

TIVOLI CONSTRUCTION LIMITED

CIN: L45200MH1985PLC037365

Regd. Off: 4th Floor, Raheja Chambers, Linking Road & Main Avenue, Santacruz (West),
Mumbai – 400 054 Phone Nos.: 022 – 67694400 / 4444

Website: www.tivoliconstruction.in Email: tivoliconstruction@yahoo.co.in

Date: 12th August, 2025

The Listing Compliance Department
BSE Limited
25th Floor, P. J. Towers Dalal Street
Mumbai – 400 001

Dear Sirs,

BSE Scrip Code - 511096

Sub. : Outcome of the Board Meeting held on 12th August, 2025.

Ref.: Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is to inform you that the Board of Directors of the Company at its meeting held today i.e. Tuesday, 12th August, 2025 has inter-alia approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended 30th June, 2025 as recommended by the Audit Committee at their meeting held earlier today.

The Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended 30th June, 2025 prepared in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") together with "Limited Review Report" received from the Auditor are enclosed herewith.

This is to further inform you that the Board Meeting commenced at 3.30 pm and concluded at 4.15 pm

Kindly take the aforesaid on record.

Thanking you,

For TIVOLI CONSTRUCTION LIMITED

RAKESH THAKORBHAI DESAI
DIRECTOR
DIN: 00152982

Encl: As above.

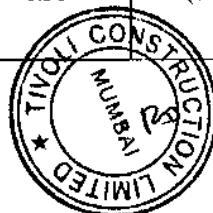
TIVOLI CONSTRUCTION LIMITED

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Regd. Off: 4th Floor, Raheja Chambers, Linking Road and Main Avenue, Santacruz (West) Mumbai 400 054.Email Id: tivoliconstruction@yahoo.co.in, Phone No. 022 6769 4400/4444Website: www.tivoliconstruction.in**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE
QUARTER ENDED 30TH JUNE, 2025**

(Rs. In Lakhs)

Particulars	3 months ended (30/06/2025)	Preceding 3 months ended (31/03/2025)	Corresponding 3 months ended in the previous year (30/06/2024)	Year to Date figures for current period ended (31/03/2025)
	Unaudited	Audited	Unaudited	Audited
1. Revenue from Operations				
(a) Net Sales/Income from Operations.	NIL	NIL	NIL	NIL
(b) Other Operating Income	NIL	NIL	NIL	NIL
2. Other Income	7.00	0.02	0.00	0.02
3. Total Income	7.00	0.02	0.00	0.02
4. Expenses				
a. Cost of Materials consumed	NIL	NIL	NIL	NIL
b. Purchase of stock-in-trade	NIL	NIL	NIL	NIL
c. Changes in inventories of finished goods, work-in-progress and stock-in-trade	NIL	NIL	NIL	NIL
d. Employee benefits expense	0.18	0.18	0.12	0.66
e. Finance costs	NIL	NIL	NIL	NIL
f. Depreciation	NIL	NIL	NIL	NIL
g. Other expenses				
1. Advertisement Expenses	0.00	0.00	0.30	0.98
2. Professional Fees	0.34	0.63	0.50	2.03
3. Listing Fees & other fees to Stock exchange	3.25	1.45	3.25	4.70
4. Other expenses	0.68	0.00	0.72	1.35
Total expenses	4.45	2.26	4.89	9.72
5. Profit/(Loss) before Exceptional Items & tax (3 - 4)	2.55	(2.24)	(4.89)	(9.70)
6. Exceptional items	NIL	NIL	NIL	NIL
7. Profit (+) /Loss (-) from Ordinary Activities before Tax (5 - 6)	2.55	(2.24)	(4.89)	(9.70)
8. Tax expense	NIL	0.54	0.00	0.54
9. Net Profit (+)/Loss (-) for the period (7 - 8)	2.55	(2.78)	(4.89)	(10.24)
10. Other Comprehensive Income				
a) Items that will not be reclassified to Profit & Loss	NIL	NIL	NIL	NIL
b) Items that will be reclassified to Profit & Loss	NIL	NIL	NIL	NIL
11. Total Comprehensive Income for the period (9 + 10)	2.55	(2.78)	(4.89)	(10.24)
12. Paid up equity share capital (Face value Rs.10/-)	50.00	50.00	50.00	50.00
13. Reserves i.e. Other equity				19.22
14. Earnings Per Share (Basic, diluted and not annualised)	0.51	(0.56)	(0.98)	(2.05)



