial Investment Trust Limited (the "Parent" or the "Company") and its subsidiaries (together referred to as "Group") were reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on February 04, 2026. The results for the nine months ended and quarter ended December 31, 2025 are subjected to Limited Review by the Statutory Auditors

- The Company is subject to Income Tax under section 115BAA of the Income Tax Act 1961 and tax provision is recognised accordingly.

- Following subsidiaries and associate are facing uncertainties as detailed below;

IITL Projects Limited - one of the subsidiaries is facing uncertainties as detailed below

As at December 31, 2025, the Company carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹1,361.23 lakhs in the equity shares. The net worth of the subsidiary is negative as on December 31, 2025.

As on December 31, 2025, the accumulated loss of ₹ 543.19 lakhs, exceeds the paid up capital and net worth of the company stands fully eroded. The total liability of the company exceeds its total assets.

IITL Projects Limited has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their realisation value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.

- The Board of Directors in its meeting held on November 12, 2025 has approved the variation in the terms of 70,00,000, 0% Non-Convertible Redeemable Preference Shares Investment issued by IITL Project Limited, subject to the approval of members of the company and the revised term shall be as under :-
 - The maximum period of redemption of the entire 70,00,000 Preference Shares shall be extended upto March 31, 2028.
 - Save as what is mentioned hereinabove, all the other terms and conditions of the said preference shares shall remain the same.

The Company has accorded its Shareholders Consent on 08.01.2026 through Postal Ballot.

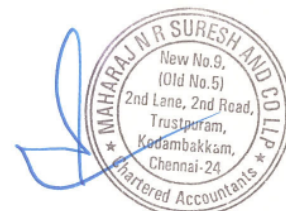
- The previous year/periods figures have been regrouped/reclassified wherever necessary.

Place : Mumbai
Mumbai : February 04, 2026



For Industrial Investment Trust Limited

DR. B. SAMAL
CHAIRMAN
DIN : 00007256





**INDUSTRIAL
INVESTMENT
TRUST
LIMITED**

February 04, 2026

The Manager
Listing Department
BSE Limited
Dalal Street
Mumbai – 400 001

The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No. C/1, G Block
BKC, Bandra (E), Mumbai 400 051

BSE Code: 501295

NSE Scrip Symbol: IITL

Dear Sir / Madam,

Sub: Intimation under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of the Listing Regulations, we wish to inform you that IITL Investment Advisors Private Limited (IITL Investment Advisors) was incorporated on January 16, 2025 and is a subsidiary of the Company.

The said subsidiary has not commenced any business since the date of its incorporation. It is not a material subsidiary of the Company.

It has now been decided to remove the name of IITL Investment Advisors Private Limited by making an application under the 'Companies (Removal of Names of Companies from the Register of Companies) Rules, 2016' issued vide General Circular No. 16/2016 dated December 26, 2016 by the Ministry of Corporate Affairs, Government of India, for Removal of name of the Company from the Register of Companies.

Details as required under Regulation 30 of SEBI Listing Regulations read with SEBI Master Circular SEBI/HO/CFD/PoD2/CIRIP/0155 dated November 11, 2024 are given in **Annexure A** for your perusal.

Kindly take the same on record.

Thanking you.

Yours sincerely,
For **Industrial Investment Trust Limited**

**Cumi Ankur
Banerjee**

Cumi Banerjee
CEO (Secretarial, Legal and Admin) & Company Secretary



CIN No. L65990MH1933PLC001998

Regd. Office : Office No. 101A, "The Capital", G-Block, Plot No. C-70, Bandra Kurla Complex,

Bandra (East), Mumbai -400051. • Tel.: (+91) 22-4325 0100

Email : iitl@iitlgroup.com • Website : www.iitlgroup.com

Annexure A

Particulars	Details
The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division of the listed entity during the last financial year	<p>IITL Investment Advisors Private Limited (IITL Investment Advisors) had not commenced any business or conducted any operations, transactions or activities since the date of its incorporation.</p> <p>Accordingly, the turnover or revenue or income is Nil and net worth is minus Rs. 7.48 lakhs as on December 31, 2025</p>
Date on which the agreement for sale has been entered into	Not Applicable
The expected date of completion of sale/disposal	IITL Investment Advisors intends to make an application to the Ministry of Corporate Affairs (MCA) under the 'Companies (Removal of Names of Companies from the Register of Companies) Rules, 2016', which will be subsequently disposed off by the MCA in due course of time.
Consideration received from such sale/disposal	Not Applicable
Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	Not Applicable
Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arms length"	Not Applicable
In case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale	Not Applicable

