

October 31, 2026

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

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

BSE Code: 501295

NSE Scrip Symbol: IITL

Sub: Outcome of the Board Meeting

Ref: Unaudited Financial Results (Standalone & Consolidated) for the quarter and half year ended September 30, 2026 - Regulations 30, 33 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir / Madam,

This is to inform you that the Board of Directors of Industrial Investment Trust Limited at their meeting held today i.e. Saturday, October 31, 2026, has inter alia considered and approved the following:

1. Unaudited Financial Results (Standalone & Consolidated) for the quarter and half year ended September 30, 2026.
2. Statement of Assets & Liabilities as on September 30, 2026 and Cash Flow Statement for the half year ended September 30, 2026.
3. Limited Review Reports on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Maharaj N R Suresh and Co LLP, Chartered Accountants.
4. Borrowing of funds up to an aggregate limit of Rs. 200 Crores (Rupees Two Hundred Crores Only) from banks, financial institutions, NBFCs and/ or other lenders, with or without security, for the purpose of carrying out the principal business activities of the Company, including onward lending, financing and meeting operational/ working capital requirements, in accordance with the shareholders' approval obtained by way of a Special Resolution under Section 180(1)(c) of the Companies Act, 2013, at the Annual General Meeting held on September 17, 2026.

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

- (i) Unaudited Financial Results (Standalone & Consolidated) for the quarter and half year ended September 30, 2026.

- (ii) Statement of Assets & Liabilities as on September 30, 2026 and Cash Flow Statement for the half year ended September 30, 2026.
- (iii) Limited Review Reports on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Maharaj N R Suresh and Co LLP, Chartered Accountants for the quarter and half year ended September 30, 2026.

The meeting commenced at 3.20 p.m. and concluded at 5.45 p.m.

Kindly acknowledge the receipt.

Yours sincerely,

For **Industrial Investment Trust Limited**

**CUMI ANKUR
BANERJEE**

Digitally signed by CUMI ANKUR BANERJEE
DN: cn=CUMI ANKUR BANERJEE, o=Industrial Investment Trust Limited, ou=Industrial Investment Trust Limited, email=CUMI ANKUR BANERJEE@iitlgroup.com, c=IN
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serialNumber=C580F4078A5A8B5DF24B5F1C9F0822154341
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Cumi Banerjee

CEO (Secretarial, Legal and Admin) & Company Secretary

Encl: A/a



LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS

To
The Board of Directors
Industrial Investment Trust Limited

1. We have reviewed the accompanying statement of unaudited Financial results of Industrial Investments Trust Limited for the Quarter/Half year ended 30th September 2026. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Opinion

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



4. We draw attention to the following:

- i) We draw attention to Note no 5 of the statement, regarding Investment in its subsidiary IITL Projects Limited ,As on 30.09.2026, the accumulated loss of Rs. 780.51 lakhs , exceeds the paid up capital and net worth of the company stands fully eroded.The total liability of the company exceeds its total assets.

The company is pursuing services in Real Estate related activities and earns income thereon, apart from interest on bank deposit.

The present cash flows not being adequate to meet the liabilities, the company continues to be a not going concern. Consequently, the financial statements continued to be prepared on a realizable value basis and all assets have been valued at their realization value where lower than cost and all known liabilities have been fully provided for.

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

Place:Chennai

Date: 31.10.2026

For Maharaj N R Suresh and Co LLP

FRN NO:001931S/S000020

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RAMAMURTHY SURESH
HY SURESH

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N R Suresh

Partner

Chartered Accountants

M NO 021661

UDIN NO:26021661UWUISX1890



INDUSTRIAL INVESTMENT TRUST LIMITED

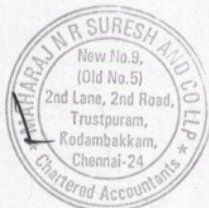
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Regd. Office : Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051
Tel. No. 022-4325 0100, Email Id: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ENDED SEPTEMBER 30, 2026

