

August 06, 2025

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 06, 2025

Ref: Unaudited Financial Results (Standalone & Consolidated) for the quarter ended June 30, 2025 - 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 06, 2025, has inter alia considered and approved the following:

1. Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter ended June 30, 2025
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. Resignation of Mr. Sagar Jaiswal, Group CFO and Key Managerial Personnel of the Company, vide letter dated August 06, 2025 w.e.f. August 31, 2025.
4. Appointment of CS Payal Vyas, Practicing Company Secretary and a Peer Reviewed Company Secretary as the Secretarial Auditor of the Company for a term of five consecutive years commencing from financial year 2025-2026 till financial year 2029-2030, subject to the approval of the Shareholders by way of an Ordinary Resolution at the ensuing Annual General Meeting.

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, 2025.
- 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, 2025.
- c) The details as required under Regulation 30 of SEBI Listing Regulations read with SEBI Master Circular SEBI/HO/CFD/PoD2/CIRIP/0155 dated November 11, 2024.

The meeting of the Board of Directors commenced on 4.40 p.m. and concluded at 5.10 p.m.

Kindly take the above intimation on your records.

Yours sincerely,
For Industrial Investment Trust Limited



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

Encl: as above

CIN No. L65990MH1933PLC001998

Regd. Office : Office No. 101A, "The Capital", G-Block, Plot No. C-70, Bandra Kurla Complex,
Bandra (East), Mumbai -400051. • Tel.: (+91) 22-4325 0100
Email : iitl@iitlgroup.com • Website : www.iitlgroup.com

INDUSTRIAL INVESTMENT TRUST LIMITED

CIN - L65990MH1933PLC001998

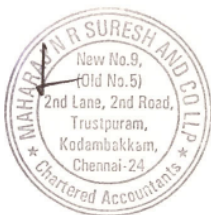
Regd. Office : Office No.101A, 'The Capital', G Block, Plot No.C-70, Bandra Kurla Complex, Bandra East, Mumbai - 400051

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, 2025

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2025 Un-Audited	Mar 31, 2025 Audited	June 30, 2024 Un-Audited	Mar 31, 2025 Audited
1	Revenue from Operations				
	Interest Income	423.39	561.59	452.30	2,164.57
	Dividend Income	0.47	1.01	2.23	16.93
	Net Gain on Fair Value changes	1,081.57	(1,120.54)	588.75	(758.94)
		1,505.43	(557.93)	1,043.28	1,422.57
2	Other Income	0.35	71.93	0.83	73.70
3	Total Income (1+2)	1,505.78	(486.00)	1,044.11	1,496.27
4	Expenses:				
	Finance Costs	11.46	11.51	10.31	40.74
	Impairment on Financial Instruments	-	-	5.20	-
	Employee Benefits Expenses	95.03	98.70	51.98	293.23
	Depreciation, Amortization and Impairment	47.36	57.85	30.52	223.73
	Other Expenses	90.68	155.46	105.57	578.30
	Total Expenses	244.53	323.52	203.58	1,136.00
5	Profit / (Loss) before Exceptional items and Tax (3-4)	1,261.25	(809.52)	840.53	360.27
6	Exceptional Items	-	-	-	-
7	Profit/(Loss) before tax (5-6)	1,261.25	(809.52)	840.53	360.27
	Tax expense:				
	Current Tax	45.64	100.70	88.16	551.34
	Deferred Tax	200.75	(260.29)	116.54	(504.57)
	Earlier Year	-	(5.26)	-	(7.63)
8	Total tax expense	246.39	(164.85)	204.70	39.14
9	Profit/(loss) after tax (7-8)	1,014.87	(644.67)	635.83	321.13
	Other comprehensive income/(loss) (OCI)				
	Items that will not be reclassified to Profit or Loss				
	Remeasurement of Defined Benefit Liability / Asset	(2.43)	0.15	(0.93)	(6.27)
	ii. Tax on remeasurement of Defined Benefit	0.61	(0.06)	0.24	1.56
10	Other comprehensive income/(loss)	(1.82)	0.08	(0.70)	(4.72)
11	Total Comprehensive income/(loss) for the period/year	1,013.05	(644.59)	635.13	316.41
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				39,161.27
14	Earning per Equity Shares of ₹10 each				
	- Basic and Diluted*	4.50	(2.86)	2.82	1.42

* Basic and Diluted EPS for all periods except year ended 31.03.2025 is not annualised.



