

Winmore Leasing And Holdings Limited

Regd. Office: "Ashiana", 69-C, Bhulabhai Desai Road, Mumbai – 400 026

Tel. No.: 022-23686617

E-mail Id: ho@hawcoindia.com

CIN: L67120MH1984PLC272432

Website: www.winmoreleasingandholdings.com

14th November, 2025

To,

Metropolitan Stock Exchange of India Limited
205 (A), 2nd Floor, Piramal Agastya Corporate Park,
Kamani Junction, LBS Road,
Kurla (West),
Mumbai - 400070

Re : Submission of Unaudited Financial Results of the Company for the quarter and half year ended 30th September, 2025.

Dear Sirs,

Enclosed herewith are the copies of unaudited financial results of the Company (Standalone and Consolidated) for the quarter and half year ended 30th September, 2025, as approved by the Board of Directors of the Company at its meeting held today, which commenced at 11:45 a.m. and concluded on 12:15 p.m., together with copies of the Limited Review Reports thereon of M/s Bharat Gupta & Company, auditors of the Company.

Further, please note that the Regulation 32 (1) of SEBI (LOADR) Regulations, 2015 is not applicable to the Company for the quarter and half year ended 30th September, 2025.

Thanking you,

Yours faithfully,

For **Winmore Leasing And Holdings Limited**

Anuj Rameshkumar Mehta
Company Secretary & Compliance Officer

Encl.: a/a

Limited review report on unaudited Standalone quarterly and year to date financial results of Winmore Leasing & Holdings Limited pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**To the Board of Directors of
Winmore Leasing & Holdings Limited,
Mumbai**

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of Winmore Leasing & Holdings Limited ("the Company") for the quarter ended September 30, 2025 and year to date from April 1, 2025 to September 30, 2025 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 (the Act) 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 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 interim 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable Indian Accounting Standards prescribed under Section 133 of the Act and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