Sr. No.	Particulars.	Quarter Ended			Half Year Ended		(₹ in Lakhs)
		Sept 30, 2026 Un-Audited	June 30, 2026 Un-Audited	Sept 30, 2025 Un-Audited	Sept 30, 2026 Un-Audited	Sept 30, 2025 Un-Audited	Year Ended Mar 31, 2026 Audited
1	Revenue from Operations						
	Interest Income	498.47	478.73	375.90	977.20	799.29	1,793.09
	Dividend Income	50.32	4.90	9.40	55.22	9.87	18.82
	Net Gain on Fair Value changes	529.12	2,157.29	(511.49)	2,686.41	570.08	(3,528.81)
		1,077.91	2,640.92	(126.19)	3,718.83	1,379.24	(1,716.90)
2	Other Income	0.25	0.25	0.25	0.50	0.60	1.11
3	Total Income (1+2)	1,078.16	2,641.17	(125.94)	3,719.33	1,379.84	(1,715.79)
4	Expenses:						
	Finance Costs	23.68	18.37	10.20	42.05	21.66	39.43
	Impairment on Financial Instruments						(1,400.08)
	Employee Benefits Expenses	88.21	87.20	92.07	175.41	187.10	399.00
	Depreciation, Amortization and Impairment	68.05	67.75	47.89	135.80	95.25	195.48
	Other Expenses	216.09	104.71	155.60	320.80	246.28	749.10
	Total Expenses	396.03	278.03	305.76	674.06	550.29	(17.07)
5	Profit / (Loss) before Exceptional items and Tax (3-4)	682.13	2,363.14	(431.69)	3,045.27	829.56	(1,698.72)
6	Exceptional Items						
7	Profit/(Loss) before tax (5-6)	682.13	2,363.14	(431.69)	3,045.27	829.56	(1,698.72)
	Tax expense:						
	Current Tax	187.54	212.21	105.55	399.75	151.19	392.63
	Deferred Tax	(48.99)	347.87	(190.80)	298.88	9.95	(759.14)
	Earlier Year						
8	Total tax expense	138.55	560.08	(85.25)	698.63	161.14	(366.51)
9	Profit/(loss) after tax (7-8)	543.58	1,803.06	(346.44)	2,346.64	668.42	(1,332.21)
	Other comprehensive income/(loss) (OCI)						
	Items that will not be reclassified to Profit or Loss						
	Remeasurement of Defined Benefit Liability / Asset	(0.87)	5.62		4.75	(2.43)	6.74
	ii. Tax on remeasurement of Defined Benefit	0.22	(1.41)		(1.19)	0.61	(1.70)
10	Other comprehensive income/(loss)	(0.66)	4.21		3.55	(1.82)	5.04
11	Total Comprehensive income/(loss) for the period/year	542.92	1,807.26	(346.44)	2,350.19	666.60	(1,327.17)
12	Paid up Equity Share Capital (Face value ₹10 each):	2,092.47	2,254.76	2,254.76	2,092.47	2,254.76	2,254.76
13	Other equity						37,834.10
14	Earning per Equity Shares of ₹10 each						
	- Basic and Diluted*	2.46	8.00	(1.54)	10.52	2.96	(5.91)

* Basic and Diluted EPS for all periods except year ended 31.03.2026 is not annualised.



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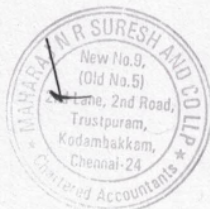
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Notes:

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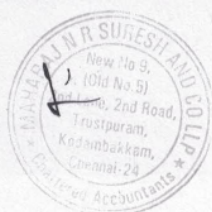
UNAUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2026

Sr No	Particulars	(₹ in Lakhs)	
		As at Sept 30, 2026 (Un-Audited)	As at Mar 31, 2026 (Audited)
A	ASSETS		
I	Financial Assets		
	Cash and Cash Equivalents		
	Bank Balances other than Cash and Cash Equivalents	189.25	160.38
	Receivables	623.41	500.11
	(I) Trade Receivables		
	(II) Other Receivables	7.36	3.62
	Loans	154.83	117.38
	Investments	19,598.06	14,657.61
	Other Financial Assets	18,048.87	23,078.57
		67.72	67.29
II	Non - Financial Assets	38,689.50	38,584.96
	Current Tax Asset (Net)		
	Deferred Tax Assets (Net)	19.86	110.04
	Property, Plant and Equipment	865.50	1,165.58
	Other Non - Financial Assets	999.56	533.24
		109.19	54.55
		1,994.11	1,863.41
	Total Assets	40,683.61	40,448.37
B	EQUITY AND LIABILITIES		
	LIABILITIES		
I	Financial Liabilities		
	Payable		
	Trade Payable		
	(I) Total Outstanding Dues of Micro Enterprises and Small Enterprises	3.33	18.58
	(II) Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	20.38	12.31
	Borrowings	174.46	197.05
	Other Financial Liabilities	416.67	24.89
		614.84	252.83
	Non - Financial Liabilities		
	Provisions		
	Other Non - Financial Liabilities	95.76	92.70
		32.49	13.98
		128.25	106.68
II	EQUITY		
	Equity Share Capital	2,092.47	2,254.76
	Other Equity	37,848.05	37,834.10
		39,940.52	40,088.86
	Total Equity and Liabilities	40,683.61	40,448.37



