VICTORIA ENTERPRISES LIMITED

CIN: L65990MH1982PLC027052
Registered Office: 9th Floor, Vaibhav Chambers, Opposite Income Tax Bandra-Kurla Complex, Bandra (East) Mumbai 400051 MH
Email – vel@pittiegroup.com; Tel: 91-22-42604260; Website: www.victoriaenterprises.co.in

Date: 13th August 2026

To,
DCS-CRD
BSE Ltd.
1st Floor, New Trading Wing,
Rotunda Building, P.J. Tower,
Dalal Street, Fort
Mumbai– 400001, MH

BSE SCRIP CODE: 506103

SUBJECT: OUTCOMES OF THE BOARD MEETING.

REFERENCE-REGULATION 30 OF SEBI (LISTING OBLIGATIONS & DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

Dear Sir/Madam,

This is in continuation of our letter no. **VEL/SE/ 2025-26** dated **06th August 2026**, we hereby inform you that the Meeting of Board of Directors of the Company was held on Thursday , 13th day of August 2026 at 05:00 p.m. and was concluded at 5.30 p.m. and the following decisions were taken:

1. Considered and approved the Standalone Unaudited financial results of the Company for the quarter ended 30th June 2026.

2. Taken on record the Limited Review Report of the Statutory Auditors on the Standalone un-audited Financial Results of the Company for quarter ended 30th June 2026.

3. Considered other routine Business item(s).

We are in the process of submitting the aforesaid Standalone and Consolidated Un-Audited Financial results in the pdf format and XBRL format within the stipulated time and same shall be hosted on the Website of the Company www.victoriaenterprises.co.in

The QR Code of the results at above websites will also be published in widely circulated 'Active Times' English & 'Mumbai Mitra' Marathi (vernacular) Newspaper in the prescribed format for that purpose.

You are requested to please take on record the above-mentioned information.

Thank you,

Yours truly,

For Victoria Enterprises Limited

Krishna Kumar Pittie

Digitally signed by Krishna Kumar Pittie
Date: 2026.08.13 17:47:25 +05'30'

Krishna Kumar Ramdeo Pittie
Director
DIN: 00023052

VICTORIA ENTERPRISES LIMITED

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Email – vel@pittiegroup.com; Tel: 91-22-42604260; Website: www.victoriaenterprises.co.in

Date: 13th August 2026

To,
The General Manager
DCS-CRD
BSE LIMITED
Dalal Street, Fort
Mumbai-400001, MH

<u>BSE SCRIP CODE: 506103</u>

<u>SUBJECT.: SUBMISSION OF QUARTERLY UN-AUDITED FINANCIAL RESULTS OF THE COMPANY FOR THE QUARTER ENDED 30TH JUNE 2026 AND LIMITED REVIEW REPORT BY AUDITORS PURSUANT TO REGULATION 33(3)(d) OF SEBI (LODR) REGULATIONS, 2015.</u>

Dear Sir,

Pursuant to **Regulation 33(3)(d) of SEBI (LODR) Regulations, 2015**, We are pleased to submit the Un-Audited Standalone Financial Results of the Company for the Quarter ended June 30, 2026, and Limited Review Report by the Auditors on Un-audited Financial Results for the Quarter ended June 30, 2026, which were also approved by the Audit Committee and the Board of Directors of the Company at their meeting held today i.e. on Thursday, August, 13, 2026 at 5:00 p.m. and concluded at 5:30 p.m.

We are also in the process of filing the aforesaid financial results in the form of XBRL within the stipulated time of 24 hours from the conclusion of the Board Meeting and same shall also be hosted at the website of the company.

The QR Code of Un-audited Standalone and Consolidated Financial Results of the Company for the Quarter ended June 30, 2026, will be hosted on the website of the Company and BSE will also be published in widely circulated 'Active Times' English & 'Mumbai Mitra' Marathi (vernacular) Newspaper.

VICTORIA ENTERPRISES LTD.

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You are requested to take on record the aforesaid information.

Thank you,

Yours truly,
For Victoria Enterprises Limited

Krishna Kumar Ramdeo Pittie
Director
DIN: 00023052
Encls: a/a

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

Review Report to
The Board of Directors of
VICTORIA ENTERPRISES LIMITED

a. **Introduction:**
We have reviewed the accompanying Statement of Unaudited Financial Results of **VICTORIA ENTERPRISES LIMITED** ("the Company") for the quarter ended June 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

b. This Statement, which is the responsibility of the Company's Management and approved by the 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, 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.

c. **Scope of review:**
We conducted our review 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 Statement is free of material misstatement. A review of interim financial information consists principally of applying analytical procedures and making inquiries of persons responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with the 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.

d. **Basis for Qualified Conclusion:**
We draw attention to the following matters as stated in Notes 6, 7 and 8 to the financial results for the quarter ended June 30, 2026:

- Attention is invited to Note 6 of the results wherein the 5% Non-Cumulative Redeemable Preference Shares issued by the Company are due for redemption as at June 30, 2026 (and were also due as at March 31, 2020, March 31, 2021, March 31, 2022, March 31, 2023, March 31, 2024, March 31, 2025 and March 31, 2026). The Management is in the process of negotiation with the respective investor to restructure the terms of issue of the Preference Shares. The same continue to be recognised as a Non-Current Liability in the opinion of the Board.

- Attention is invited to Note 7 of the results wherein balances of receivables and payables, including borrowings taken, loans and advances given, amounts payable to vendors, security deposits given, other advances given, other liabilities and advances from customers, etc., are subject to confirmation and consequent reconciliation and adjustments, if any. Hence, the effect thereof on Profit/Loss, Assets and Liabilities, if any, is not ascertainable and may be considerable. The Board of Directors has established procedures and controls to review the reconciliation and recoverability of the assets and the payability of the liabilities on a regular basis, based on the formal/informal agreements/arrangements with the respective parties involved. As per the opinion of the Board, there will be no substantial impact upon reconciliation with the balance confirmations as at the reporting date.

