



21st May 2026

REF: 2105261/AR/ZVL

To,
The Corporate Communication Department
Bombay Stock Exchange Ltd.
Dalal Street, Fort, Mumbai — 400001

SUB: Outcome of the Board Meeting held on 21st May 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, 21st May 2026, which commenced at 5:00 P.M. and concluded at 7:55 P.M., and during which, *inter alia*, the following business was transacted:

1. The Board has considered and approved the Audited Standalone and Consolidated Financial Results for the quarter and Financial Year ending on 31st March 2026 together with the Auditor's Reports thereon and the declaration of unmodified opinion.

Please find enclosed herewith the Audited Financial Results (Standalone and Consolidated) for the quarter and Financial Year ending on 31st March 2026 along with the Auditor's Reports thereon and the declaration of unmodified opinion.

Kindly take the above on record.

Thanking you.

Yours sincerely,

For Zodiac Ventures Limited

RUSTOM ASPI DEBOO
Digitally signed by
RUSTOM ASPI DEBOO
Date: 2026.05.21
19:58:35 +05'30'

Rustom Deboo
Company Secretary and Compliance Officer

Encl.: As above

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 Audited Financial Results for the Quarter & Year Ended March 31, 2026

(Rs. In Lakhs)

| Sr. No. | Particulars | Quarter Ended | | | Year Ended | |
|---------|--|---------------|---------------|--------------|---------------|---------------|
| | | 31-Mar-26 | 31-Dec-25 | 31-Mar-25 | 31-Mar-26 | 31-Mar-25 |
| | | Audited | Unaudited | Audited | Audited | Audited |
| 1 | (a) Net Sales/Income from operations | 90.00 | 123.39 | 30.00 | 343.15 | 160.26 |
| | (b) Other Income | 57.71 | 50.91 | 1.13 | 138.15 | 3.97 |
| | Total Income (a+b) | 147.71 | 174.31 | 31.13 | 481.30 | 164.23 |
| 2 | Expenditure | | | | | |
| | (a) Purchase of Stock in Trade | 449.62 | 53.31 | 57.67 | 603.92 | 108.17 |
| | (b) Changes in Inventories of Work-In-Progress | -445.10 | -23.77 | -258.50 | -756.33 | -1550.21 |
| | (c) Employee Benefit Expense | 9.37 | 9.97 | 14.25 | 41.00 | 83.37 |
| | (d) Finance Cost | 21.47 | 41.70 | 53.25 | 169.50 | 234.21 |
| | (e) Depreciation & Amortization Expense | 1.69 | 1.73 | 1.50 | 6.56 | 5.75 |
| | (f) Other Expenses | 41.65 | 44.16 | 133.56 | 223.67 | 1169.00 |
| | (g) Loss on Sale of Investment in Subsidiary | | | | | |
| | Total Expenditure (a+b+c+d+e+f+g) | 78.70 | 127.12 | 1.73 | 288.32 | 50.28 |
| 3 | Profit before Exceptional Items & Tax (1-2) | 69.01 | 47.19 | 29.40 | 192.98 | 113.94 |
| 4 | Exceptional Items | | | | | |
| 5 | Profit/(Loss) before Tax (3-4) | 69.01 | 47.19 | 29.40 | 192.98 | 113.94 |
| 6 | Tax Expenses | | | | | |
| | i) Income Tax | -17.26 | -11.80 | -7.53 | -48.25 | -28.49 |
| | ii) Deferred Tax | 0.44 | | | 0.44 | -0.16 |
| | iii) Tax in respect of Earlier Years | 0.00 | -2.69 | | -2.69 | 10.83 |
| | Profit/(Loss) after Tax (5-6) | 52.20 | 32.70 | 21.87 | 142.48 | 96.13 |
| 8 | Other Comprehensive Income | | | | | |
| 9 | Total Comprehensive Income | 52.20 | 32.70 | 21.87 | 142.48 | 96.13 |
| 10 | Paid up Equity Share Capital (Face Value Rs. 1/-) | 826.98 | 826.98 | 375.90 | 826.98 | 375.90 |
| 11 | Reserves excluding Revaluation Reserves as per Balance | | | | | |
| 12 | Earnings Per Share (EPS) | | | | | |
| | Baisc | 0.06 | 0.04 | 0.06 | 0.17 | 0.26 |
| | Diluted | 0.06 | 0.04 | 0.06 | 0.22 | 0.26 |

