14th August 2026

To,
The Corporate Communication Department
Bombay Stock Exchange Ltd.
Phiroze Jeejeebhoy Towers, Dalal Street,

Fort, Mumbai — 400001

SUB: Outcome of the Board Meeting held on 14th August 2026
REF: Scrip Code: 503641

Dear Madam/Sir,

This is to inform that a meeting of the Board of Directors of the Company was held today, 14th August 2026, which commenced at 2:00 p.m. and concluded at 4:15 P.M., and during which, *inter alia*, considered, approved and noted the following businesses::

1. Unaudited Standalone and Consolidated Financial Results for the quarter ended on 30th June, 2026 along with the Limited Review Report issued by Statutory Auditors of the Company on the said result.

   A copy of the Unaudited Financial Results of the Company, along with a copy of the Limited Review Report in this regard are enclosed.

2. Appointment of Mr. Gaurav Waghela as Company Secretary and Compliance Office w.e.f. 14 August, 2026

Kindly take the above on record.

Thanking you.

Yours faithfully,

For **ZODIAC VENTURES LIMITED**

Ramesh. V. Shah.

ZODIAC VENTURES LIMITED MUMBAI 400 049

RAMESH VIRJI SHAH
Whole-time director
DIN: 01580767

Place: Mumbai

Independent Auditor's Review Report on Standalone Unaudited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), for the Quarter ended 30th June, 2026

To the Board of Directors of Zodiac Ventures Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Zodiac Ventures Limited (the Company) for the quarter ended June 30, 2026 and the year to date results for the period April 01, 2026 to June 30, 2026 (the 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").

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

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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's 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. Based on our review conducted as stated in paragraph 3 above, 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.

5. During the period under review, the Company delayed repayment of the Drop Down Overdraft (OD) facility availed from Punjab National Bank by 45 days. As on date, the account has been regularised. The Company has taken steps to strengthen its financial discipline and will ensure that such delays do not occur in future. Our conclusion on the Statement is not modified in respect of this matter.

For Pravin Chandak & Associates,
Chartered Accountants.
Firm's registration number: 116627W

PRAVIN
PANKAJ
CHANDAK

Digitally signed by PRAVIN PANKAJ CHANDAK
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serialNumber=e0d4f49f0b7715e50084c527201f8b7b17a0a1d2e618d446b1ee222af4d046ae,
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Pravin Chandak
Partner
Membership No: 049391
UDIN: **26049391FSJAUM2688**
Date: 14th August, 2026

ZODIAC VENTURES LIMITED
CIN: L45209MH1981PLC023923
Regd.Office: 205C , 45 Juhu Residency, Off Gulmohar Road, Juhu, Vileparle (West), Mumbai 400049
Mob. No: 91+ 9082927994, www.zodiacventures.in, email id: info@zodiacventures.in

Standalone Unaudited Financial Results for the Quarter Ended June 30, 2026

(Rs. In Lacs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		Un-Audited	Audited	Un-Audited	Audited
1	(a) Net Sales/Income from operations	111.36	90.00	63.67	343.15
	(b) Other Income	63.70	57.71	2.24	138.15
	Total Income (a+b)	**175.06**	**147.71**	**65.91**	**481.30**
2	**Expenditure**				
	(a) Purchase of Stock in Trade	81.99	449.62	83.26	603.92
	(b) Changes in Inventories of Work-In-Progress	(52.71)	(445.10)	(171.87)	(756.33)
	(c) Employee Benefit Expense	8.16	9.37	10.96	41.00
	(d) Finance Cost	58.60	21.47	55.42	169.50
	(e) Depreciation & Amortization Expense	1.34	1.69	1.55	6.56
	(f) Other Expenses	59.18	41.65	47.87	223.67
	Total Expenditure (a+b+c+d)	**156.56**	**78.70**	**27.20**	**288.32**
3	**Profit before Exceptional Items & Tax (1-2)**	**18.50**	**69.01**	**38.71**	**192.98**
4	Exceptional Items	-	-	-	-
5	**Profit before Tax (3-4)**	**18.50**	**69.01**	**38.71**	**192.98**
6	**Tax Expenses**				
	i) Income Tax	4.63	17.26	9.68	48.25
	ii) Deferred Tax	-	(0.44)	-	(0.44)
	iii) Tax in respect of Earlier Years	-	-	-	2.69
7	**Profit after tax (5-6)**	**13.88**	**52.20**	**29.03**	**142.48**
8	**Other Comprehensive Income**			-	-
9	**Total Comprehensive Income**	**13.88**	**52.20**	**29.03**	**142.48**
10	Paid up Equity Share Capital (Face Value Rs. 1/-)	826.98	826.98	375.90	826.98
11	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year				
12	**Earning Per Share (EPS)**				
	Basic	0.02	0.06	0.08	0.17
	Diluted	0.02	0.06	0.08	0.22