UDIN: 25136055BMHXMN9173
Place: Mumbai
Dated: November 14, 2025

For M/s. Bharat Gupta & Co.
Chartered Accountants
Firm Regd. No. 131010W

BHARAT GUPTA
Proprietor
Membership No. 136055



WINMORE LEASING & HOLDINGS LIMITED						
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CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com						
PART I	Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended 30-09-2025					
Particulars	3 months ended 30-09-2025	3 months ended 30-06-2025	Corresponding 3 months ended 30-09-2024	Year to date period ended 30-09-2025	Year to date period ended 30-09-2024	Previous year ended 31-03-2025
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Income						
I Revenue from operations						
(i) Interest income	-	-	-	-	-	-
(ii) Dividend income	0.30	-	-	0.30	-	-
(iii) Rental income	0.75	0.75	0.75	1.50	1.50	3.00
(iv) Fees and commission income	-	-	-	-	-	-
(v) Net gain on fair value changes	0.84	1.08	1.96	1.92	4.87	7.19
(vi) Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii) Sale of products	-	-	-	-	-	-
(viii) Sale of services	6.60	6.60	6.00	13.20	9.15	21.15
(ix) Other operating income	-	-	-	-	-	-
Total revenue from operations	8.49	8.43	8.71	16.92	15.52	31.34
II Other Income	-	-	-	-	-	-
III Total Income (I + II)	8.49	8.43	8.71	16.92	15.52	31.34
Expenses						
(i) Finance costs	-	-	-	-	-	666.11
(ii) Fees and commission expenses	-	-	-	-	-	-
(iii) Net loss on fair value changes	-	-	-	-	-	-
(iv) Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(v) Impairment on financial instruments	-	-	-	-	-	-
(vi) Cost of materials consumed	-	-	-	-	-	-
(vii) Purchases of Stock-in-trade	-	-	-	-	-	-
(viii) Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix) Employee benefits expenses	10.35	6.04	12.05	16.39	19.33	26.18
(x) Depreciation, amortization and impairment	0.03	0.04	0.04	0.07	0.08	0.15
(xi) Other expenses	1.26	1.61	1.50	2.87	3.21	5.72
IV Total expenses	11.64	7.69	13.59	19.33	22.62	698.16
V Profit / (Loss) before exceptional items and tax (III-IV)	(3.15)	0.74	(4.88)	(2.41)	(7.10)	(666.82)
VI Exceptional items	-	-	-	-	-	-
VII Profit / (Loss) before tax (V-VI)	(3.15)	0.74	(4.88)	(2.41)	(7.10)	(666.82)
VIII Tax expenses:						
(a) Current tax (Including earlier year tax)	-	-	-	-	-	(0.32)
(b) Deferred tax	0.10	0.27	2.20	0.37	2.56	2.78
IX Profit / (Loss) for the period/year from continuing operations (VII-VIII)	(3.25)	0.47	(7.08)	(2.78)	(9.66)	(669.28)
X Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XI Tax expense of discontinued operations	-	-	-	-	-	-
XII Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII Profit / (Loss) for the period/year (IX+XII)	(3.25)	0.47	(7.08)	(2.78)	(9.66)	(669.28)
XIV Other Comprehensive Income/(Loss) (A+B)						
(A) (a) Items that will not be reclassified to Profit or Loss	(23.38)	18.61	50.49	(4.77)	83.93	(15.03)
(b) Income tax on items that will not be reclassified to Profit or Loss	3.34	(2.66)	(5.44)	0.68	(9.24)	4.93
(B) (a) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-	-	-
Other Comprehensive Income/(Loss) (A+B)	(20.04)	15.95	45.05	(4.09)	74.69	(10.10)
XV Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)	(23.29)	16.42	37.97	(6.87)	65.03	(679.38)
XVI Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	(0.33)	0.05	(0.71)	(0.28)	(0.97)	(67.00)
Diluted (in ₹)	(0.33)	0.05	(0.71)	(0.28)	(0.97)	(67.00)
XVII Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	-	-	-	-	-	-
Diluted (in ₹)	-	-	-	-	-	-
XVIII Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)						
Basic (in ₹)	(0.33)	0.05	(0.71)	(0.28)	(0.97)	(67.00)
Diluted (in ₹)	(0.33)	0.05	(0.71)	(0.28)	(0.97)	(67.00)

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PART-II							
Segment wise Revenue, Results, Assets & Liabilities							
Sr.No.	Particulars	3 months ended 30-09-2025	3 months ended 30-06-2025	Corresponding 3 months ended 30-09-2024	Year to date period ended 30-09-2025	Year to date period ended 30-09-2024	Previous year ended 31-03-2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:						
	a) Leasing	0.75	0.75	0.75	1.50	1.50	3.00
	b) Investing	1.14	1.08	1.96	2.22	4.87	7.19
	c) Service	6.60	6.60	6.00	13.20	9.15	21.15
	d) Unallocated income	-	-	-	-	-	-
	Net sales / income from operations	8.49	8.43	8.71	16.92	15.52	31.34
2	Segment Results:						
	a) Leasing	0.69	0.66	0.68	1.35	1.35	2.71
	b) Investing	1.12	1.08	1.78	2.20	4.69	(659.10)
	c) Service	(2.71)	1.16	(4.83)	(1.55)	(6.24)	(2.41)
	d) Unallocated income / (expenditure) (Net)	(2.25)	(2.16)	(2.51)	(4.41)	(4.90)	(8.02)
		(3.15)	0.74	(4.88)	(2.41)	(7.10)	(666.82)
	Less: Finance Costs	-	-	-	-	-	-
	Profit / (Loss) before exceptional items and tax	(3.15)	0.74	(4.88)	(2.41)	(7.10)	(666.82)
	Less: Exceptional items	-	-	-	-	-	-
	Profit / (Loss) before tax	(3.15)	0.74	(4.88)	(2.41)	(7.10)	(666.82)
3	Segment Assets :						
	a) Leasing	3.69	4.37	3.89	3.69	3.89	4.00
	b) Investing	7,738.80	7,768.34	7,841.11	7,738.80	7,841.11	7,747.67
	c) Service	0.25	-	-	0.25	-	-
	d) Unallocated	8.25	6.14	4.49	8.25	4.49	5.10
	Total	7,750.99	7,778.85	7,849.49	7,750.99	7,849.49	7,756.77
4	Segment Liabilities :						
	a) Leasing	1.00	1.04	1.00	1.00	1.00	1.00
	b) Investing	11,769.54	11,769.54	11,103.47	11,769.54	11,103.47	11,769.54
	c) Service	3.77	5.61	3.54	3.77	3.54	3.07
	d) Unallocated	21.61	24.30	35.13	21.61	35.13	21.22
	Total	11,795.92	11,800.49	11,143.14	11,795.92	11,143.14	11,794.83