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 21st May 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 The construction work for the Zodiac Guruchhaya Project, situated at a prime location of Vile Parle (East), Mumbai, was commenced on 14th July 2025. This project consists of residential apartments of 1, 2, and 3 BHK flats with an estimated carpet area of 33,000 sq. ft., and is estimated to generate sales of approximately Rs. 110 crores.
- 5 On 3rd September 2025, the Board of Directors, pursuant to the Basis of Allotment approved by BSE Limited, approved the allotment of 4,51,08,000 fully paid-up equity shares under the Rights Issue. Each Rights Equity Share has a face value of ₹1/- and was issued at a price of ₹6.30/- per share (including a premium of ₹5.30/- per share) to the eligible equity shareholders of the Company. Consequently, pursuant to the said allotment dated 3rd September 2025, the Issued and Paid-up Share Capital of the Company increased from ₹3,75,90,000 to ₹8,26,98,000.

For Zodiac Ventures Limited

Ramesh V. Shah

Ramesh Shah
Director

Place: Mumbai

Date: 21-May-2026



ZODIAC VENTURES LIMITED
BALANCE SHEET AS AT 31.03.2026
CIN:- L45209MH1981PLC023923

In Lakh

| Particulars | As at 31/03/2026 | As at 31/03/2025 |
|--|------------------|------------------|
| ASSETS | | |
| (1) Non-Current Assets | | |
| (a) Property, Plant and Equipment and Intangible Assets | | |
| (i) Property, Plant and Equipment | 12.98 | 13.08 |
| (ii) Intangible Assets | - | - |
| (b) Financial Assets | | |
| (i) Investments | 2,120.34 | 2,120.34 |
| (ii) Other Financial Assets | 93.04 | 87.17 |
| (iii) Deferred tax assets (net) | 0.53 | 0.08 |
| (c) Non-Current Tax Assets (Net) | 63.59 | 28.33 |
| (d) Other Non Current Assets | 800.66 | 800.66 |
| Total Non Current Assets | 3,091.14 | 3,049.66 |
| (2) Current Assets | | |
| (a) Inventories | 3,144.90 | 2,388.57 |
| (b) Financial Assets | | |
| Investments | - | - |
| Trade Receivables | 3.00 | 37.80 |
| Cash and Cash Equivalents | 0.48 | 2.15 |
| Other Bank Balances | 6.42 | 4.79 |
| Others Financial assets | 2,381.43 | 419.22 |
| (c) Other Current Assets | 70.00 | - |
| Total Current Assets | 5,606.24 | 2,852.55 |
| Total Assets | 8,697.38 | 5,902.21 |
| EQUITY AND LIABILITIES | | |
| (1) Equity | | |
| (a) Equity Share Capital | 826.98 | 375.90 |
| (b) Other Equity | 3,521.41 | 1,070.86 |
| (c) Money received against Share Warrants | - | - |
| Total Equity | 4,348.39 | 1,446.76 |
| LIABILITIES | | |
| (2) Non-Current Liabilities | - | - |
| Total Non-current Liabilities | - | - |
| (3) Current Liabilities | | |
| (a) Financial Liabilities | | |
| (i) Borrowings | 1,887.02 | 2,747.32 |
| (ii) Trade Payables | | |
| Micro and Small Enterprise | - | - |
| Other than Micro and Small Enterprise | 659.39 | 631.50 |
| (iii) Other Financial Liabilities | 1,707.49 | 985.82 |
| (b) Other Current Liabilities | 46.85 | 62.32 |
| (c) Provisions | 48.25 | 28.49 |
| Total Current Liabilities | 4,348.99 | 4,455.44 |
| Total Equity & Liabilities | 8,697.38 | 5,902.21 |

For Zodiac Ventures Limited

Ramesh V. Shah

Ramesh Shah
Director
Place: Mumbai
Date: 21-May-2026



ZODIAC VENTURES LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED ON 31ST MARCH, 2026
CIN:- L45209MH1981PLC023923