Contd . . . 2

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Email Id: tivoliconstruction@yahoo.co.in, Phone No. 022 6769 4400/4444

Website: www.tivoliconstruction.in

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Notes:

1. The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12th August, 2025. The above results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under section 133 of the Companies Act, 2013.
2. The Company has single business segment, therefore, in the context of Ind AS- 108, disclosure of segment information is not applicable.
3. The above financial results for the quarter ended 30th June, 2025 were subjected to "Limited Review" by the Statutory Auditors of the Company.

FOR TIVOLI CONSTRUCTION LIMITED



Desai Rakesh

RAKESH DESAI
DIRECTOR
DIN: 00152982

Mumbai

Dated: 12th August, 2025



N.S. SHETTY & CO.

CHARTERED ACCOUNTANTS

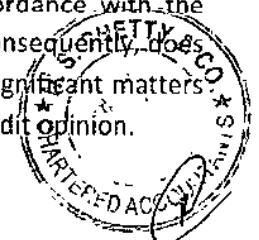
Phone : 2623 1716, 2623 7669 Fax : 2624 5364
E-mail : nsshetty_co@yahoo.com

"Arjun", Plot No. 6A, V.P. Road,
Andheri (W), Mumbai - 400 058

LIMITED REVIEW REPORT ON THE UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30th JUNE, 2025

Review Report To,
The Board of Directors,
Tivoli Construction Limited
Mumbai

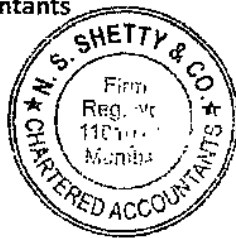
- 1 We have reviewed the accompanying statement of unaudited standalone financial results ('the statement') of **Tivoli Construction Limited** ('the Company') for the quarter ended 30th June, 2025 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to the fact that the figures for the quarter ended 31st March, 2025 as reported in these unaudited standalone financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures upto the third quarter of the previous financial year. The figures upto the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
- 2 The preparation of Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India, is responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report on the Statements based on our review.
- 3 We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



- 4 Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting practices and polices 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.

For N S Shetty & Co
Chartered Accountants
FRN: 110101W

R. S. Shetty



Rohit Shetty
Partner

Membership No.: 135463

Place: Mumbai

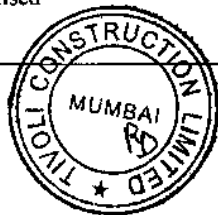
Date: 1.2 AUG 2025

UDIN: 25135463BMN0WJ7819

TIVOLI CONSTRUCTION LIMITED**CIN : L45200MH1985PLC037365**Regd. Off: 4th Floor, Raheja Chambers, Linking Road and Main Avenue, Santacruz (West) Mumbai 400 054.Email Id: tivoliconstruction@yahoo.co.in, Phone No. 022 6769 4400/4444Website: www.tivoliconstruction.in**UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE
QUARTER ENDED 30TH JUNE, 2025**

(Rs. In Lakhs)