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Sr No	Particulars	(₹ in Lakhs)	
		As at Sept 30, 2026 (Un-Audited)	As at Mar 31, 2026 (Audited)
A	Cash Flow from operating activities		
	Profit/(Loss) Before Tax	3,045.27	(1,698.72)
	Adjustment for:		
	Depreciation on property, plant and equipment	135.80	195.48
	Provision for Standard Assets	12.24	(2.65)
	Other Provision		33.45
	Interest on Vehicle Loan from Bank of Baroda	7.62	19.95
	Finance cost on leased liabilities	34.37	19.42
	Net gain on fair value changes - Unrealised	(1,434.49)	3,301.66
	Net gain on fair value changes - Realised	(1,251.92)	(1,172.94)
	Interest Income on Loans Granted	(953.64)	(1,704.47)
	Interest Income on Fixed Deposits	(18.70)	(70.46)
	Interest on Security Deposits	(4.86)	(9.08)
	Dividend income from equity investments	(55.22)	(18.82)
	Operating profit/(loss) before working capital changes	(483.53)	(1,107.17)
	Changes in working capital		
	Other financial assets	(0.44)	(0.92)
	Other non-financial assets	(54.64)	130.15
	Trade payable	(7.19)	(3.73)
	Trade receivable	(41.19)	(17.45)
	Other financial liabilities	391.78	(116.85)
	Other non-financial liabilities	18.50	(2.44)
	Provisions	(9.18)	
	Other adjustments		
	Loans to Others :		
	Given		
	Realised	(12,897.84)	(11,768.68)
	Interest received	8,039.95	12,861.70
	Subsidiaries		
	Others		
	Bank balances not considered as cash and cash equivalents	953.64	1,648.34
	Placed	(511.00)	(348.00)
	Matured	387.70	1,076.63
	Cash generated/(used in) from operations	(4,213.43)	2,351.59
	Direct Tax paid/(refund)	(308.38)	(414.36)
	Net Cash inflow/(outflow) from operating activities	(4,521.81)	1,937.23
B	Cash flow from Investing activities		
	Purchase of Property, plant and equipment (net)	(135.55)	(30.61)
	Purchase of Mutual Funds	(8,795.00)	(15,850.93)
	Sale of Mutual Funds	16,347.83	20,148.52
	Purchase of Quoted Investments - Equity Shares	(10,285.74)	(9,821.50)
	Sale of Quoted Investments - Equity Shares	10,067.76	4,585.43
	Investment in AIF	(300.00)	(480.00)
	Return and sale of Investment in AIF	83.09	(500.00)
	Dividend income from equity investments	55.22	18.82
	Interest on Fixed Deposits	18.70	70.46
	Net Cash inflow/(outflow) from investment activities	7,056.32	(1,859.82)
C	Cash flow from financing activities		
	Buyback of equity shares	(2,441.07)	
	Repayment of Vehicle Loan from Bank of Baroda	(30.21)	(62.27)
	Finance cost on lease liability	(34.37)	(19.42)
	Net Cash inflow/(outflow) from financing activities	(2,505.65)	(81.69)
	Net increase/(decrease) in cash and cash equivalents	28.87	(4.28)
	Opening balance of Cash and cash equivalents	160.38	164.66
	Closing balance of Cash and cash equivalents	189.25	160.38



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Notes:

3 The above standalone unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on October 31, 2026. The unaudited Standalone Financial Result are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

4 The Company is subject to Income Tax under sections 196/197/200 of the Income Tax Act 2025 and tax provision is recognised accordingly.

5 IITL Projects Limited - Subsidiary is facing uncertainties as detailed below

The net worth of the subsidiary is negative as on September 30, 2026.

As on 30.09.2026, the accumulated loss of ₹ 780.51 lakhs, exceeds the paid up capital and net worth of the company stands fully eroded. The total liabilities of the company exceeds its total assets.

The company is pursuing services in Real Estate related activities and earns income thereon, apart from interest on bank deposit.

The present cash flows not being adequate to meet the liabilities, the company continues to be a not going concern. Consequently, the financial statements continued to be prepared on a realizable value basis and all assets have been valued at their realization value where lower than cost and all known liabilities have been fully provided for.

As at September 30, 2026, the Company carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹1,361.23 lakhs in the equity shares and 0% Non-Convertible Redeemable Preference Shares 70,00,000 of ₹ 50 each aggregating to ₹ 3500.00 Lakhs and company has fully provided for the diminution in the value of Investments.