In Lakh

| | Particulars | For The year ended 31/03/2026 | For The year ended 31/03/2025 |
|----------|--|----------------------------------|----------------------------------|
| A | <u>Cash flow from Operating Activities:</u> | | |
| | Net Profit/(Loss) After Tax as per Statement of Profit and Loss | 192.98 | 113.94 |
| | Add : Finance Costs | 169.50 | 234.21 |
| | Add : Depreciation and Amortisation Expense | 6.56 | 5.75 |
| | Add : Loss on Sale of Shares | - | - |
| | Less : Interest Received | -138.15 | -3.86 |
| | Operating Cash Profit before Working Capital Changes | 230.89 | 350.04 |
| | <u>Adjusted for:</u> | | |
| | Increase/(Decrease) in Trade and Provisions | 47.64 | 645.38 |
| | Increase/(Decrease) in other current liabilities & Deferred Tax | 706.20 | 1,007.37 |
| | (Increase)/Decrease in Trade Receivables and Others | -1,999.04 | -38.89 |
| | Increase/(Decrease) in Assets | -41.57 | -61.65 |
| | (Increase)/Decrease in Inventories | -756.33 | -1,550.21 |
| | Cash Generated from Operations | -1,812.20 | 352.04 |
| | Direct Taxes Paid | -50.50 | -17.66 |
| | Net Cash Inflow/(Outflow) in the course of Operating Activities | -1,862.70 | 334.38 |
| B | <u>Cash flow from Investing Activities:</u> | | |
| | Purchase of Property, Plant and Equipment | -6.46 | -7.71 |
| | Interest Received | 138.15 | 3.86 |
| | Add: Sale of Investment(Shares of Zodiac Developer Pvt. Ltd) | - | - |
| | Increase/(Decrease) in Investments | - | -800.66 |
| | Purchase of Investments | - | -9.97 |
| | Net Cash Inflow / (Outflow) in the course of Investing Activities | 131.69 | -814.48 |
| C | <u>Cash flow from Financing Activities:</u> | | |
| | Proceeds/(Repayment) of Short-Term Borrowings (Net) | -860.30 | 550.99 |
| | Finance Costs | -169.50 | -234.21 |
| | Dividends paid (including Dividend Distribution Tax) | -82.66 | -94.01 |
| | Proceeds From Issue of Shares | 2,841.80 | - |
| | Net Cash Inflow/(Outflow) in the course of Financing Activities | 1,729.34 | 222.77 |
| | Net Increase/(Decrease) in Cash and Cash Equivalents (A+B+C) | -1.68 | -257.33 |
| | Opening balance of Cash and Cash equivalents | 2.15 | 259.48 |
| | Closing balance of Cash and Cash Equivalents | 0.48 | 2.15 |

For Zodiac Ventures Limited

Ramesh Shah

Ramesh Shah

Director

Place: Mumbai

Date: 21-May-2026





*Pravin Chandak
Associates*

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF ZODIAC VENTURES LIMITED

Report on the Audit of the Standalone Financial Results

Opinion

We have audited the accompanying quarterly and annual Statement of Standalone Financial Results of 'Zodiac Ventures Limited'. ("the Company") for the quarter and the year ended March 31, 2026, together with the notes thereon ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, these standalone financial results:

- i) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- ii) give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS), prescribed under Section 133 of the Companies Act, 2013 (the Act), read with relevant rules issued thereunder and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 results under the provisions of the Companies Act, 2013 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 we have obtained is sufficient and appropriate to provide a basis for our opinion.



403, 4th Floor & 702/703, 7th Floor,
New Swapnalok CHS Ltd.,
Natakwala Lane, Borivali (West),
Mumbai - 400 092. Tel : 2801 6119
Email : info@pravinca.com
Website : www.pravinca.com

Board of Director's Responsibilities for the Standalone Financial Results

These quarterly and annual standalone financial results have been prepared on the basis of the annual financial statements. The Company's Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' 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 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 financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, 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 standalone financial results as a whole are 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 these standalone financial results.

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 financial results, 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



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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 financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

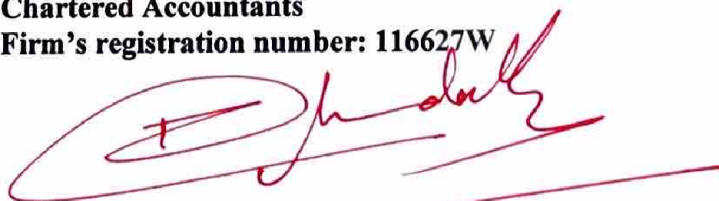
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Attention is drawn to the fact that the figures for the quarters ended March 31, 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full financial years ended March 31, 2026 and the published unaudited year to date figures up to the end of the third quarter of the relevant financial years.