Notes to Standalone Financial Results

1. The above results are reviewed by the Audit Committee and approved by the Board of Directors at its meeting Held on 14th August 2026
2. The Company is operating in a single segment viz. Real Estate and Real Estate Development. Hence the results are reported on a single segment basis
3. The figures for the corresponding previous periods have been regrouped/rearranged wherever necessary, to make them comparable.
4. Zodiac Guruchhaya Project (Vile Parle East, Mumbai):
   The construction work for the Zodiac Guruchhaya Project, commenced on 14th July 2025, has been delayed due to pending negotiations with tenants of Gajanan Niwas. The Company expects to finalize agreements with the tenants by the end of September 2026, after which construction activities at the site will resume.

   Further, the Company has entered into a joint venture agreement with JDR Primevista LLP for the redevelopment of the project, which is expected to strengthen execution capabilities and support timely completion.
5. Zodiac Anjaneshwar Project (Vile Parle East, Mumbai):
   The Company's redevelopment project Zodiac – Anjaneshwar has been delayed due to pending clarifications from the Municipal Corporation regarding the applicability of Regulation 33(12) policy. The Company expects to receive the further Commencement Certificate (CC) from the department by the end of September 2026. Meanwhile, finishing work of the constructed floors is in progress.
6. During the period under review, the Company delayed repayment of the Drop Down Overdraft (OD) facility availed from Punjab National Bank by 45 days. As on date, the account has been regularised. The Company has taken steps to strengthen its financial discipline and will ensure that such delays do not occur in future.

For Zodiac Ventures Limited

Ramesh V. Shah

ZODIAC VENTURES LIMITED MUMBAI 400 049

Ramesh Shah
Director
Place: Mumbai
Date: 14.08.2026

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

Review Report to
The Board of Directors,
Zodiac Ventures Limited
Mumbai

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Zodiac Ventures Limited (the 'Parent Company' or 'Company') and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associate companies for the quarter ended June 30, 2026, along with notes (the 'Statement'), attached herewith, being submitted by the Parent Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. This Statement, which is the responsibility of the Parent Company's Management and approved by the Parent Company'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 as amended (the Act), read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

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. This standard required that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 no. CIR/CFD/CMDI/44/2019 dated March 29, 2019, issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes results of the following component entities:
   Parent Company:
   - Zodiac Ventures Limited

   Associate Companies:
   i) Zodiac Developers Private Limited
   ii) Zodiac Capital Private Limited
   iii) Mumbai Mega Food Park Private Limited

5. Based on our review conducted and procedure performed as per para 3 above and upon considerations of reports of other auditors read with para 6 below and management certified financial information, nothing further has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards i.e. 'Ind AS' prescribed under Section 133 of the Act, read with relevant Rules issued thereunder and other recognized accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulation, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Other Matters

   The accompanying Statement includes unaudited interim consolidated financial results and other unaudited financial information relating to the Parent Company's share of net profit/(loss) after tax and total comprehensive income/(loss) in respect of three associate companies for the quarter ended June 30, 2026. The Parent Company's share of net profit/(loss) after tax of these associates is Rs. 1.40 lakh for the quarter ended June 30, 2026. The financial results of these associates are reviewed by their independent auditors whose review report have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosure in respect of these associate companies is based solely on the reports of such auditors and procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the Statement is not modified in respect of above matters.

7. During the period under review, the Company delayed repayment of the Drop-Down Overdraft (OD) facility availed from Punjab National Bank by 45 days. As on date, the account has been regularised. The Company has taken steps to strengthen its financial discipline and will ensure that such delays do not occur in future. Our conclusion on the Statement is not modified in respect of this matter.