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 06, 2025 and subject to Limited Review by the Statutory Auditor.
- 2 The Company is subject to Income Tax under section 115BAA of the Income Tax Act 1961 and tax provision is recognised accordingly.

3 Following subsidiary is facing uncertainties as detailed below:

i) IITL Projects Limited - one of the subsidiaries is facing uncertainties as detailed below

As at June 30, 2025, the Company carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹1,361.23 lakhs in the equity shares. The net worth of the subsidiary is negative as on June 30, 2025.

As on June 30, 2025, the accumulated loss of ₹ 630.80 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.

IITL Projects Limited 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 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.

- 4 Pursuant to National Company Law Tribunal, Mumbai Bench, order dated 19th March, 2025, 2 subsidiaries namely IITL Investtrust Limited and IITL Management and Consultancy Pvt Ltd have been amalgamated with Industrial Investment Trust Limited, and the appointed date of amalgamation is 01.04.2024, and effect of Amalgamation was given after effective date (19.03.2025), previous quarter figures are not comparable.

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

Place : Mumbai
Date : August 06, 2025



For Industrial Investment Trust Limited

DR. BIDHUBHUSAN SAMAL
CHAIRMAN
DIN : 00007256



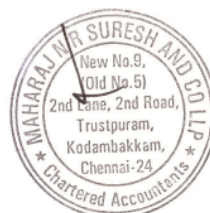
LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS

To
The Board of Directors
Industrial Investment Trust Limited

1. We have reviewed the accompanying statement of unaudited Financial results of Industrial Investments Limited for the Quarter ended 30th June 2025. 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 3(i) of the statement, regarding Investment in its subsidiary IITL Projects Limited ,As on 30.06.2025, the accumulated loss of Rs.630.80 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 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 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.