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



Pravin Chandak
Partner
Membership number: 049391
Place: Mumbai
Date: 21/05/2026
UDIN: 26049391YTJADG1847



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 Audited Financial Results for the Quarter & Year Ended March 31, 2026

| Sr. No. | Particulars | Quarter Ended | | | Year Ended | |
|---------|--|---------------|---------------|--------------|---------------|---------------|
| | | 31-Mar-26 | 31-Dec-25 | 31-Mar-25 | 31-Mar-26 | 31-Mar-25 |
| | | Audited | Unaudited | Audited | Audited | Audited |
| 1 | (a) Net Sales/Income from operations | 90.00 | 123.39 | 30.00 | 343.15 | 160.26 |
| | (b) Other Income | 57.71 | 50.91 | 1.13 | 138.15 | 3.97 |
| | (c) Prior Period Expenses Written Back (Refer Note No.-5) | | | | | |
| | Total Income (a+b+c) | 147.71 | 174.31 | 31.13 | 481.30 | 164.23 |
| 2 | Expenditure | | | | | |
| | (a) Purchase of Stock in Trade | 449.62 | 53.31 | 57.67 | 603.92 | 108.17 |
| | (b) Changes in Inventories of Work-In-Progress | -445.10 | -23.77 | -258.50 | -756.33 | -1550.21 |
| | (c) Employee Benefit Expense (Refer Note No.-6) | 9.37 | 9.97 | 14.25 | 41.00 | 83.37 |
| | (d) Finance Cost | 21.47 | 41.70 | 53.25 | 169.50 | 234.21 |
| | (e) Depreciation & Amortization Expense | 1.69 | 1.73 | 1.50 | 6.56 | 5.75 |
| | (f) Other Expenses | 41.65 | 44.16 | 133.56 | 223.67 | 1169.00 |
| | Total Expenditure (a+b+c+d+e+f) | 78.70 | 127.12 | 1.73 | 288.32 | 50.29 |
| 3 | Profit before Exceptional Items & Tax (1-2) | 69.01 | 47.19 | 29.40 | 192.98 | 113.95 |
| 4 | Exceptional Items | | | | | |
| 5 | Profit/(Loss) before Tax (3-4) | 69.01 | 47.19 | 29.40 | 192.98 | 113.95 |
| 6 | Tax Expenses | | | | | |
| | i) Income Tax | -17.26 | -11.80 | -7.53 | -48.25 | -28.49 |
| | ii) Deferred Tax | 0.44 | 0.00 | 0.00 | 0.44 | -0.16 |
| | iii) Provision for Prior Period | 0.00 | 0.00 | 0.00 | -2.69 | 0.00 |
| | iv) Tax in respect of Earlier Years | 0.00 | -2.69 | 0.00 | 0.00 | 10.83 |
| 7 | Profit/(Loss) for the period (5-6) | 52.20 | 32.70 | 21.87 | 142.48 | 96.13 |
| 8 | Profit/(Loss) from Associate Company | 25.53 | -0.81 | 12.37 | 28.28 | 12.37 |
| 9 | Profit/(Loss) for the period after Profit/(loss) in Associate Company | 80.48 | 31.89 | 34.24 | 170.76 | 108.50 |
| 10 | Other Comprehensive Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 11 | Total Comprehensive Income/(Loss) for the period (7+8) | 80.48 | 31.89 | 34.24 | 170.76 | 108.50 |
| 12 | Profit/(Loss) for the period attributable to: | | | | | |
| | i) Equity Holders of the parent | 10.75 | -0.35 | 5.16 | 11.94 | 5.16 |
| | ii) Non Controlling Interest | 14.78 | -0.46 | 7.21 | 16.34 | 7.21 |
| 13 | Total Comprehensive Income/(Loss) for the period attributable to: | | | | | |
| | i) Equity Holders of the parent | 62.95 | 32.35 | 27.03 | 154.42 | 101.29 |
| | ii) Non Controlling Interest | 14.78 | -0.46 | 7.21 | 16.34 | 7.21 |
| 14 | Paid up Equity Share Capital (Face Value Rs. 1/-) | 826.98 | 826.98 | 375.90 | 826.98 | 375.90 |
| 15 | Other Equity excluding Revaluation Reserves | | | | | |
| 16 | Earning Per Share (EPS) | | | | | |
| | Basic | 0.08 | 0.04 | 0.07 | 0.19 | 0.27 |
| | Diluted | 0.08 | 0.04 | 0.07 | 0.24 | 0.27 |