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BALANCE SHEET

Particulars		As at 30-09-2025 Unaudited	₹ in Lakhs As at 31-03-2025 Audited
ASSETS			
Financial Assets			
(a) Cash and cash equivalents		3.85	2.68
(b) Bank Balance other than (a) above		-	-
(c) Derivative financial instruments		-	-
(d) Receivables			
(i) Trade Receivables		0.25	-
(ii) Other Receivables		-	-
(e) Loans		-	-
(f) Investments		7,738.80	7,747.67
(g) Other Financial assets		0.23	0.23
		7,743.13	7,750.58
Non-financial Assets			
(a) Inventories		-	-
(b) Current tax assets (Net)		3.89	2.42
(c) Investment Property		3.40	3.46
(d) Biological assets other than bearer plants		-	-
(e) Property, Plant and Equipment		0.29	0.31
(f) Capital work-in-progress		-	-
(g) Right of use of Asset		-	-
(h) Intangible assets under development		-	-
(i) Goodwill		-	-
(j) Other Intangible assets		-	-
(k) Other non-financial assets		0.28	-
		7.86	6.19
Total Assets		7,750.99	7,756.77
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
(a) Derivative financial instruments		-	-
(b) Payables			
(i) Trade Payables		-	-
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
(ii) Other Payables		-	-
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
(c) Debt Securities		-	-
(d) Borrowings (Other than Debt Securities)		-	-
(e) Deposits		-	-
(f) Subordinated Liabilities		11,769.54	11,769.54
(g) Other financial liabilities		3.57	2.16
		11,773.11	11,771.70
Non-Financial Liabilities			
(a) Current tax liabilities (Net)		-	-
(b) Provisions		3.42	3.42
(c) Deferred tax liabilities (Net)		19.39	19.71
(d) Other non-financial liabilities		-	-
		22.81	23.13
EQUITY			
(a) Equity Share capital		99.89	99.89
(b) Other Equity		(4,144.82)	(4,137.95)
		(4,044.93)	(4,038.06)
Total Liabilities and Equity		7,750.99	7,756.77

