INDUSTRIAL INVESTMENT TRUST LIMITED

IITL GROUP

August 05, 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: Outcome of the Board Meeting held on August 05, 2026

Ref: Unaudited Financial Results (Standalone & Consolidated) for the quarter ended June 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 the Company at their meeting held today i.e. Wednesday, August 05, 2026, has inter alia considered and approved the following:

1. Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter ended June 30, 2026.
2. Limited Review Report on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Maharaj N R Suresh and Co LLP, Chartered Accountants.
3. Approval of Buyback of upto 16,66,667 (Sixteen Lakhs Sixty Six Thousand Six Hundred and Sixty Seven) Equity Shares, representing 7.39% of the total equity shares in the total paid-up equity share capital of the Company.
4. Proposed appointment of Mr. Sahil Agarwal as an Additional Director (Non-Executive & Non-Independent) of the Company, with effect from the date of receipt of the prior approval from the Reserve Bank of India ("RBI").

Pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, attached please find the following:

a) Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter ended June 30, 2026.
b) Limited Review Report on the Unaudited Financial Results (Standalone & Consolidated) issued by the Statutory Auditors, Maharaj N R Suresh & Co. LLP, Chartered Accountants, for the quarter ended June 30, 2026.
c) The details as required under Regulation 30 of SEBI Listing Regulations read with SEBI Master Circular No. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026, as amended from time to time.

The meeting of the Board of Directors commenced on 3.08 p.m. and concluded at 6.00 p.m.

Kindly take the above intimation on your records.

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

CUMI ANKUR BANERJEE

Digitally signed by CUMI ANKUR BANERJEE
DN: c=IN, o=Personal, 2.5.4.20=C8766C9DCB9314846C911F48AAE7418D4F44EF21D40C38D20E4D9765E5EE5900, postalCode=400601, st=Maharashtra, serialNumber=C53B0F487B45AB58DF24B3F1C98F88221E434118B4844C2B67CD13FCA6E62895, cn=CUMI ANKUR BANERJEE
Date: 2026.08.05 18:12:52 +05'30'

INDUSTRIAL INVESTMENT TRUST LTD. MUMBAI

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

Encl: as above

Maharaj N R Suresh And Co LLP
Chartered Accountants
9, (Old 5), II Lane, II Main Road, Trustpuram, Chennai - 600 024.
LLP Identification No : AAT-9404

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 ended 30th June 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.

MAHARAJ N R SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

Phone : 044-24801322, 24837583 e-mail : mnrssuresh56@gmail.com, nrjayadevan@gmail.com

4. We draw attention to the following:

i) We draw attention to Note no 3 of the statement,regarding Investment in its subsidiary IITL Projects Limited ,As on 30.06.2026, the accumulated loss of Rs.903.01 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 Subsidiary company has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their realisable value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.

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

Place:Mumbai

Date: 05.08.2026

For Maharaj N R Suresh and Co LLP

FRN NO:001931S/S000020

MAHARAJ N R SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

N R Suresh

Partner

Chartered Accountants

M NO 021661

UDIN NO:26021661MJJGXU7767

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: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED ENDED JUNE 30, 2026