Notes to Consolidated Financial Results

- 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
- Zodiac Ventures Ltd (ZVL), having controlling interest in the associate company, 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. The construction activity has again resumed for Sale Building No. 7. 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.
- 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.
- 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. 2,23,65,820/-.
- On 3rd September 2025, the Board of Directors, pursuant to the Basis of Allotment approved by BSE Limited, approved the allotment of 4,51,08,000 fully paid-up equity shares under the Rights Issue. Each Rights Equity Share has a face value of ₹1/- and was issued at a price of ₹6.30/- per share (including a premium of ₹5.30/- per share) to the eligible equity shareholders of the Company. Consequently, pursuant to the said allotment dated 3rd September 2025, the Issued and Paid-up Share Capital of the Company increased from ₹3,75,90,000 to ₹8,26,98,000.
- 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, as intimated to BSE Limited.

For Zodiac Ventures Limited



Ramesh Shah

Director

Place: Mumbai

Date: 21-May-2026



ZODIAC VENTURES LIMITED
Consolidated Audited Balance Sheet As At 31.03.2026
CIN:- L45209MH1981PLC023923

In Lakh

| Particulars | As at 31/03/2026 | As at 31/03/2025 |
|--|------------------|------------------|
| ASSETS | | |
| (1) Non-Current Assets | | |
| (a) Property, Plant and Equipment and Intangible Assets | | |
| (i) Property, Plant and Equipment | 12.98 | 13.08 |
| (ii) Intangible Assets | - | - |
| (b) Financial Assets | | |
| (i) Investments | 2,137.44 | 2,125.50 |
| (ii) Other Financial Assets | 93.04 | 87.17 |
| (iii) Deferred tax assets (net) | 0.53 | 0.08 |
| (c) Non-Current Tax Assets (Net) | 63.59 | 28.33 |
| (d) Other Non Current Assets | 800.66 | 800.66 |
| Total Non Current Assets | 3,108.24 | 3,054.82 |
| (2) Current Assets | | |
| (a) Inventories | 3,144.90 | 2,388.57 |
| (b) Financial Assets | | |
| Investments | - | - |
| Trade Receivables | 3.00 | 37.80 |
| Cash and Cash Equivalents | 0.48 | 2.15 |
| Other Bank Balances | 6.42 | 4.79 |
| Others Financial assets | 2,381.43 | 419.22 |
| (c) Other Current Assets | 70.00 | - |
| Total Current Assets | 5,606.24 | 2,852.55 |
| Total Assets | 8,714.48 | 5,907.37 |
| EQUITY AND LIABILITIES | | |
| (1) Equity | | |
| (a) Equity Share Capital | 826.98 | 375.90 |
| (b) Other Equity | 3,538.51 | 1,076.02 |
| (c) Money received against Share Warrants | - | - |
| Total Equity | 4,365.49 | 1,451.92 |
| LIABILITIES | | |
| (2) Non-Current Liabilities | - | - |
| Total Non-current Liabilities | - | - |
| (3) Current Liabilities | | |
| (a) Financial Liabilities | | |
| (i) Borrowings | 1,887.02 | 2,747.32 |
| (ii) Trade Payables | | |
| Micro and Small Enterprise | - | - |
| Other than Micro and Small Enterprise | 659.39 | 631.50 |
| (iii) Other Financial Liabilities | 1,707.49 | 985.82 |
| (b) Other Current Liabilities | 46.85 | 62.32 |
| (c) Provisions | 48.25 | 28.49 |
| Total Current Liabilities | 4,348.99 | 4,455.44 |
| Total Equity & Liabilities | 8,714.48 | 5,907.37 |