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STATEMENT OF CASH FLOW

₹ in Lakhs

	Half year ended 30-09-2025	Half year ended 30-09-2024
	Unaudited	Unaudited

A.	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit / (Loss) Before Tax	(2.41)	(7.10)
	Adjustments for		
	Depreciation	0.07	0.08
	Dividend Received	(0.30)	-
	Finance costs	-	-
	Sundry Balance Written Off	-	-
	Provision for Gratuity	-	0.47
	Provision for Leave Encashment	-	0.12
	Gain on Sale/fair value changes of Investments (Net)	(1.92)	(4.87)
	Interest Received	-	-
	Operating Profit before Working Capital Changes	(4.56)	(11.30)
	Movements in Working Capital		
	(Increase)/Decrease in other financial assets	(0.25)	-
	(Increase)/Decrease in other non financial assets	(0.27)	(0.24)
	Increase/(Decrease) in other financial liabilities	1.42	0.99
	Increase/(Decrease) in other non-financial liabilities	-	-
	Cash Generated from Operations before Income from Investments	(3.66)	(10.55)
	Dividend Received	0.30	-
	Cash Generated from Operations	(3.36)	(10.55)
	Taxes Paid (Net of Refund)	1.48	2.75
	Net Cash Flow from Operating Activities	(4.84)	(13.30)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Sale/ (Purchase) of Investments (Net)	6.01	(145.71)
	Net Cash from Investing Activities	6.01	(145.71)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Net cash from Financing Activities	-	-
	Net Increase / (Decrease) in Cash & Cash Equivalents	1.17	(159.01)
	Opening Cash & Cash Equivalents	2.68	162.22
	Closing Cash & Cash Equivalents	3.85	3.22
		1.17	(159.00)
	Components of Cash & Cash Equivalents :		
	Cash on Hand	0.09	0.08
	Balances with Banks-		
	On Current Accounts	3.76	3.14
	Cash and Cash Equivalent in Cash Flow Statement	3.85	3.22

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 14, 2025
- Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.
- Financial Results is also available on the Stock Exchange website www.mseil.in and on the Company's website www.winmoreleasingandholdings.com

Mumbai
November 14, 2025



By Order of the Board

Satyanarayan Kurry
Executive Director
DIN: 11371479

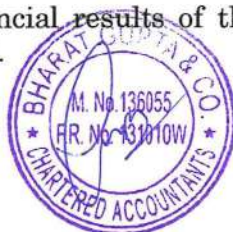
Limited review report on unaudited Consolidated quarterly and year to date financial results of Winmore Leasing & Holdings Limited pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**To the Board of Directors
Winmore Leasing & Holdings Limited,
Mumbai**

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Winmore Leasing & Holdings Limited ('the Holding Company') and its subsidiary company (the holding company and its subsidiary are referred to as 'the Group') for the quarter and half year ended on 30th September, 2025 ('the Statement'), being submitted by the Holding Company pursuant to requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement is the responsibility of the Holding Company's management and has been approved by its Board of Directors. The Statement 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 and in compliance with Regulation 33 of the Listing Regulations. 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 Listing Regulations, to the extent applicable.

4. The Statement includes the financial results of the Subsidiary company West Pioneer Properties (India) Private Limited.



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 6 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 Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information/financial result of the subsidiary included in the Consolidated Unaudited Financial Results, whose interim financial information/financial results reflect total assets (before consolidation adjustments) of Rs. 38,457.74 lakhs as at 30th September, 2025, total revenue (before consolidation adjustments) of Rs 5,846.54 lakhs & Rs. 8,313.00 lakhs, total net profit after tax of Rs. 991.18 lakhs and Rs. 1,850.64 lakhs and total comprehensive income of Rs. 990.03 lakhs & Rs. 1,849.49 lakhs for the quarter and half year ended 30th September, 2025 respectively, and net cash inflows/(outflows) amounting (before consolidation adjustments) to Rs. (159.96) lakhs for the period from 1st April, 2025 to 30th September, 2025, as considered in the unaudited consolidated financial results. These interim financial results and other financial information have been reviewed by other auditor, whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such subsidiary is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.