6 During the quarter, the Company completed buyback of 16,22,822 fully paid-up equity shares of face value of ₹ 10/- each at a price of ₹ 150 per share, for an aggregate consideration of ₹ 24.34 Crores, in accordance with the SEBI (Buy-Back of Securities) Regulations, 2018.

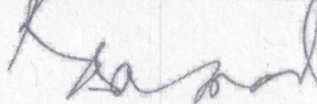
The Company incurred ₹ 0.64 Crores towards buyback expenses. The aggregate buyback consideration and expenses amounting to ₹ 24.99 Crores have been debited from the Securities Premium Account. An amount of ₹ 1.62 Crores, equivalent to the nominal value of shares bought back, has been transferred from Securities Premium to Capital Redemption Reserve. The said shares were extinguished on 10th September, 2026.

Basic and diluted EPS for the quarter ended 30th September, 2026 are not comparable with previous year / quarter on account of reduction in share capital due to buyback.

7 During the quarter, the Directorate of Enforcement, Delhi Zonal Office-II, issued Provisional Attachment Order No. 20 of 2026 under Section 5(1) of the Prevention of Money Laundering Act, 2002, in respect of 29,46,341 equity shares of the Company held by its promoter, M/s N.N. Financial Services Private Limited. The Company does not foresee any material impact on its financial position or operations arising from the said order.

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

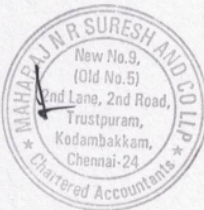
For Industrial Investment Trust Limited



DR. BIDHUBHUSAN SAMAL
CHAIRMAN
DIN : 00007256

Place : Mumbai

Date : October 31, 2026





LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF INDUSTRIAL INVESTMENT TRUST LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of INDUSTRIAL INVESTMENT TRUST LIMITED ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as 'the Group'), for the Quarter/Halfyear ended 30.09.2026. ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

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

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

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

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

Subsidiaries

- (i) IITL Projects Limited

Opinion

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



6. We draw attention to the following

i) We draw attention to Note no 5 of the statement, regarding Investment in its subsidiary IITL Projects Limited .As on 30.09.2026, the accumulated loss of Rs.780.51 lakhs , exceeds the paid up capital and net worth of the company stands fully eroded.The total liability of the company exceeds its total assets.

The company is pursuing services in Real Estate related activities and earns income thereon, apart from interest on bank deposit.

The present cash flows not being adequate to meet the liabilities, the company continues to be a not going concern. Consequently, the financial statements continued to be prepared on a realizable value basis and all assets have been valued at their realization value where lower than cost and all known liabilities have been fully provided for.

7 . The financial results of IITL projects Limited ,one of the subsidiary included in the consolidated unaudited financial results, whose financial results reflect total revenues of Rs. 86.71 lakhs and Rs 42.31 lakhs total net Profit /(loss) after tax of Rs (238.99) Lakhs Rs 131.57 lakhs and Other comprehensive income of Rs 0.01 lakhs and 0.02 lakhs ,for the Halfyear/Quarter ended Septmber 30th ,2026 ,as considered in the consolidated unaudited financial results, have been reviewed by us.

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

Place:Chennai
Date:31.10.2026

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

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N R Suresh
Partner

Chartered Accountants

M NO 021661

UDIN: 26021661SKRQQV3564



INDUSTRIAL INVESTMENT TRUST LIMITED

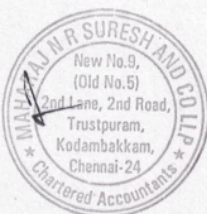
CIN - L65990MH1933PLC001998

Regd. Office : Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051
Tel. No. 022-4325 0100, Email Id: iit@iitgroup.com Website: www.iitgroup.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