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

Place:Mumbai

Date: 06.08.2025

For Maharaj N R Suresh and Co LLP

FRN NO:001931S/S000020



K V Srinivasan

Partner

Chartered Accountants

M NO 204368

UDIN NO:25204368BMJJRR8018



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, 2025

(₹ in Lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2025 Un-audited	Mar 31, 2025 Audited	June 30, 2024 Un-audited	Mar 31, 2025 Audited
1	Revenue from Operations				
	Interest Income	471.13	582.06	517.70	2,378.86
	Dividend Income	0.47	0.92	2.23	16.93
	Sale of Flats	-	(29.69)	50.40	20.71
	Net Gain on Fair Value changes	1,081.57	(1,090.16)	595.14	(758.94)
	Other Income from Operations	-	-	0.16	-
		1,553.18	(536.86)	1,165.63	1,657.57
2	Other Income	0.10	70.84	0.89	72.71
3	Total Income (1+2)	1,553.28	(466.03)	1,166.52	1,730.27
4	Expenses:				
	Finance Costs	11.46	12.54	10.06	40.74
	Impairment on Financial Instruments	-	(10.00)	5.20	(10.00)
	Cost of Sales	-	(27.89)	32.09	4.20
	Employee Benefits Expenses	98.56	90.25	60.10	308.99
	Depreciation, Amortization and Impairment	47.50	55.74	31.29	223.92
	Other Expenses	110.03	182.12	118.63	650.94
	Total Expenses	267.55	302.77	257.37	1,218.80
5	Profit / (Loss) before Exceptional Items and Tax (3-4)	1,285.73	(768.79)	909.15	511.48
6	Share of Net Profit / (Loss) of Joint Ventures and Associates accounted for using Equity method	-	-	-	-
7	Profit/(Loss) before tax (5-6)	1,285.73	(768.79)	909.15	511.48
8	Exceptional Items	-	-	-	-
9	Profit/(Loss) before tax (7+8)	1,285.73	(768.79)	909.15	511.48
	Tax expense:				
	Current Tax	51.83	124.35	88.16	589.22
	Deferred Tax	201.01	(268.45)	116.61	(504.42)
	Earlier Year	-	(5.25)	-	(7.63)
10	Total tax expense	252.83	(149.35)	204.77	77.17
11	Profit/(loss) after tax (9-10)	1,032.89	(619.45)	704.38	434.30
	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	(2.30)	0.29	(1.45)	(6.50)
	(ii) Income tax related to items that will not be reclassified to profit or loss	0.58	3.40	0.37	1.61
12	Other comprehensive income/(loss)	(1.72)	3.69	(1.08)	(4.89)
13	Total Comprehensive income/(loss) for the period/year	1,031.17	(615.75)	703.30	429.42
14	Profit/(loss) for the period/year attributable to:				
	Owners of the Company	1,027.74	(753.50)	733.96	400.51
	Non-controlling interest	5.15	134.06	(29.62)	33.80
		1,032.89	(619.45)	704.34	434.30
15	Other Comprehensive income/(loss) attributable to:				
	Owners of the Company	(1.72)	0.12	(1.00)	(4.89)
	Non-controlling interest	-	-	(0.04)	-
		(1.72)	0.12	(1.04)	(4.89)
16	Total Comprehensive income/(loss) attributable to:				
	Owners of the Company	1,026.02	(753.38)	732.96	395.62
	Non-controlling interest	5.15	137.63	(29.66)	33.80
		1,031.17	(615.75)	703.30	429.42
14	Paid up Equity Share Capital (Face value ₹10 each):	2,254.76	2,254.76	2,254.76	2,254.76
17	Other equity				42,049.93
18	Earning per Equity Shares of ₹10 each				
	- Basic and Diluted*	4.56	(3.34)	3.26	1.78

* Basic and Diluted EPS for all periods except year ended 31.03.2025 is not annualised.



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

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2025 Un-audited	Mar 31, 2025 Audited	June 30, 2024 Un-audited	Mar 31, 2025 Audited
A	Segment Revenues				
	(a) Investment Activity	1,082.04	(992.29)	1,043.28	471.80
	(b) Lending Activity	401.72	514.36	-	1,023.47
	(c) Real Estate Activity	-	26.48	102.10	235.00
	(d) Others	69.52	(14.57)	21.14	-
		1,553.28	(466.03)	1,166.52	1,730.27
B	Segment Result				
	(a) Investment Activity	885.16	(1,299.50)	840.53	(587.10)
	(b) Lending Activity	376.09	496.22	-	947.37
	(c) Real Estate Activity	24.60	32.12	54.55	159.20
	(d) Others	(0.13)	2.37	14.07	(8.00)
		1,285.73	(768.79)	909.15	511.48
	Less:				
	(a) Share of Net Profit / (Loss) of Joint Ventures & Associates accounted for using Equity Method	-	-	-	-
	(b) Other Un-Allocable Expenses net of Income	-	-	-	-
		1,285.73	(768.79)	909.15	511.48
C	Segment Assets				
	(a) Investment Activity	32,728.93	24,621.75	39,164.84	24,621.75
	(b) Lending Activity	8,775.06	15,918.65	-	15,918.65
	(c) Real Estate Activity	3,398.76	3,429.43	3,314.04	3,429.43
	(d) Others	0.94	1.00	1,794.74	1.00
		44,903.69	43,970.83	44,273.62	43,970.83
D	Segment Liabilities				
	(a) Investment Activity	444.59	494.50	554.12	494.50
	(b) Lending Activity	-	-	-	-
	(c) Real Estate Activity	28.77	77.70	58.95	77.70
	(d) Others	0.57	0.05	4.56	0.05
		473.94	572.25	617.63	572.25



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 06, 2025. The results for the quarter ended June 30, 2025 are subjected to Limited Review by the Statutory Auditors
- 2 The Company is subject to Income Tax under section 115BAA of the Income Tax Act 1961 and tax provision is recognised accordingly.