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2026 Un-Audited	Mar 31, 2026 Audited	June 30, 2025 Un-Audited	Mar 31, 2026 Audited
1	**Revenue from Operations**				
	Interest Income	478.73	553.90	423.39	1,793.09
	Dividend Income	4.90	3.77	0.47	18.82
	Net Gain on Fair Value changes	2,157.29	(4,720.21)	1,081.57	(3,528.81)
		2,640.92	**(4,162.54)**	**1,505.43**	**(1,716.90)**
2	**Other Income**	0.25	0.26	0.35	1.11
3	**Total Income (1+2)**	**2,641.17**	**(4,162.28)**	**1,505.78**	**(1,715.79)**
4	**Expenses:**				
	Finance Costs	18.37	8.22	11.46	39.43
	Impairment on Financial Instruments	-	(1,400.08)	-	(1,400.08)
	Employee Benefits Expenses	87.20	103.48	95.03	399.00
	Depreciation, Amortization and Impairment	67.75	50.90	47.36	195.48
	Other Expenses	104.71	331.00	90.68	749.10
	Total Expenses	**278.03**	**(906.48)**	**244.53**	**(17.07)**
5	**Profit / (Loss) before Exceptional items and Tax (3-4)**	**2,363.14**	**(3,255.81)**	**1,261.25**	**(1,698.72)**
6	**Exceptional Items**	-	-	-	-
7	**Profit/(Loss) before tax (5-6)**	**2,363.14**	**(3,255.81)**	**1,261.25**	**(1,698.72)**
	Tax expense:				
	Current Tax	212.21	99.96	45.64	392.63
	Deferred Tax	347.87	(790.85)	200.75	(759.14)
	Earlier Year	-	-	-	-
8	**Total tax expense**	**560.08**	**(690.88)**	**246.39**	**(366.51)**
9	**Profit/(loss) after tax (7-8)**	**1,803.06**	**(2,564.92)**	**1,014.87**	**(1,332.21)**
	Other comprehensive income/(loss) (OCI)				
	Items that will not be reclassified to Profit or Loss				
	Remeasurement of Defined Benefit Liability / Asset	5.62	10.41	(2.43)	6.74
	ii. Tax on remeasurement of Defined Benefit	(1.41)	(2.62)	0.61	(1.70)
10	**Other comprehensive income/(loss)**	**4.21**	**7.79**	**(1.82)**	**5.04**
11	**Total Comprehensive income/(loss) for the period/year**	**1,807.26**	**(2,557.13)**	**1,013.05**	**(1,327.17)**
12	**Paid up Equity Share Capital (Face value ₹10 each):**	2,254.76	2,254.76	2,254.76	2,254.76
13	**Other equity**				37,834.10
14	**Earning per Equity Shares of ₹10 each**				
	- Basic and Diluted*	8.00	(11.38)	4.50	(5.91)

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

MAHARAJ N R SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

INDUSTRIAL INVESTMENT TRUST LTD.
MUMBAI

Notes:

1 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 August 05, 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.

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

3 IITL Projects Limited - Subsidiary is facing uncertainties as detailed below
The net worth of the subsidiary is negative as on June 30, 2026.
As on June 30, 2026, the accumulated loss of ₹ 903.01 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 Subsidiary has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly the financial statements of the subsidiary have been prepared on the basis that the company does not continue to be a "Going Concern"and therefore all assets that have being valued at their realisable value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.
As at June 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.

4 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 : August 05, 2026

MAHARAJ N R SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

INDUSTRIAL INVESTMENT TRUST LTD.
MUMBAI

Maharaj N R Suresh And Co LLP
Chartered Accountants
9, (Old 5), II Lane, II Main Road, Trustpuram, Chennai - 600 024.
LLP Identification No : AAT-9404

LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF
INDUSTRIAL INVETSMENT TRUST LIMITED

1.We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of INDUSTRIAL INVETSMENT TRUST LIMITED ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as 'the Group'),for the quarter ended 30.06.2026. ("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.

MAHARAJ N R SURESH AND CO LLP New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24 Chartered Accountants

6. We draw attention to the following

i) We draw attention to Note no 3 of the statement,regarding Investment in its subsidiary IITL Projects Limited ,As on 30.06.2026, the accumulated loss of Rs. 930.01 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 subsidiary company has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their realisable value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.

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. 44.40 lakhs total net Profit /(loss) after tax of Rs (379.24) lakhs and Other comprehensive income of Rs (0.01) lakhs ,for the quarter ended June 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:Mumbai
Date:05.08.2026