For M/s. Bharat Gupta & Co.
Chartered Accountants
Firm Registration No. 131010W

BHARAT GUPTA
Proprietor
Membership No: 136055

UDIN: 25136055BMHXMM7214

Place: Mumbai
Dated: 14th November, 2025

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PART I		Statement of Consolidated Unaudited Financial Results for the Quarter and Half Year Ended 30-09-2025					
		₹ in Lakhs					
Sr. No.	Particulars	3 months ended 30-09-2025	3 months ended 30-06-2025	Corresponding 3 months ended 30-09-2024	Year to date for period ended 30-09-2025	Year to date for period ended 30-09-2024	Previous year ended 31-03-2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
I	Income						
	Revenue from operations						
(i)	Interest income	38.11	26.65	32.36	64.76	56.62	133.83
(ii)	Dividend income	0.30	-	-	-	-	-
(iii)	Rental income	924.85	849.03	928.53	1,773.88	1,753.05	3,567.02
(iv)	Fees and commission income	-	-	-	-	-	-
(v)	Net gain on fair value changes	0.84	1.08	1.96	1.92	4.87	7.19
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii)	Sale of products (Properties)	4,243.57	897.81	1,528.06	5,141.38	2,475.07	4,548.98
(viii)	Sale of services	623.93	675.92	630.39	1,299.85	1,276.37	2,503.08
(ix)	Other operating income	-	-	-	-	-	-
	Total revenue from operations	5,831.60	2,450.49	3,121.30	8,282.09	5,565.98	10,760.10
II	Other Income	23.43	24.40	22.54	47.83	45.49	274.64
III	Total Income (I + II)	5,855.03	2,474.89	3,143.84	8,329.92	5,611.47	11,034.74
	Expenses						
(i)	Finance costs	(101.03)	20.87	(140.51)	(80.16)	50.19	606.42
(ii)	Fees and commission expenses	-	-	-	-	-	-
(iii)	Net loss on fair value changes	-	-	-	-	-	-
(iv)	Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(v)	Impairment on financial instruments	-	-	-	-	-	-
(vi)	Cost of materials consumed (Construction Cost)	3,717.95	659.03	1,172.99	4,376.98	2,049.30	3,684.23
(vii)	Purchases of Stock-in-trade	-	-	-	-	-	-
(viii)	Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix)	Employee benefits expenses	281.72	158.72	169.36	440.44	294.13	666.46
(x)	Depreciation, amortization and impairment	173.13	171.64	152.65	344.77	302.50	637.67
(xi)	Power and Fuel	229.97	218.54	234.03	448.51	480.22	892.46
(xii)	Repairs and Maintenance	134.66	91.26	103.83	225.92	224.67	489.01
(xiii)	Other expenses	430.60	294.63	353.74	725.23	654.11	1,493.37
IV	Total expenses	4,867.00	1,614.69	2,046.09	6,481.69	4,055.12	8,469.62
V	Profit / (Loss) before exceptional items and tax (III-IV)	988.03	860.20	1,097.75	1,848.23	1,556.35	2,565.12
VI	Exceptional items (Expenses/(Income))	-	-	8.33	-	14.74	(379.75)
VII	Profit / (Loss) before tax (V-VI)	988.03	860.20	1,089.42	1,848.23	1,541.61	2,944.87
VIII	Tax expense:						
(1)	Current tax (Including earlier year tax)	-	-	-	-	-	(0.32)
(2)	Deferred tax	0.10	0.27	2.20	0.37	2.56	2.78
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	987.93	859.93	1,087.22	1,847.86	1,539.05	2,942.41
X	Profit / (Loss) from discontinued operations	-	-	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-	-	-
XII	Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII	Profit / (Loss) for the period/year (IX+XII)	987.93	859.93	1,087.22	1,847.86	1,539.05	2,942.41
XIV	Other Comprehensive Income						
(A)	(a) Items that will not be reclassified to Profit or Loss	(24.53)	18.61	47.06	(5.92)	80.50	(18.81)
(B)	(b) Income tax on items that will not be reclassified to Profit or Loss	3.34	(2.66)	(5.44)	0.60	(9.24)	4.93
(B)	(a) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
(B)	(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-	-	-
	Total Other Comprehensive Income (A+B)	(21.19)	15.95	41.62	(5.24)	71.26	(13.88)
XV	Total Comprehensive income for the period/year (XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	966.74	875.88	1,128.84	1,842.62	1,610.31	2,928.53
XVI	Profit for the period/year attributable to:						
	Owners of the Company	929.89	809.61	1,025.87	1,739.50	1,448.37	2,730.95
	Non-controlling interest	58.04	50.32	61.35	108.36	90.68	211.46
XVII	Other comprehensive income for the Period/year attributable to:						
	Owners of the Company	(21.12)	15.95	41.82	(5.17)	71.46	(13.66)
	Non-controlling interest	(0.07)	-	(0.20)	(0.07)	(0.20)	(0.22)
XVIII	Total comprehensive income for the period/year attributable to:						
	Owners of the Company	908.77	825.56	1,067.69	1,734.33	1,519.83	2,717.29
	Non-controlling interest	57.97	50.32	61.15	108.29	90.48	211.24
XIX	Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	98.90	86.09	108.84	184.98	154.07	294.56
	Diluted (in ₹)	98.90	86.09	108.84	184.98	154.07	294.56
XX	Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	-	-	-	-	-	-
	Diluted (in ₹)	-	-	-	-	-	-
XXI	Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)						
	Basic (in ₹)	98.90	86.09	108.84	184.98	154.07	294.56
	Diluted (in ₹)	98.90	86.09	108.84	184.98	154.07	294.56