Sr. No.	Particulars	Quarter Ended			Half Year Ended		(₹ in Lakhs)
		Sept 30, 2026 Un-Audited	June 30, 2026 Un-Audited	Sept 30, 2025 Un-Audited	Sept 30, 2026 Un-Audited	Sept 30, 2025 Un-Audited	Year Ended Mar 31, 2026 Audited
1	Revenue from Operations						
	Interest Income	531.10	523.13	419.93	1,054.23	891.06	1,972.78
	Dividend Income	50.32	4.90	9.40	55.22	9.87	18.82
	Consultancy and brokerage services	9.68	-	-	9.68	-	-
	Net Gain on Fair Value changes	529.12	2,157.29	(511.50)	2,686.41	570.08	(3,528.81)
	Other Income from Operations						
		1,120.22	2,685.32	(82.17)	3,805.54	1,471.01	(1,537.21)
2	Other Income					0.10	1.23
3	Total Income (1+2)	1,120.22	2,685.32	(82.17)	3,805.54	1,471.11	(1,535.98)
4	Expenses:						
	Finance Costs	23.68	18.37	10.20	42.05	21.66	39.43
	Impairment on Financial Instruments	(100.00)	405.05	-	305.05	-	(1,440.08)
	Cost of Sales						
	Employee Benefits Expenses	91.04	90.15	94.60	181.19	193.16	410.72
	Depreciation, Amortization and Impairment	68.11	67.80	48.04	135.91	95.54	196.04
	Other Expenses	223.68	111.27	164.52	334.96	274.55	804.12
	Total Expenses	306.51	692.65	317.36	999.16	584.91	10.23
5	Profit / (Loss) before Exceptional Items and Tax (3-4)	813.71	1,992.67	(399.52)	2,806.38	886.21	(1,546.21)
6	Share of Net Profit / (Loss) of Joint Ventures and Associates accounted for using Equity method						
7	Profit/(Loss) before tax (5-6)	813.71	1,992.67	(399.52)	2,806.38	886.21	(1,546.21)
8	Exceptional Items						
9	Profit/(Loss) before tax (7+8)	813.71	1,992.67	(399.52)	2,806.38	886.21	(1,546.21)
	Tax expense:						
	Current Tax	195.55	221.01	113.75	416.56	165.58	421.71
	Deferred Tax	(48.98)	347.86	(190.79)	298.87	10.22	(758.92)
	Earlier Year	1.07	-	-	1.07	-	-
10	Total tax expense	147.64	568.86	(77.04)	716.50	175.80	(337.21)
11	Profit/(loss) after tax (9-10)	666.07	1,423.81	(322.49)	2,089.88	710.41	(1,209.00)
	Other comprehensive income/(loss) (OCI)						
	Items that will not be reclassified to Profit or Loss						
	(i) Items that will not be reclassified to profit or loss	(0.83)	5.60	-	4.77	(2.30)	6.84
	(ii) income tax related to items that will not be reclassified to profit or loss	0.20	(1.40)	-	(1.20)	0.58	(1.72)
12	Other comprehensive income/(loss)	(0.64)	4.20	-	3.56	(1.72)	5.12
13	Total Comprehensive income/(loss) for the period/year	665.43	1,428.01	(322.49)	2,093.44	708.69	(1,203.88)
14	Profit/(loss) for the period/year attributable to:						
	Owners of the Company	631.44	1,530.99	(329.29)	2,162.43	698.45	(1,242.41)
	Non-controlling interest	34.62	(107.18)	6.80	(72.56)	11.95	35.41
15	Other Comprehensive income/(loss) attributable to:	666.07	1,423.81	(322.49)	2,089.88	710.40	(1,207.00)
	Owners of the Company	(0.64)	4.20	-	3.56	(1.72)	5.12
	Non-controlling interest						
16	Total Comprehensive income/(loss) attributable to:	(0.64)	4.20	-	3.56	(1.72)	5.12
	Owners of the Company	630.80	1,535.18	(329.29)	2,165.99	696.73	(1,237.29)
	Non-controlling interest	34.62	(107.18)	6.80	(72.56)	11.95	35.41
		665.43	1,428.01	(322.49)	2,093.44	708.69	(1,201.88)
17	Paid up Equity Share Capital (Face value ₹10 each):						
18	Other equity	2,092.47	2,254.76	2,254.76	2,092.47	2,254.76	2,254.76
19	Earning per Equity Shares of ₹10 each						
	- Basic and Diluted*	2.86	6.79	(1.46)	9.70	3.10	(5.51)

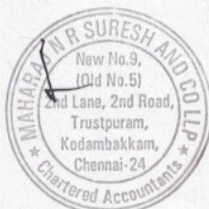
* Basic and Diluted EPS for all periods except year ended 31.03.2026 are not annualised.