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

N R Suresh
Partner
Chartered Accountants
M NO 021661
UDIN: 26021661LKBLOF6935

MAHARAJ N R SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

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: iitl@iitlgroup.com Website: www.iitlgroup.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2026 Un-Audited	Mar 31, 2026 Audited	June 30, 2025 Un-Audited	Mar 31, 2026 Audited
1	**Revenue from Operations**				
	Interest Income	523.13	598.52	471.13	1,972.78
	Dividend Income	4.90	3.77	0.47	18.82
	Sale of Flats	-	-	-	-
	Net Gain on Fair Value changes	2,157.29	(4,720.21)	1,081.57	(3,528.81)
	Other Income from Operations	-	-	-	-
		2,685.32	**(4,117.92)**	**1,553.18**	**(1,537.21)**
2	Other Income	-	0.63	0.10	1.23
3	**Total Income (1+2)**	**2,685.32**	**(4,117.29)**	**1,553.28**	**(1,535.98)**
4	**Expenses:**				
	Finance Costs	18.37	8.22	11.46	39.43
	Impairment on Financial Instruments	405.05	(1,400.08)	-	(1,440.08)
	Cost of Sales	-	-	-	-
	Employee Benefits Expenses	90.15	106.14	98.56	410.72
	Depreciation, Amortization and Impairment	67.80	51.03	47.50	196.04
	Other Expenses	111.27	348.64	110.03	804.12
	Total Expenses	**692.65**	**(886.04)**	**267.55**	**10.23**
5	**Profit / (Loss) before Exceptional items and Tax (3-4)**	**1,992.67**	**(3,231.25)**	**1,285.73**	**(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)**	**1,992.67**	**(3,231.25)**	**1,285.73**	**(1,546.21)**
8	Exceptional Items	-	-	-	-
9	**Profit/(Loss) before tax (7+8)**	**1,992.67**	**(3,231.25)**	**1,285.73**	**(1,546.21)**
	Tax expense:				
	Current Tax	221.01	106.63	51.83	421.71
	Deferred Tax	347.86	(790.88)	201.01	(758.92)
	Earlier Year	-	-	-	-
10	**Total tax expense**	**568.86**	**(684.26)**	**252.83**	**(337.21)**
11	**Profit/(loss) after tax (9-10)**	**1,423.81**	**(2,546.99)**	**1,032.89**	**(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	5.60	10.38	(2.30)	6.84
	(ii) Income tax related to items that will not be reclassified to profit or loss	(1.40)	(2.61)	0.58	(1.72)
12	**Other comprehensive income/(loss)**	**4.20**	**7.77**	**(1.72)**	**5.12**
13	**Total Comprehensive income/(loss) for the period/year**	**1,428.01**	**(2,539.22)**	**1,031.17**	**(1,203.88)**
14	**Profit/(loss) for the period/year attributable to:**				
	Owners of the Company	1,530.99	(2,550.51)	1,027.74	(1,242.41)
	Non-controlling interest	(107.18)	5.51	5.15	35.41
		1,423.81	**(2,544.99)**	**1,032.89**	**(1,207.00)**
15	**Other Comprehensive income/(loss) attributable to:**				
	Owners of the Company	4.20	7.77	(1.72)	5.12
	Non-controlling interest	-	-	-	-
		4.20	**7.77**	**(1.72)**	**5.12**
16	**Total Comprehensive income/(loss) attributable to:**				
	Owners of the Company	1,535.18	(2,542.74)	1,026.02	(1,237.29)
	Non-controlling interest	(107.18)	5.51	5.15	35.41
		1,428.01	**(2,537.22)**	**1,031.17**	**(1,201.88)**
17	**Paid up Equity Share Capital (Face value ₹10 each):**	2,254.76	2,254.76	2,254.76	2,254.76
18	**Other equity**				**40,820.39**
19	**Earning per Equity Shares of ₹10 each**				
	- Basic and Diluted*	6.79	(11.31)	4.56	(5.51)