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CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com							
PART-II							₹ in Lakhs
Segment wise Revenue, Results, Assets & Liabilities							
Sr. No.	Particulars	3 months ended 30-09-2025	3 months ended 30-06-2025	Corresponding 3 months ended 30-09-2024	Year to date for period ended 30-09-2025	Year to date for period ended 30-09-2024	Previous year ended 31-03-2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Segment Revenue:						
	a) Leasing	0.75	0.75	0.75	1.50	1.50	3.00
	b) Investing	1.14	1.08	1.96	2.22	4.87	7.19
	c) Service	6.60	6.60	6.00	13.20	9.15	21.15
	d) Retail	1,390.20	1,301.19	1,410.64	2,691.39	2,696.83	5,408.03
	e) Residential	4,264.22	913.31	679.63	5,177.53	1,633.57	2,693.30
	f) Office	1.50	1.50	-	3.00	-	4.04
	g) Warehousing	21.39	3.98	873.54	25.37	680.88	1,951.02
	h) Family Entertainment Centre	164.13	218.03	142.12	382.16	325.26	650.09
	i) Unallocated	(18.33)	4.05	6.66	(14.28)	13.92	22.28
	Net sales / income from operations	5,831.60	2,450.49	3,121.30	8,282.09	5,565.98	10,760.10
2	Segment Results:						
	a) Leasing	0.69	0.66	0.68	1.35	1.35	2.71
	b) Investing	1.12	1.08	1.78	2.20	4.69	(659.10)
	c) Service	(2.71)	1.16	(4.83)	(1.55)	(8.24)	(2.41)
	d) Retail	699.27	637.29	727.55	1,336.56	1,268.00	2,420.83
	e) Residential	334.04	262.08	76.94	596.12	131.23	201.31
	f) Office	(0.48)	(9.71)	(41.20)	(10.19)	(41.20)	(42.56)
	g) Warehousing	14.85	3.30	268.03	18.15	269.94	569.61
	h) Family Entertainment Centre	27.62	89.44	67.31	127.06	122.20	256.35
	i) Unallocated	(192.40)	(104.23)	(139.02)	(301.63)	(196.43)	(241.31)
		887.00	881.07	957.24	1,768.07	1,606.54	2,505.43
	Less: Finance Costs	(101.03)	20.87	(140.51)	(80.16)	50.19	(59.69)
	Profit / (Loss) before exceptional items and tax	988.03	860.20	1,097.75	1,848.23	1,556.35	2,565.12
	Less: Exceptional items (Expenses/(Income))	-	-	8.33	-	14.74	(379.75)
	Profit / (Loss) before tax	988.03	860.20	1,089.42	1,848.23	1,541.61	2,944.87
3	Segment Assets :						
	a) Leasing	3.69	4.37	3.89	3.69	3.89	4.00
	b) Investing	335.60	365.14	437.91	335.60	437.91	344.47
	c) Service	-	-	-	-	-	-
	d) Retail	9,383.27	9,242.56	9,462.58	9,383.27	9,462.58	9,202.96
	e) Residential	22,080.93	24,994.09	24,046.91	22,080.93	24,046.91	23,625.15
	f) Office	1,309.79	1,312.52	1,313.13	1,309.79	1,313.13	1,318.69
	g) Warehousing	2,911.35	2,911.33	3,977.83	2,911.35	3,977.83	3,210.27
	h) Family Entertainment Centre	956.47	833.99	704.93	956.47	704.93	824.26
	i) Unallocated	1,824.43	1,829.00	1,803.71	1,824.43	1,803.71	2,386.50
	Total	38,805.53	41,493.00	41,750.89	38,805.53	41,750.89	40,916.30
4	Segment Liabilities :						
	a) Leasing	1.00	1.04	1.00	1.00	1.00	1.00
	b) Investing	11,769.54	11,769.54	11,103.47	11,769.54	11,103.47	11,769.54
	c) Service	3.77	5.61	3.54	3.77	3.54	3.07
	d) Retail	5,923.74	6,057.87	6,433.46	5,923.74	6,433.46	6,022.04
	e) Residential	11,934.81	14,926.02	14,168.76	11,934.81	14,168.76	14,332.90
	f) Office	1,087.83	1,142.96	1,195.29	1,087.83	1,195.29	1,119.20
	g) Warehousing	2,720.41	2,675.21	4,162.74	2,720.41	4,162.74	3,079.33
	h) Family Entertainment Centre	38.05	45.06	16.20	38.05	16.20	40.63
	i) Unallocated	2,326.37	2,570.69	3,573.02	2,326.37	3,573.02	2,893.41
	Total	35,805.52	39,195.00	40,657.98	35,805.52	40,657.98	39,261.22