Notes:

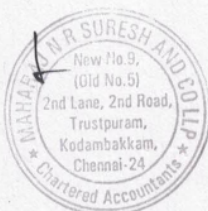
1. UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2026

Sr No	Particulars	(₹ in Lakhs)	
		As at Sept 30, 2026 (Un-Audited)	As at Mar 31, 2026 (Audited)
A	ASSETS		
I	Financial Assets		
	Cash and Cash Equivalents	1,256.46	169.33
	Bank Balances other than Cash and Cash Equivalents	1,135.66	2,409.08
	Receivables		
	- Trade Receivables	18.27	3.62
	- Other Receivables	173.17	163.93
	Loans	19,598.06	14,657.61
	Investments	16,687.64	21,717.34
	Other Financial Assets	1,667.73	1,572.34
		40,536.98	40,693.25
II	Non - Financial Assets		
	Inventories	59.98	59.98
	Current Tax Assets (net)	23.29	114.26
	Deferred Tax Assets	865.52	1,165.60
	Property, Plant and Equipment	999.85	533.63
	Goodwill		
	Other Intangible Assets	0.05	0.05
	Other Non - Financial Assets	113.57	56.64
		2,062.27	1,930.16
	Total Assets	42,599.25	42,623.41
B	EQUITY AND LIABILITIES		
	LIABILITIES		
I	Financial Liabilities		
	Payable		
	Trade Payable		
	- Total Outstanding Dues of MSME	3.33	18.58
	- Total Outstanding Dues of Creditors other than MSME	28.06	21.11
	Borrowings	174.46	197.05
	Other Financial Liabilities	416.67	24.94
		622.52	261.69
	Non - Financial Liabilities		
	Current Tax Liabilities (Net)		
	Provisions		
	Deferred Tax Liabilities (Net)	96.08	92.87
	Other Non - Financial Liabilities	81.11	64.23
		177.18	157.09
II	EQUITY		
	Equity Share Capital	2,092.47	2,254.76
	Other Equity	40,650.15	40,820.39
	Non - Controlling Interest	(943.08)	(870.52)
		41,799.55	42,204.63
	Total Equity and Liabilities	42,599.25	42,623.41



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

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		Sept 30, 2026 Un-Audited	June 30, 2026 Un-Audited	Sept 30, 2025 Un-Audited	Sept 30, 2026 Un-Audited	Sept 30, 2025 Un-Audited	Mar 31, 2026 Audited
A	Segment Revenues						
	(a) Investment Activity	590.16	2,175.03	(459.57)	2,765.19	622.47	(3,509.98)
	(b) Lending Activity	487.75	465.89	355.15	953.64	756.87	1,713.55
	(c) Real Estate Activity	42.31	44.40	91.77	86.71	91.77	
	(d) Others	-	-	(69.52)	-	-	260.45
		1,120.22	2,685.32	(82.17)	3,805.54	1,471.11	(1,535.98)
B	Segment Result						
	(a) Investment Activity	208.18	1,900.73	(773.96)	2,108.90	111.21	(3,306.45)
	(b) Lending Activity	474.96	462.41	342.25	937.37	718.35	1,607.73
	(c) Real Estate Activity	130.57	(370.46)	32.31	(239.89)	56.91	152.51
	(d) Others	-	-	(0.13)	-	(0.26)	
		813.71	1,992.67	(399.52)	2,806.38	886.21	(1,546.21)
	Less:						
	(a) Share of Net Profit / (Loss) of Joint Ventures & Associates accounted for using Equity Method	-	-	-	-	-	-
	(b) Other Un-Allocable Expenses net of Income	-	-	-	-	-	-
		813.71	1,992.67	(399.52)	2,806.38	886.21	(1,546.21)
C	Segment Assets						
	(a) Investment Activity	19,592.59	30,610.77	31,720.12	19,592.59	31,720.12	24,319.97
	(b) Lending Activity	19,729.79	10,690.78	9,377.48	19,729.79	9,377.48	14,767.15
	(c) Real Estate Activity	3,276.86	3,159.01	3,428.48	3,276.86	3,428.48	3,536.29
	(d) Others	-	-	0.94	-	0.94	
		42,599.25	44,460.56	44,527.02	42,599.25	44,527.02	42,623.41
D	Segment Liabilities						
	(a) Investment Activity	743.08	766.68	384.65	743.08	384.65	359.51
	(b) Lending Activity	-	-	-	-	-	-
	(c) Real Estate Activity	56.59	61.25	34.40	56.59	34.40	59.26
	(d) Others	-	-	0.70	-	0.70	
		799.67	827.92	419.75	799.67	419.75	418.77

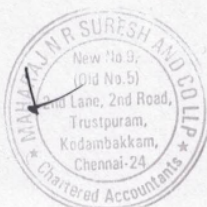


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UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED SEPTEMBER 30, 2026