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

MAHARAJ N R SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

INDUSTRIAL INVESTMENT TRUST LTD.
MUMBAI

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

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2026 Un-Audited	Mar 31, 2026 Audited	June 30, 2025 Un-Audited	Mar 31, 2026 Audited
A	**Segment Revenues**				
	(a) Investment Activity	2,175.03	(4,581.36)	1,082.04	(3,509.98)
	(b) Lending Activity	465.89	537.91	401.72	1,713.55
	(c) Real Estate Activity	44.40	(135.07)	-	-
	(d) Others	-	61.23	69.52	260.45
		2,685.32	**(4,117.29)**	**1,553.28**	**(1,535.98)**
B	**Segment Result**				
	(a) Investment Activity	1,900.73	(3,753.75)	885.16	(3,306.45)
	(b) Lending Activity	462.41	497.94	376.09	1,607.73
	(c) Real Estate Activity	(370.46)	24.08	24.60	152.51
	(d) Others	-	0.48	(0.13)	-
		1,992.67	**(3,231.25)**	**1,285.73**	**(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	-	-	-	-
		1,992.67	**(3,231.25)**	**1,285.73**	**(1,546.21)**
C	**Segment Assets**				
	(a) Investment Activity	30,610.77	24,319.97	32,728.93	24,319.97
	(b) Lending Activity	10,690.78	14,767.15	8,775.06	14,767.15
	(c) Real Estate Activity	3,159.01	3,536.29	3,398.76	3,536.29
	(d) Others	-	-	0.94	-
		44,460.56	**42,623.41**	**44,903.69**	**42,623.41**
D	**Segment Liabilities**				
	(a) Investment Activity	766.68	359.51	444.59	359.51
	(b) Lending Activity	-	-	-	-
	(c) Real Estate Activity	61.25	59.26	28.77	59.26
	(d) Others	-	-	0.57	-
		827.92	**418.77**	**473.94**	**418.77**

MAHARAJ N R SURESH AND CO LLP New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24 Chartered Accountants

INDUSTRIAL INVESTMENT TRUST LTD. MUMBAI

Notes:

1 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 August 05, 2026. The results for the quarter ended June 30, 2026 are subjected to Limited Review by the Statutory Auditors

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

3 IITL Projects Limited - Subsidiary is facing uncertainties as detailed below
The net worth of the subsidiary is negative as on June 30, 2026.

As on June 30, 2026, the accumulated loss of ₹ 903.01 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 subsidiary has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly the financial statements of the subsidiary have been prepared on the basis that the company does not continue to be a "Going Concern"and therefore all assets that have being valued at their realisation value where lower than cost and all known liabilities have been fully provided for and recorded in the financial statements on the basis of best estimate of the Management.
As at June 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 Lakhsand company has fully provided for the diminution in the value of Investments.

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

For Industrial Investment Trust Limited

Place : Mumbai
Mumbai : August 05, 2026

DR. BIDHUBHUSAN SAMAL
CHAIRMAN
DIN : 00007256

SURESH AND CO LLP
New No.9, (Old No.5) 2nd Lane, 2nd Road, Trustpuram, Kodambakkam, Chennai-24
Chartered Accountants

INDUSTRIAL INVESTMENT TRUST LTD.
MUMBAI

Date: August 05, 2026

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

To,
National Stock Exchange of India Limited,
Exchange Plaza, Plot No.C-1, G Block,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051

Script Code: 501295

Script Name: IITL

Sub : Outcome of Board meeting pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI Listing Regulations")

Dear Sir/Madam,

This has reference to our letter dated July 31, 2026 and pursuant to Regulation 30 (read with Part A of Schedule III) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("**SEBI Listing Regulations**"), we wish to inform you that the Board of Directors of the Company at its meeting held today, i.e. on Wednesday, August 05, 2026 inter-alia, considered and approved the following matters:

1. **Approval of buyback of fully paid up equity shares of the Company:**

Considered and approved the proposal for buy-back of not exceeding 16,66,667 (Sixteen Lakhs Sixty Six Thousand Six Hundred and Sixty Seven) fully paid-up equity shares of the Company, each having a face value of Rs. 10/- (Rupee Ten Only) ("**Equity Shares**"), representing up to 7.39% of the total number of equity shares in the paid-up equity share capital of the Company, at a price of INR 150/- (Indian Rupees One Hundred and Fifty Only) per Equity Share ("**Buyback Price**") payable in cash for an aggregate amount not exceeding INR 25,00,00,050/- (Indian Rupees Twenty-Five Crore and Fifty Only) ("**Buyback Size**")

The Buyback Size does not include transaction costs viz. brokerage costs, fees, turnover charges, applicable taxes such as buyback tax, securities transaction tax, goods and services tax, stamp duty, etc., expenses incurred or to be incurred for the buyback like filing fees payable to the Securities and Exchange Board of India ("**SEBI**"), advisors/ legal fees, public announcement publication expenses, printing and dispatch expenses and other incidental and related expenses, etc.