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BALANCE SHEET						
						₹ in Lakhs
Particulars						As at
						30-09-2025
						Unaudited
						Audited
Financial Assets						
(a) Cash and cash equivalents						2,700.36
(b) Bank Balance other than (a) above						189.50
(c) Derivative financial instruments						-
(d) Receivables						-
(i) Trade Receivables						2,660.14
(ii) Other Receivables						1,785.55
(e) Loans						-
(f) Investments						335.60
(g) Other Financial assets						304.57
						6,190.17
Non-financial Assets						5,510.21
(a) Inventories						19,377.43
(b) Current tax assets (Net)						22,440.50
(c) Deferred tax Assets (Net)						779.60
(d) Investment In Property						3.40
(e) Biological assets other than bearer plants						-
(f) Property, Plant and Equipment						8,127.06
(g) Right of use Asset						-
(h) Capital work-in-progress						184.48
(i) Intangible assets under development						-
(j) Goodwill						-
(k) Other Intangible assets						17.43
(l) Other non-financial assets						4,125.96
						32,615.36
Total Assets						38,805.53
						40,916.30
LIABILITIES AND EQUITY						
LIABILITIES						
Financial Liabilities						
(a) Derivative financial instruments						-
(b) Payables						-
(i) Trade Payables						-
(ii) total outstanding dues of micro enterprises and small enterprises						61.35
(iii) total outstanding dues of creditors other than micro enterprises and small enterprises						339.86
						70.30
(II) Other Payables						-
(i) total outstanding dues of micro enterprises and small enterprises						-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises						-
(c) Debt Securities						-
(d) Borrowings (Other than Debt Securities)						6,512.46
(e) Deposits						-
(f) Subordinated Liabilities						12,341.81
(g) Other financial liabilities						6,045.49
						25,300.97
Non-Financial Liabilities						27,061.06
(a) Current tax liabilities (Net)						-
(b) Provisions						77.27
(c) Deferred tax liabilities (Net)						19.39
(d) Other non-financial liabilities						10,402.89
						12,109.54
						10,504.55
EQUITY						12,200.16
(a) Equity Share capital						99.89
(b) Other Equity						2,054.19
						788.41
Non-Controlling Interest						845.93
						766.78
						3,000.01
Total Liabilities and Equity						38,805.53
						40,916.30