For M/s Pravin Chandak & Associates
Chartered Accountants
Firm Registration No. 116627W

PRAVIN PANKAJ CHANDAK

Digitally signed by PRAVIN PANKAJ CHANDAK
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Pravin Chandak
Partner
Membership No. 049391
Place: Mumbai
Dated: 14th August, 2026
UDIN: **26049391CUJCEN1113**

ZODIAC VENTURES LIMITED

CIN: L45209MH1981PLC023923

Regd.Office: 205C , 45 Juhu Residency, Off Gulmohar Road, Juhu, Vileparle (West), Mumbai 400049

Mob. No: 91+ 9082927994, www.zodiacventures.in, email id: info@zodiacventures.in

Consolidated Unaudited Financial Results for the Quarter Ended June 30, 2026

(Rs. In Lacs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		Un-Audited	Audited	Un-Audited	Audited
1	(a) Net Sales/Income from operations	111.36	90.00	63.67	343.15
	(b) Other Income	63.70	57.71	2.24	138.15
	Total Income (a+b)	**175.06**	**147.71**	**65.91**	**481.30**
2	**Expenditure**				
	(a) Purchase of Stock in Trade	81.99	449.62	83.26	603.92
	(b) Changes in Inventories of Work-In-Progress	(52.71)	(445.10)	(171.87)	(756.33)
	(c) Employee Benefit Expense	8.16	9.37	10.96	41.00
	(d) Finance Cost	58.60	21.47	55.42	169.50
	(e) Depreciation & Amortization Expense	1.34	1.69	1.55	6.56
	(f) Other Expenses	59.18	41.65	47.87	223.67
	Total Expenditure (a+b+c+d+e)	**156.56**	**78.70**	**27.20**	**288.32**
3	**Profit before Exceptional Items & Tax (1-2)**	**18.50**	**69.01**	**38.71**	**192.98**
4	Exceptional Items	-	-	-	-
5	**Profit/(Loss) before Tax (3-4)**	**18.50**	**69.01**	**38.71**	**192.98**
6	**Tax Expenses**				
	i) Income Tax	4.63	17.26	9.68	48.25
	ii) Deferred Tax	-	(0.44)	-	(0.44)
	iii) Tax in Respect of Earlier Year	-	-	-	2.69
7	**Profit/(Loss) for the period (5-6)**	**13.88**	**52.20**	**29.03**	**142.49**
8	**Profit/(Loss) from Associate Companies**	**3.28**	**25.53**	**0.66**	**28.28**
9	**Profit/(Loss) for the period after Profit/(Loss) in Associate Companies**	**17.15**	**77.73**	**29.70**	**170.77**
10	**Other Comprehensive Income**	-	-	-	-
11	**Total Comprehensive Income/(Loss) for the period (7+8)**	**17.15**	**77.73**	**29.70**	**170.77**
12	**Profit/(Loss) for the period attributable to:**				
	i) Equity Holders of the parent	1.40	10.75	-	11.94
	ii) Non Controlling Interest	1.87	14.78	-	16.34
13	**Total Comprehensive Income/(Loss) for the period attributable to:**				
	i) Equity Holders of the parent	15.28	62.95	29.70	154.43
	ii) Non Controlling Interest	1.87	14.78	-	16.34
14	Paid up Equity Share Capital (Face Value Rs. 1/-)	826.98	826.98	375.90	826.98
15	Other Equity excluding Revaluation Reserves				
16	**Earning Per Share (EPS)**				
	Basic	0.02	0.08	0.08	0.19
	Diluted	0.02	0.08	0.08	0.24

Notes to Consolidated Financial Results

1 The consolidated Financial Results comprise the results of Zodiac Ventures Limited and its Associate Company Zodiac Developers Pvt. Ltd., Zodiac Capital Pvt Ltd. and Mumbai Mega Development Pvt Ltd, which are consolidated in accordance with Ind AS 110 on Consolidation of Financial Statements.

During the period under review, the Company delayed repayment of the Drop Down Overdraft (OD) facility availed from Punjab National Bank by 45 days. As on date, the account has been regularised. The Company has taken steps to strengthen its financial discipline and will ensure that such delays do not occur in future.

Zodiac Anjaneshwar Project (Vile Parle East, Mumbai):
The Company's redevelopment project Zodiac – Anjaneshwar has been delayed due to pending clarifications from the Municipal Corporation regarding the applicability of Regulation 33(12) policy. The Company expects to receive the further Commencement Certificate (CC) from the department by the end of September 2026. Meanwhile, finishing work of the constructed floors is in progress.

Zodiac Guruchhaya Project (Vile Parle East, Mumbai):
The construction work for the Zodiac Guruchhaya Project, commenced on 14th July 2025, has been delayed due to pending negotiations with tenants of Gajanan Niwas. The Company expects to finalize agreements with the tenants by the end of September 2026, after which construction activities at the site will resume. Further, the Company has entered into a joint venture agreement with JDR Primevista LLP for the redevelopment of the project, which is expected to strengthen execution capabilities and support timely completion.