The Board has constituted a Buyback Committee (the "**Buyback Committee**"), comprising of Dr. Bidhubhusan Samal, Chairman, Mrs. Cumi Banerjee, CEO (Secretarial, Legal and Admin) & Company Secretary, Mr. Gorakh Ingale, Group Chief Financial Officer and Mr. Mithilesh Kumar, Chief Executive Officer – NBFC of the Company. The Buyback Committee has the power to do all such acts, deeds, matters and things as it may, in its absolute discretion, deem necessary, expedient, usual or proper in connection with the Buyback. Further, the Board has appointed Mrs. Cumi Banerjee, CEO (Secretarial, Legal and Admin) & Company Secretary, as the Compliance Officer for the purposes of the proposed Buyback.

The Buyback is proposed to be made from all of the equity shareholders / beneficial owners of the Company, excluding the promoters of the Company and members of the promoter group (as defined under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011), who hold Equity Shares as on the record date, on a proportionate basis through the "tender offer" route, in accordance with the provisions contained in the Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018, as amended (**"SEBI Buyback Regulations**") and the Companies Act, 2013, as amended and rules made thereunder.

The Board has noted the intention of the Promoters and members of the Promoter Group of the Company of not participating in the proposed Buy Back.

Pursuant to the provisions of Regulation 42 of the SEBI Listing Regulations and Regulation 9(i) of the SEBI Buyback Regulations, we hereby inform you that the Record Date for the purpose of determining the eligibility of shareholders for participation in the Buyback shall be Tuesday, August 18, 2026.

In terms of Regulation 5(via) of the SEBI Buyback Regulations, the Board / Buyback Committee may, till one working day prior to the Record Date, increase the Buyback price and decrease the number of Equity Shares proposed to be bought back, such that there is no change in the Buyback Size.

The public announcement and letter of offer setting out the process, timelines and other requisite details will be released in due course in accordance with the SEBI Buyback Regulations.

Systematix Corporate Services Limited, a SEBI Registered Merchant Banker, has been appointed as the Manager to the Buyback.

The pre-buyback shareholding pattern as on July 31, 2026, is enclosed as **Annexure A**. Please note that the details regarding the post-buyback shareholding pattern have not been provided since the actual number of Equity Shares that are bought back and category of shareholders from whom the Equity Shares will be bought back cannot be determined at this stage.

A detailed disclosure as required under Regulation 30 of SEBI Listing Regulations read with the SEBI Master Circular No. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026 is enclosed as **Annexure B**.

The meeting of the Board of Directors commenced on 3.08 p.m. and concluded at 6.00 p.m.

This is for your information and record.

Thanking you,

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

CUMI ANKUR BANERJEE

Digitally signed by CUMI ANKUR BANERJEE
DN: c=IN, o=Personal,
2.5.4.20=C8766C9DCB9314846C911F48AAE7418D4F44EF21D40C38D20E4D9765E5EE5900,
postalCode=400601, st=Maharashtra,
serialNumber=C53B0F487B45AB58DF24B3F1C98F88221E434118B4844C2B67CD13FCA6E62895, cn=CUMI ANKUR BANERJEE
Date: 2026.08.05 18:13:28 +05'30'

INDUSTRIAL INVESTMENT TRUST LTD. MUMBAI

Name: Cumi Banerjee
CEO (Secretarial, Legal and Admin) & Company Secretary
Membership No. F6559

Encl: as above

Annexure A

Pre-Buyback shareholding pattern of the Company as on July 31, 2026

Sr. No	Shareholder Category	No. of Shares	% of Existing Equity Share Capital
1.	**Promoter and Promoter Group**	11255692	49.92
2.	**Indian Financial Institutions / Banks / Mutual Funds**		
	Indian Financial Institutions	0.00	0.00
	Banks	51480	0.23
	Mutual Funds	0.00	0.00
	Insurance Companies	222966	0.99
	State Government	38700	0.17
3.	**FII / FPI / NRIs / GDRs / Foreign Nationals and OCB**		
	FII/FPI	955990	4.24
	NRIs	26089	0.12
	DRs	2938770	13.03
	Foreign Banks	0.00	0.00
4.	**Indian Public, Corporates and Others**	7057863	31.30
	TOTAL	**22547550**	**100.00**