- 3 Following subsidiaries and associate are facing uncertainties as detailed below;

IITL Projects Limited - one of the subsidiaries is facing uncertainties as detailed below

As at June 30, 2025, the Company carrying amount of investment in its subsidiary IITL Projects Limited amounting to ₹1,361.23 lakhs in the equity shares. The net worth of the subsidiary is negative as on June 30, 2025.

As on June 30, 2025, the accumulated loss of ₹ 630.80 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.

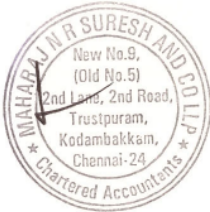
IITL Projects Limited has no business of its own and also no other cash flow at present. Thus, the company ceases to be a "Going Concern" and accordingly these financial statements have been prepared on the basis that the company does not continue to be a "Going Concern" and therefore all assets that have being valued at their 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.

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

Place : Mumbai
Mumbai : August 06, 2025

For Industrial Investment Trust Limited

DR. B. SAMAL
CHAIRMAN
DIN : 00007256





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 ended 30.06.2025. ("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.

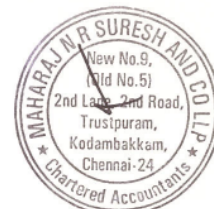
4. The Statement includes the results of the following entities:

Subsidiaries

- (i) IITL Projects Limited
- (ii) IITL Investment Advisors Private 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 3 of the statement, regarding Investment in its subsidiary IITL Projects Limited ,As on 30.06.2025, the accumulated loss of Rs. 630.8 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 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 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.

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. 47.74 lakhs total net Profit after tax of Rs 18.15 lakhs and total comprehensive income of Rs 0.10 lakhs ,for the quarter ended June 30th ,2025 ,as considered in the consolidated unaudited financial results, have been reviewed by us. The other subsidiary, whose unaudited interim financial results/statements and other financial information (before eliminating intercompany transactions) reflect total revenues of Rs NIL , total net profit after tax of Rs. 0.13 lakhs and total comprehensive expense of Rs. NIL , for the period ended June 30th 2025 , as considered in the statement which have been reviewed by their respective independent auditor. These interim financial results have been reviewed by other auditor whose reports have been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts included in respect of subsidiary is based solely on the reports of the other auditor and procedures performed by us as stated in paragraph 3 above.

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

Place: Mumbai
Date: 06.08.2025

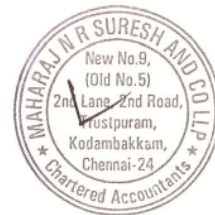
For Maharaj N R Suresh and co LLP
FRN NO: 001931S/S000020

K V Srinivasan
Partner

Chartered Accountants

M NO 204368

UDIN: 25204368BMJJRS7990



August 06, 2025

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: Intimation under Regulation 30 of the SEBI (LODR) Regulations, 2015 – Resignation of Chief Financial Officer

Dear Sir / Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other applicable provisions of the Listing Regulations, we hereby inform you that Mr. Sagar Jaiswal, Group CFO and Key Managerial Personnel of the Company, vide letter dated August 06, 2025 has tendered his resignation to start his own practice as Chartered Accountant. The same was accepted by the Management and he shall stand relieved from his duties w.e.f. August 31, 2025.

Further, Mr. Sagar Jaiswal has also confirmed that there is no other material reason other than mentioned in his resignation letter (Attached resignation letter).