2 Zodiac Ventures Ltd (ZVL), having controlling interest in the associate company Zodiac Developers Pvt Ltd, is engaged in real estate business. There are several litigations involved in the Hanuman Nagar Project of the said associate Company. There is a dispute with the Joint Developer in the Project. During 2020-21, the arbitration award dated 15th October 2020 has been received for the Hanuman Nagar Project. But the Associate Company has an order from the SRA which contradicts the arbitration award and definitely has more weightage in relative terms. An application under Section 34 of the Arbitration and Conciliation Act 1996 has been filed in the Bombay High Court and the Associate Company is confident of winning the same. In the said application, the Company has obtained a Stay Order from the Bombay High Court against the execution of the said arbitration award. Accordingly, management of the Associate Company is of the opinion that the amount incurred on the project stands good and recoverable along with sizeable profits. Further, our flagship said Sale Building No. 7 has now been christened as 45-Juhu Residency and we have received part Occupation Certificate up to the 9th habitable floor.Accordingly, the Associate Company visualizes sales proceeds, recovery of balance payments on flats sold and also new sales to occur which will improve the Cash Flow.

3 Part Occupational Certificate received on 9th March 2023 in ZDPL Hanuman Nagar Project Sale Building. Few flats are unsold due to stay granted by Honorable High Court order dated 26.04.2023. Unsold flats are treated as closing stock. No deemed rent is offered due to Court stay order to sale or lease.

4 The ZDPL has given advances for real estate businesses and is negotiating with them to close the deals on the projects. These advances have been outstanding for some time but management feels that the amount advanced are for real estate business and possibilities are being explored. Nevertheless, the amounts stand good and recoverable. The total of such interest free advances are Rs. 223.66 Lakhs.

5 The Board at its meeting dated 27th January 2026 has approved the sale of 100% of the Company's stake in Mumbai Mega Development Private Limited, Associate Company of the Company, subject to the approval of the members of the Company in the Annual General Meeting, as intimated to BSE Limited.

For Zodiac Ventures Limited

Ramesh Shah
Director
Place: Mumbai
Date: 14.08.2026

Date: August 14, 2026

To

BSE Limited
Department of Corporate Services
Phiroze Jeejeebhoy Towers, Dalal Street
Mumbai-400 001

ZODIAC VENTURES LTD

Scrip Code: 503641

Sub: <u>Intimation of appointment of Mr. Gaurav Waghela as Company Secretary and Compliance Officer</u>

Dear Sir/Madam,

This is with reference to the captioned subject and Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Based on the recommendation of the Nomination and Remuneration Committee, the Board, in its meeting held on August 14, 2026, appointed Mr. Gaurav Waghela (Membership No. ACS A71725) as Company Secretary pursuant to Section 203 of the Companies Act 2013 and Regulation 6(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and designated him as Compliance Officer of the Company with effect from August 14, 2026.

Disclosure for the appointment Mr. Gaurav Waghela as Company Secretary and Compliance Officer pursuant to Regulations 6 and 30 of SEBI (LODR) Regulations, 2015 read with SEBI Circular is as follows:

Particulars	Details
Name	Gaurav Waghela
Reasons for change viz. appointment, resignation, removal death or otherwise	Appointment
Date of appointment (as applicable) and term of appointment	Appointed as the Company Secretary and Compliance officer of the Company (Key Managerial Personnel) w.e.f. August 14, 2026
Brief profile	Mr. Gaurav Waghela is an Associate Member of the Institute of Company Secretaries of India (Membership No. A71725) and has over three years of experience in the areas of corporate and secretarial compliance. He has experience in Company Secretarial practice as well as accounting and professional services. He possesses knowledge and practical experience in matters relating to the Companies Act, 2013 and other applicable corporate laws and regulatory compliances. His experience in professional practice and corporate compliance will contribute to strengthening the Company's secretarial and corporate governance framework.
Disclosure of relationship between Directors (In case of appointment as Director	Not applicable

ZODIAC
VENTURES LTD

Please take the above on record and kindly treat this as compliance with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

For **ZODIAC VENTURES LIMITED**

Ramesh. V. Shah.

ZODIAC VENTURES LIMITED MUMBAI 400 049

RAMESH VIRJI SHAH
Whole-time director
DIN: 01580767

Place: Mumbai