Sr. No.	Particulars	(₹ in Lakhs)	
		Half year Ended Sept 30, 2026	Year Ended Mar 31, 2026
A	Cash Flow from Operating Activities		
	Profit/(Loss) Before Tax	2,806.38	(1,546.21)
	Adjustment for:		
	Depreciation on property, plant and equipment	135.91	196.04
	Provision for Standard Assets	12.24	(2.65)
	Reversal of Impairment loss	305.05	(40.00)
	Other Provisions	-	33.45
	Interest on Vehicle Loan from Bank of Baroda	7.62	19.95
	Finance cost on leased liabilities	34.37	19.42
	Net gain on fair value changes - Unrealised	(1,434.49)	3,301.66
	Net gain on fair value changes - Realised	(1,251.92)	(1,172.94)
	Interest Income	(953.64)	(1,904.81)
	Interest Income on Fixed Deposits	(64.72)	-
	Interest on Security Deposits	(4.86)	-
	Dividend income from equity investments	(55.22)	(18.82)
	Operating profit/(loss) before working capital changes	(463.28)	(1,114.91)
	Other financial assets	1,305.70	(0.92)
	Other non-financial assets	(54.64)	130.15
	Trade payable	(7.19)	(160.96)
	Trade receivable	(52.10)	(17.45)
	Other financial liabilities	391.78	(116.85)
	Other non-financial liabilities	18.50	(2.44)
	Provisions	(11.84)	(1.89)
	Loans to Others		
	Given		
	Realised	(12,897.84)	(11,768.68)
	Interest received	8,039.96	12,861.70
	Others		
	Bank balances not considered as cash and cash equivalents	953.64	1,648.34
	Placed		
	Matured	(511.00)	(348.00)
	Cash generated/(used in) from operations	387.70	1,076.63
	Direct Tax refund/(paid)	(2,900.60)	2,184.72
	Net Cash (outflow) from operating activities	(325.46)	(439.97)
		(3,226.06)	1,744.76
B	Cash flow from Investing activities		
	Purchase of Property, plant and equipment (net)	(135.55)	(31.38)
	Purchase of Mutual Funds	(8,795.00)	(15,848.93)
	Sale of Mutual Funds	16,347.83	20,148.52
	Purchase of Quoted Investments - Equity Shares	(10,285.74)	(9,821.50)
	Sale of Quoted Investments - Equity Shares	10,067.76	4,585.43
	Investment in AIF	(300.00)	(480.00)
	Purchase of ESDS Unlisted Shares	83.09	(500.00)
	Reversal of Impairment loss	(305.05)	40.00
	Dividend income from equity investments	55.22	18.82
	Interest on Fixed Deposits	86.27	166.18
	Net Cash inflow from investment activities	6,818.84	(1,722.86)
C	Cash flow from financing activities		
	Buyback of equity shares	(2,441.07)	-
	Repayment of Vehicle Loan from Bank of Baroda	(30.21)	(62.27)
	Lease liability	(34.37)	(19.42)
	Net Cash (outflow) from financing activities	(2,505.65)	(81.69)
	Net increase/(decrease) in cash and cash equivalents	1,087.13	(59.79)
	Cash and cash equivalents at the beginning of the year	169.33	229.13
	Cash and cash equivalents at the end of the year	1,256.46	169.33



Notes:

4 The above unaudited results of Industrial Investment Trust Limited (the "Parent" or the "Company") and its subsidiaries (together referred to as "Group") were reviewed by the Audit Committee and approved by the Board of Directors of the Company, at their meeting held on October 31, 2026. The results for the quarter and half year ended September 30, 2026 are subjected to Limited Review by the Statutory Auditors

5 The Company is subject to Income Tax under sections 196/197/200 of the Income Tax Act 2025 and tax provision is recognised accordingly.

6 IITL Projects Limited - Subsidiary is facing uncertainties as detailed below

The net worth of the subsidiary is negative as on September 30, 2026.

As on 30.09.2026, the accumulated loss of ₹ 780.51 lakhs, exceeds the paid up capital and net worth of the company stands fully eroded.

The total liabilities of the company exceeds its total assets.

The company is pursuing services in Real Estate related activities and earns income thereon, apart from interest on bank deposit.

The present cash flows not being adequate to meet the liabilities, the company continues to be a not going concern. Consequently, the financial statements continued to be prepared on a realizable value basis and all assets have been valued at their realization value where lower than cost and all known liabilities have been fully provided for.

As at September 30, 2026, the Company carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹1,361.23 lakhs in the equity shares and 0% Non-Convertible Redeemable Preference Shares 70,00,000 of ₹ 50 each aggregating to ₹ 3500.00 Lakhs and company has fully provided for the diminution in the value of Investments.