Particulars	3 months ended (30/06/2025)	Preceding 3 months ended (31/03/2025)	Corresponding 3 months ended in the previous yr (30/06/2024)	Year to Date figures for current period ended (31/03/2025)
	Unaudited	Audited	Unaudited	Audited
1. Revenue from Operations				
(a) Net Sales/Income from Operations.	NIL	6.55	NIL	6.55
(b) Other Operating Income	NIL	NIL	NIL	NIL
2. Other Income	2.70	2.81	3.77	12.15
3. Total Income	2.70	9.36	3.77	18.70
4. Expenses				
a. Cost of Materials consumed	NIL	6.76	NIL	6.76
b. Purchase of stock-in-trade	NIL	NIL	NIL	NIL
c. Changes in inventories of finished goods, work-in-progress and stock-in-trade	NIL	NIL	NIL	NIL
d. Employee benefits expense	0.48	0.48	0.32	1.76
e. Finance costs	NIL	NIL	NIL	0.01
f. Depreciation	0.04	0.05	0.04	0.17
g. Other expenses				
1. Advertisement Expenses	0.00	0.00	0.30	0.98
2. Professional Fees	0.40	2.54	0.50	4.42
3. Listing Fees & other fees to Stock exchange	3.25	1.49	3.25	4.74
4. Other expenses	0.68	0.25	0.73	1.69
Total expenses	4.85	11.58	5.14	20.53
5. Profit/(Loss) before Exceptional Items & tax (3 - 4)	(2.15)	(2.22)	(1.37)	(1.83)
6. Exceptional items	NIL	NIL	NIL	NIL
7. Profit (+) /Loss (-) from Ordinary Activities before Tax (5 - 6)	(2.15)	(2.22)	(1.37)	(1.83)
8. Tax expense	0.58	0.33	0.00	2.54
9. Net Profit (+)/Loss (-) for the period (7 - 8)	(2.73)	(2.55)	(1.37)	(4.37)
10. Other Comprehensive Income				
a) Items that will not be reclassified to Profit & Loss	NIL	NIL	NIL	NIL
b) Items that will be reclassified to Profit & Loss	NIL	NIL	NIL	NIL
11. Total Comprehensive Income for the period (9 + 10)	(2.73)	(2.55)	(1.37)	(4.37)
12. Paid-up equity share capital (Face Value Rs. 10/-)	50.00	50.00	50.00	50.00
13. Reserves i.e. Other equity				202.41
14. Earnings Per Share (Basic, diluted and not annualised)	(0.55)	(0.51)	(0.27)	(0.87)



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Website: www.tivoliconstruction.in

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Notes:

1. The above consolidated results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12th August, 2025. The above results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under section 133 of the Companies Act, 2013.
2. The Company has single business segment, therefore, in the context of Ind AS- 108, disclosure of segment Information is not applicable.
3. The above financial results for the quarter ended 30th June, 2025 were subjected to "Limited Review" by the Statutory Auditors of the Company.

FOR TIVOLI CONSTRUCTION LIMITED



Desai Rakesh
RAKESH DESAI
DIRECTOR
DIN: 00152982

Mumbai

Dated: 12th August, 2025



N.S. SHETTY & CO.

CHARTERED ACCOUNTANTS

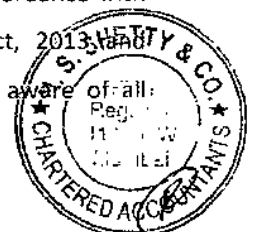
Phone : 2623 1716, 2623 7669 Fax : 2624 5364.
E-mail : nsshetty_co@yahoo.com

"Arjun", Plot No. 6A, V.P. Road,
Andheri (W), Mumbai - 400 058

LIMITED REVIEW REPORT ON THE CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30th JUNE, 2025

TO THE BOARD OF DIRECTORS OF TIVOLI CONSTRUCTION LTD.

1. We have reviewed the accompanying statement of Consolidated Unaudited Financial Results of **TIVOLI CONSTRUCTION LTD.** ('the Holding Company') and its subsidiary (the Holding Company and subsidiary together referred to as "the Group") for the quarter ended 30th June, 2025 ("the Statement") attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 of the Securities and Exchange Board Of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").
2. This statement, which is the responsibility of the Holding Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Companies (Indian Accounting Standards) Rules, 2015 as per Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the standard on review Engagements-2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). A review of interim financial information consists of making inquiries, primarily of personnel 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 specified under Section 143(10) of the Companies Act, 2013, 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.

4. The Statement includes the results of the following Subsidiary Company
 - Victoria Investment Company Limited

5. Based on our review conducted and procedure performed as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards and other recognised 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For N S Shetty & Co
Chartered Accountants
FRN: 110101W

R. S. Shetty

Rohit Shetty
Partner

Membership No.: 135463

Place: Mumbai

Date: 12 AUG 2025

UDIN: 25135463BMNDWKS266