For Zodiac Ventures Limited

Ramesh Shah

Ramesh Shah

Director

Place: Mumbai

Date: 21-May-2026



ZODIAC VENTURES LIMITED
Consolidated Audited Cash Flow Statement For 31st March, 2026
CIN:- L45209MH1981PLC023923

| | Particulars | For The year ended 31/03/2026 | For The year ended 31/03/2025 |
|----------|---|----------------------------------|----------------------------------|
| A | <u>Cash flow from Operating Activities:</u> | | |
| | Net Profit/(Loss) After Tax as per Statement of Profit and Loss | 154.42 | 101.29 |
| | Add : Finance Costs | 169.50 | 234.21 |
| | Add : Depreciation and Amortisation Expense | 6.56 | 5.75 |
| | Add : Loss on Sale of Shares | - | - |
| | Less : Interest Received | -138.15 | -3.86 |
| | Share of (Profit)/Loss on Investment Made in Associate Companies | -11.94 | -5.16 |
| | Operating Cash Profit before Working Capital Changes | 180.39 | 332.22 |
| | <u>Adjusted for:</u> | | |
| | Increase/(Decrease) in Trade and Provisions | 47.64 | 645.38 |
| | Increase/(Decrease) in other current liabilities & Deferred Tax | 706.20 | 1,007.37 |
| | (Increase)/Decrease in Trade Receivables and Others | -1,999.04 | -38.89 |
| | Increase/(Decrease) in Assets | -41.57 | -61.65 |
| | (Increase)/Decrease in Inventories | -756.33 | -1,550.21 |
| | Cash Generated from Operations | -1,862.70 | 334.22 |
| | Direct Taxes Paid | - | 0.16 |
| | Net Cash Inflow/(Outflow) in the course of Operating Activities | -1,862.70 | 334.38 |
| B | <u>Cash flow from Investing Activities:</u> | | |
| | Purchase of Property, Plant and Equipment | -6.46 | -7.71 |
| | Interest Received | 138.15 | 3.86 |
| | Add: Sale of Investment(Shares of Zodiac Developer Pvt. Ltd) | - | - |
| | Increase/(Decrease) in Investments | - | -800.66 |
| | Purchase of Investments | - | -9.97 |
| | Net Cash Inflow / (Outflow) in the course of Investing Activities | 131.69 | -814.48 |
| C | <u>Cash flow from Financing Activities:</u> | | |
| | Proceeds/(Repayment) of Short-Term Borrowings (Net) | -860.30 | 550.99 |
| | Finance Costs | -169.50 | -234.21 |
| | Dividends paid (including Dividend Distribution Tax) | -82.66 | -94.01 |
| | Proceeds From Issue of Shares | 2,841.80 | - |
| | Net Cash Inflow/(Outflow) in the course of Financing Activities | 1,729.34 | 222.77 |
| | Net Increase/(Decrease) in Cash and Cash Equivalents (A+B+C) | -1.68 | -257.33 |
| | Opening balance of Cash and Cash equivalents | 2.15 | 259.48 |
| | Closing balance of Cash and Cash Equivalents | 0.48 | 2.15 |

For Zodiac Ventures Limited

Ramesh V. Shah

Ramesh Shah
Director

Place: Mumbai

Date: 21-May-2026





*Pravin Chandak
Associates*

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF ZODIAC VENTURES LIMITED

Report on the Audit of the Consolidated Financial Results

We have audited the accompanying Consolidated annual financial results of 'Zodiac Ventures Limited' (hereinafter referred to as the "the Holding Company") and its associate for the year ended March 31, 2026, attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India ("the SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

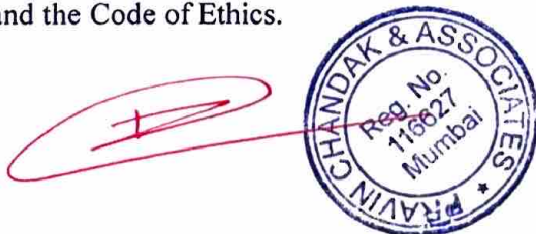
In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the report of the other auditor on the separate audited financial results of the associate, the aforesaid consolidated financial results:

- i) Include the annual financial results of following associates:
 - Mumbai Mega Development Pvt. Ltd.
 - Zodiac Developers Pvt. Ltd.
 - Zodiac Capital Pvt. Ltd.
- ii) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations, in this regard; and
- iii) give a true and fair view in conformity with the applicable Accounting Standards ("Ind AS"), and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Group for the year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (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 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 Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.