7 During the quarter, the Company completed buyback of 16,22,822 fully paid-up equity shares of face value of ₹ 10/- each at a price of ₹ 150 per share, for an aggregate consideration of ₹ 24.34 Crores, in accordance with the SEBI (Buy-Back of Securities) Regulations, 2018.

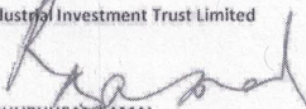
The Company incurred ₹ 0.65 Crores towards buyback expenses. The aggregate buyback consideration and expenses amounting to ₹ 24.99 Crores have been adjusted from the Securities Premium Account. An amount of ₹ 1.62 Crores, equivalent to the nominal value of shares bought back, has been transferred from Securities Premium to Capital Redemption Reserve. The said shares were extinguished on 10th September, 2026.

Basic and diluted EPS for the quarter/half year ended 30th September, 2026 are not comparable with previous year / quarter on account of reduction in share capital due to buyback

8 During the quarter, the Directorate of Enforcement, Delhi Zonal Office-II, issued Provisional Attachment Order No. 20 of 2026 under Section 5(1) of the Prevention of Money Laundering Act, 2002, in respect of 29,46,341 equity shares of the Company held by its promoter, M/s N.N. Financial Services Private Limited. The Company does not foresee any material impact on its financial position or operations arising from the said order.

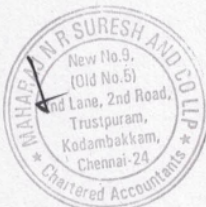
9 The previous year/periods figures have been regrouped/reclassified wherever necessary.

For Industrial Investment Trust Limited



DR. BIDHUBHUSAN SAMAL
CHAIRMAN
DIN : 00007256

Place : Mumbai
Mumbai : October 31, 2026



October 31, 2026

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

BSE Code: 501295

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

NSE Scrip Symbol: IITL

Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,

Dear Sir / Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other applicable provisions of the Listing Regulations, we hereby inform you that the Board of Directors of the Company at its meeting held today, i.e. Saturday, October 31, 2026, has approved borrowing of funds up to an aggregate limit of Rs. 200 Crores (Rupees Two Hundred Crores Only) from banks, financial institutions, NBFCs and/ or other lenders, with or without security, for the purpose of carrying out the principal business activities of the Company, including onward lending, financing and meeting operational/ working capital requirements.

The aforesaid approval is in accordance with the shareholders' approval obtained by way of a Special Resolution under Section 180(1)(c) of the Companies Act, 2013, at the Annual General Meeting held on September 17, 2026, authorising the Board to borrow monies up to Rs. 1,000 Crores (Rupees One Thousand Crores Only) at any point of time.

Details, as applicable, under Regulation 30 of the SEBI Listing Regulations read with SEBI Master Circular HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, are provided in **Annexure I** for your perusal.

You are requested to take the same on record.

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

**CUMI ANKUR
BANERJEE**

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



Encl: as above

ANNEXURE I

DETAILS UNDER AMENDED REGULATION 30 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 READ ALONG WITH SEBI MASTER CIRCULAR HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 DATED JANUARY 30, 2026

Approval for Borrowing of Funds

Sr. No.	Particulars	Details
a)	Name(s) of parties with whom the agreement is entered	Not Applicable at this stage, as the approval is an enabling approval and no specific lender has been identified.
b)	Purpose of entering into the agreement	To borrow funds for carrying out the principal business activities of the Company, including onward lending, financing and meeting operational/ working capital requirements.
c)	Size of agreement	Up to Rs. 200 Crores (Rupees Two Hundred Crores Only).
d)	Shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
e)	Significant terms of the agreement (in brief)	The Company may borrow funds by way of loans or financial assistance from banks, financial institutions, NBFCs and/ or other lenders, with or without security, on such terms and conditions as may be mutually agreed with the respective lenders.
f)	Whether the parties are related to promoter/ promoter group/ group companies in any manner. If yes, nature of relationship	Not decided at this stage.
g)	Whether the transaction would fall within related party transactions? If yes, whether the same is done at arm's length	Not decided at this stage.
h)	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
i)	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis.	The Company shall borrow funds up to Rs. 200 Crores based on its business requirements. Details of the respective lenders, actual amount borrowed, outstanding amount, tenure, interest rate and security, if any, shall be determined at the time of entering into the respective borrowing arrangements.
j)	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	The borrowing approval is within the overall borrowing limit of Rs. 1,000 Crores approved by the shareholders under Section 180(1)(c) of the Companies Act, 2013, at the AGM held on September 17, 2026.