Note: Post buyback shareholding will be dependent on the actual number of shares bought back

Annexure B

Disclosure of details in relation to proposed Buyback

S. No	Particulars	Details
1.	Number of securities proposed for the Buyback	16,66,667 Equity Shares
2.	Number of securities proposed for the Buyback as a percentage of existing paid up capital	Buyback of upto 16,66,667 (Sixteen Lakhs Sixty Six Thousand Six Hundred and Sixty Seven) Equity Shares, representing 7.39% of the total equity shares in the total paid-up equity share capital of the Company
3.	Buyback Price	INR 150/- (Indian Rupees One Hundred and Fifty Only) per Equity Share
4.	Actual securities in number and percentage of existing paid up capital bought back	Buyback of upto 16,66,667 (Sixteen Lakhs Sixty Six Thousand Six Hundred and Sixty Seven) Equity Shares, representing 7.39% of the total equity shares in the total paid-up equity share capital of the Company. However, the actual number of equity shares and percentage of existing paid-up capital bought back shall be ascertained following completion of the Buyback.
5.	Pre-shareholding pattern	Please refer to **Annexure A.**

August 05, 2026

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

The Manager
Listing Department
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

Dear Sir,

Sub: Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we would like to inform you that the Board in its meeting held on August 05, 2026 has inter alia considered and approved the following:

- Proposed appointment of Mr. Sahil Agarwal as an Additional Director (Non-Executive & Non-Independent) of the Company, with effect from the date of receipt of the prior approval from the Reserve Bank of India ("RBI").

Details as required under Regulation 30 of the Listing Regulations read with SEBI Master Circular No. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026 are given in **Annexure I** for your perusal.

This is for your information and record.

Kindly acknowledge the receipt.

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

CUMI ANKUR BANERJEE

Digitally signed by CUMI ANKUR BANERJEE
DN: c=IN, o=Personal, 2.5.4.20=C8766C9DCB9314846C911F48AAE7418D4F44EF21D40C38D20E4D9765E5EE5900, postalCode=400601, st=Maharashtra, serialNumber=C53B0F487B45AB58DF24B3F1C98F88221E434118B4844C2B67CD13FCA6E62895, cn=CUMI ANKUR BANERJEE
Date: 2026.08.05 18:13:51 +05'30'

INDUSTRIAL INVESTMENT TRUST LTD. MUMBAI

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

Encl: A/a

ANNEXURE I

DETAILS UNDER REGULATION 30 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 READ ALONG WITH SEBI MASTER CIRCULAR NO. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 DATED JANUARY 30, 2026

Sr. No.	Name of the Director ~~/ KMPs~~	Mr. Sahil Agarwal
1.	Reason for change viz. appointment, ~~re-appointment, resignation, removal, death or otherwise~~	Proposed Appointment of Mr. Sahil Agarwal as an Additional Director (Non-Executive & Non-Independent), subject to prior approval of Reserve Bank of India ("RBI").
2.	Date of appointment / ~~re-appointment / cessation (as applicable) & term of appointment / re-appointment~~	Date of appointment: with effect from the date of receipt of the prior approval from the RBI
3.	Brief profile (in case of appointment)	Mr. Sahil Agarwal has completed his Business Management Program from California State University, San Bernardino and Bachelor of Business Administration from Amity University, Noida, Uttar Pradesh. He is working as CEO and Whole-Time Director of Nimbus India limited (NBFC). He has overall exposure of more than 7 years in sales, marketing, real estate, fund raising, loans and investment activities (NBFC sector). He has also a broad knowledge of international market. His dedication to his field and ability to adapt in NBFC business operations makes him a valuable asset to the Company as a Director.
4.	Disclosure of relationships between directors (in case of appointment of a director)	He is the son of Mr. Bipin Agarwal, Promoter and Managing Director of the Company.