403, 4th Floor & 702/703, 7th Floor,
New Swapnalok CHS Ltd.,
Natakwala Lane, Borivali (West),
Mumbai - 400 092. Tel : 2801 6119
Email : info@pravinca.com
Website : www.pravinca.com

We believe that the audit evidence obtained by us and other auditor in terms of their report referred to in "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Board of Directors' Responsibilities for the Consolidated Financial Results

These Consolidated financial results have 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 these consolidated financial results that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the recognition and measurement principles laid down in Indian 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 are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group 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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results 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 consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial results, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

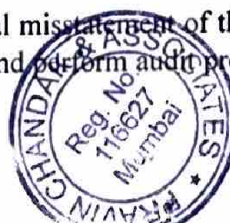
The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group and of its associates.

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are 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 these consolidated financial results.

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 Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks,



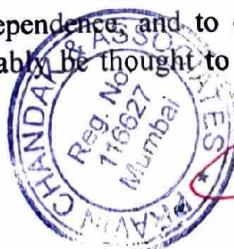
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and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of requirements specified under the Listing Regulations.
- 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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Consolidated Financial Results of the Company to express an opinion on the consolidated financial results.

We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entity included in the consolidated financial results, which has been audited by another auditor, such other auditor remains 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 consolidated financial results 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 circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

The financial results of associate- being “Zodiac Capital Pvt. Ltd” is included in the consolidated financial results, whose financial results reflect groups share of total net profit/(Loss) after tax of Rs.0.10 Lakhs and groups share of other comprehensive income of Rs.0.00 Lakhs for the year ended March 31, 2026, as considered in the consolidated financial results have been audited by us.

The financial results of associate- being “Mumbai Mega Development Pvt. Ltd” is also included in the consolidated financial results, whose financial results reflect groups share of total net profit/(Loss) after tax of Rs. 5.99 lakhs and groups share of other comprehensive income of Rs.0.00 lakhs for the year ended March 31, 2026, as considered in the consolidated financial results in respect of the associate , whose financial statements / financial information / financial results have not been audited by us. The independent auditor’s report on financial results of the Associate has been furnished to us and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included, is based solely on the report of such auditors and the procedures performed by us are stated in the paragraph above.

The financial results of associate- being “ Zodiac Developers Pvt. Ltd” is also included in the consolidated financial results, whose financial results reflect groups share of total net profit/(Loss) after tax of Rs. 5.84 lakhs and groups share of other comprehensive income of Rs.0.00 Lakhs for the year ended March 31, 2026, as considered in the consolidated financial results in respect of the associate , whose financial statements / financial information / financial results have not been audited by us. The independent auditor’s report on financial results of the Associate has been furnished to us and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included, is based solely on the report of such auditors and the procedures performed by us are stated in the paragraph above.

The consolidated financial results include the results for the quarters ended March 31, 2026 being the balancing figures between audited figures in respect of the full financial years and the published unaudited year to date figures up to the end of the third quarter of the relevant financial years which were subject to a limited review by us.

Our opinion on consolidated financial results is not modified in respect of this matter.

**For Pravin Chandak & Associates,
Chartered Accountants**

Firm’s registration number: 116627W

**Pravin Chandak
Partner**

Membership number: 049391

Place: Mumbai

Date:21-05-2026

UDIN: 26049391TMHEPG9469





21st May 2026

To,
The Corporate Communication Department
Bombay Stock Exchange Ltd.
Dalal Street, Fort, Mumbai — 400001

**SUB: Declaration under Regulation 33 (3) (d) of SEBI (LODR) Regulations, 2015 for
Audit Reports on the Standalone and Consolidated Financial Results**

REF: Scrip Code: 503641

Dear Madam/Sir,

Pursuant to Regulations 33 (3) (d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Statutory Auditors of the Company have issued an unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the quarter and Financial Year ending on 31st March 2026.

Kindly take the above on record.

Thanking you.

Yours sincerely,

For Zodiac Ventures Limited

RUSTOM ASPI DEBOO
Digitally signed by
RUSTOM ASPI DEBOO
Date: 2026.05.21
19:56:46 +05'30'

Rustom Deboo
Company Secretary and Compliance Officer