Details as required under Regulation 30 of the Listing Regulations and the SEBI Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, as amended from time to time are given below:

Sr. No.	Particulars	Details
1.	Name	Mr. Sagar Jaiswal
2.	Reason for change viz., appointment , resignation, cessation, removal, death or otherwise	To start his own practice as Chartered Accountant
3.	Date of Appointment / Cessation (as applicable) & term of appointment	August 31, 2025
4.	Brief Profile (in case of appointment)	Not applicable
5.	Disclosure of relationship between directors (in case of appointment)	Not applicable

You are requested to take the same on record.

Yours sincerely,
For Industrial Investment Trust Limited



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

Encl. As above

August 06, 2025

The Chairman
Dr. Bidhubhusan Samal
Industrial Investment Trust Limited
Office No.101A, 'The Capital',
G Block, Plot No.C-70,
Bandra Kurla Complex,
Bandra East, Mumbai – 400051

Sir,

Subject: Resignation from the Position of CFO

This letter is to communicate my formal resignation from my position as Chief Financial Officer at IITL Group w.e.f. August 31, 2025.

Over the past year, I have gained hands-on experience in corporate accounting under Ind AS, finalisation of books of accounts and financial statements, and effectively coordinating with auditors during statutory audits. I am sincerely grateful for the learning opportunities and the trust placed in me during my tenure with the Group.

This decision comes as I intend to pursue my long-standing aspiration of starting my own Chartered Accountancy practice.

I also hereby confirm that there is no material reason, other than the one mentioned above.

I remain thankful for your guidance and support during my tenure and hope to stay in touch going forward.

Warm Regards,



Sagar Jaiswal
Group CFO




6/8/25


August 06, 2025

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

Dear Sir / Madam,

Sub: Intimation of Appointment of Secretarial Auditor of the Company under Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir / Madam,

This is to inform you that the Board of Directors of the Company at its Meeting held today i.e. on August 06, 2025, inter alia considered and approved the following:

1. Appointment of CS Payal Vyas, Practicing Company Secretary and a Peer Reviewed Company Secretary as the Secretarial Auditor of the Company for a term of five consecutive years commencing from financial year 2025-2026 till financial year 2029-2030, subject to the approval of the Shareholders by way of an Ordinary Resolution at the ensuing Annual General Meeting.

Details as required under Regulation 30 of SEBI Listing Regulations read with SEBI Master Circular SEBI/HO/CFD/PoD2/CIRIP/0155 dated November 11, 2024 are given in **Annexure I** for your perusal.

This is for your information and record.

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



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 SEBI/HO/CFD/POD2/CIRIP/0155 DATED NOVEMBER 11, 2024

1. Details of CS Payal Vyas

Sr. No.	Details of Events that need to be provided	Information of such events(s)
1.	Reason for change viz. appointment, re-appointment , resignation, removal, death or otherwise	Appointment as Secretarial Auditor of the Company
2.	Date of appointment / re-appointment / cessation (as applicable) & term of appointment / re-appointment	With effect from August 06, 2025. Appointed as a Secretarial Auditor of the Company for a term of five consecutive years commencing from financial year 2025-2026 till financial year 2029-2030 to conduct the Secretarial Audit, subject to the approval of the Shareholders by way of an Ordinary Resolution at the ensuing Annual General Meeting.
3.	Brief profile (in case of appointment)	CS Payal Vyas is an Associate member of the Institute of Company Secretaries of India and a Law graduate with over 20 years of experience. She holds a Certificate of Practice and has a valid Peer Review certificate. She has worked with top-listed companies like Mahindra & Mahindra, Wadia Group, and Piramal Enterprises. At Mahindra & Mahindra, she contributed for over 14 years in major corporate actions and compliance. She currently runs her own practice, advising on Company Law, SEBI matters, and secretarial audits. Specializes in handling schemes of arrangement including mergers, demergers, and takeovers. Experienced in IPOs, rights issues, preferential allotments, and due diligence. Provides certifications under Companies Act and SEBI regulations. Also, known for her ethical approach, strong leadership, and meticulous execution of responsibilities.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable



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