- Attention is invited to Note 8 of the results wherein balances appearing in the financial statements are subject to reconciliation with the returns and submissions made with statutory authorities, including the GST Department. Hence, the effect thereof on Profit/Loss, Assets and Liabilities, if any, is not ascertainable.

e. **Qualified Conclusion:**
Based on our review, except for the effects/possible effects of the matters described in the **Basis for Qualified Conclusion** paragraph 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 Ind AS 34, prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Mahesh Chandra and Associates
Chartered Accountants
Firm Registration No.112334W

Vipul Vishnu Awaghade
Digitally signed by Vipul Vishnu Awaghade
Date: 2026.08.13 14:38:48 +05'30'

Vipul Awaghade
Partner
Membership No. 174518
Mumbai dated 13th August 2026
UDIN: 26174518ETDDBN9817

VICTORIA ENTERPRISES LIMITED

Vaibhav Chambers, Opposite Income Tax office, Bandra - Kurla Complex, Bandra (East), Mumbai 400 051
E - mail : Contact@victoriaenterprises.co.in
(CIN- L65990MH1982PLC027052)

Statement of Unaudited Financial Results for the Quarter Ended 30-06-2026

(All figures in Indian Rupees in Lacs)

Particulars	Quarter Ended			Year ended
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	Unaudited	Audited	Unaudited	Audited
Revenue				
Revenue from Operations	-	-	-	5,364.70
Other income	-	2.40	1.39	6.70
Total Income	-	**2.40**	**1.39**	**5,371.40**
Expenses				
Construction and Development Cost	11.09	2,632.35	30.10	465.86
Changes in inventories	-11.09	-1,256.11	-30.10	2,752.53
Finance costs	-	-	-	1,544.19
Depreciation and Amortization Expenses	15.78	15.05	5.23	40.24
Other Expenses	32.84	122.26	36.53	370.38
Total Expenses	**48.62**	**1,513.55**	**41.77**	**5,173.20**
Profit/(loss) before Exceptional Items and Tax	**-48.62**	**-1,511.15**	**-40.38**	**198.20**
Exceptional Items	-			
Exceptional Items	-	-		**0.36**
Profit/(loss) before Tax	**-48.62**	**-1,511.15**	**-40.38**	**197.84**
Tax expense:	-			
- Current Tax	-	-596.43		65.00
- Deferred Tax	-1.32	-0.85	-1.32	3.59
- Adjustment of tax for earlier years	-	-		
Profit/(Loss) for the period	**-47.30**	**-913.87**	**-39.06**	**129.26**
Other comprehensive income				
A(i) Items that will not be reclassified to profit or loss	-	-	-	-
(ii) Income tax related to items that will not be reclassified to profit or loss	-	-	-	-
B (i) Items that will be reclassified to profit or loss	-	-	-	-
(ii) Income tax related to items that will be reclassified to profit or loss	-	-	-	-
	-	-	-	-
Total comprehensive income for the period	**-47.30**	**-913.87**	**-39.06**	**129.26**
Paid-up share capital (Par value Rs. 10/- each fully paid up)	50.00	50.00	50.00	50.00
Earnings per equity share				
1.Basic	-9.46	-182.77	-7.81	25.85
2. Diluted	-9.46	-182.77	-7.81	25.85

VICTORIA ENTERPRISES LTD.

Notes :

1) The above results have been taken on record by the Board at its meeting held on August 13, 2026

2) These unaudited standalone financial results have been prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, as amended from time to time. These unaudited standalone financial results of Victoria Enterprises Limited ("the Company") for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on August 13, 2026. The statutory auditors have carried out an audit of the standalone financial results and have issued a Limited Review Report thereon.

3) This statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.

4) The Company has only one business and geographical segment viz. real estate development and consultancy in real estate in India, Hence no further disclosures are required to be made as per Indian Accounting Standard-108 on "Operational Segments".

5) The financial figures for the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of full financial year ended on March 31, 2026 and the published year to date unaudited figures upto the third quarter of the year ended March 31, 2026.

6) 5% Non Cumulative Reedemable Preferance Shares issued by the company are due for refund as on as on 30th June 2026 (as well as on 31st March 2020, 31st March 2021, 31st March 2022, 31st March 2023, 31st March 2024, 31st March 2025 and 31st March 2026). The management is in the process of negotiation with the respective investor to restructure the terms of issue of Preference Shares. Hence the same are appropriately recognised as Non-Current Liability in the opinion of the Board.

7) Balance of Receivables and Payables, including borrowings taken, loans & advances given, payable to vendors, security deposits given, other advances given, other liabilities, advances from customers, etc, are subject to confirmation and consequent reconciliation and adjustments, if any. Hence, the effect thereof, on Profit/ Loss, Assets and Liabilities, if any, is not ascertainable, which may be considerable. The Board of the Directors has established a procedure controls to review the reconciliation and recoverability of all the assets and payability of all the liabilities, on a regular basis, based on the formal/ informal agreements/ arrangements with the respective parties involved. As per the opinion of the Board, there will be no substantial impact on their reconciliation with their balance confirmations as on the reporting date.

8) Balance appearing in the financial statements are subject to reconciliation with the returns and submissions made with statutory authorities, including GST department. Hence, the effect thereof, on Profit/ Loss, Assets and Liabilities, if any, is not ascertainable.

VICTORIA ENTERPRISES LTD.

For Victoria Enterprises Limited

Krishna Kumar Ramdeo Pittie
Director
DIN: 00023052

Place : Mumbai
Date: 13-08-2026