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STATEMENT OF CASH FLOW			₹ in Lakhs	
Particulars			Period ended 30-09-2025	Period ended 30-09-2024
			Unaudited	Unaudited
Cash flow from operating activities				
Profit/(Loss) before exceptional items and tax			1,848.23	1,541.61
Adjustments to reconcile loss before tax to net cash flows				
Depreciation/ amortization			344.77	302.50
Profit/(Loss) on sale of property, plant and equipment			-	-
Assets written off			-	-
Gain on Sale/fair value changes of Investments (Net)			(1.92)	(4.87)
Provision for doubtful debt/bad debt write off			15.54	2.30
Sundry balances written back			-	-
Fair Valuation of security deposit & lease			(16.45)	(12.77)
Interest expense			(80.16)	50.19
Interest income			(64.76)	(56.62)
Sundry balance written off			-	0.01
Interest received on Income Tax refund			(6.06)	-
Provision for Gratuity			-	0.47
Provision for Leave Encashment			-	0.12
Dividend income			(0.30)	-
Operating profit before working capital changes			2,038.89	1,822.94
Movements in working capital:				
(Increase)/Decrease in Trade Payables			(19.64)	(3.35)
(Increase)/Decrease in Trade Receivables			(890.13)	(480.91)
(Increase)/Decrease in Inventories			3,080.01	720.37
(Increase)/Decrease in Other Financial Assets			(2.91)	(56.84)
(Increase)/Decrease in Other Non Financial Assets			(15.75)	(721.28)
Increase/(Decrease) in Financial Liabilities			(91.71)	969.06
Increase/(Decrease) in Non Financial Liabilities			(1,696.93)	1,524.81
Increase/(Decrease) in Subordinated Liabilities			(464.00)	(408.92)
Cash Generated from Operations before Income from Investments			1,937.83	3,365.88
Dividend Received			0.30	-
Cash Generated from Operations			1,938.13	3,365.88
Direct taxes (paid) net of refunds			(212.33)	(213.55)
Net cash flow (used in) generated from operating activities (A)			1,725.80	3,152.33
Cash flows from investing activities				
Purchase of property, plant and equipment, including CWIP and capital advances			(384.66)	(66.10)
Sale/ (Purchase) of current and non current investments			6.01	(145.71)
Bank deposit			20.50	539.29
Interest received			74.14	45.01
Net cash flow (used in) investing activities (B)			(284.01)	372.49
Cash flows from financing activities				
Proceeds from issuance of preference share capital			-	0.07
Redemption of preference share capital			(499.25)	(398.71)
Repayment of borrowings			(801.50)	(1,271.29)
Interest paid			(299.83)	(434.82)
Net cash flow from financing activities (C)			(1,600.58)	(2,104.75)
Net (decrease)/increase in cash and cash equivalents (A + B + C)			(158.79)	1,420.07
Opening Cash & Cash Equivalents			2,859.15	919.18
Closing Cash & Cash Equivalents			2,700.36	2,339.25
Components of cash and cash equivalents				
Cash on hand			9.08	11.81
With banks- on current account			571.28	407.44
Fixed Deposits with maturity of less than 3 months			2,120.00	1,920.00
With banks – in Bank deposit restricted			189.50	206.23
Total cash and bank balance			2,889.86	2,545.48
Less: Fixed deposits not considered as cash equivalents			189.50	206.23
Cash and cash equivalents in cash flow statement *			2,700.36	2,339.25
* Excluding Fixed Deposit not treated as Cash and Cash equivalents				
Notes:				
1	The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 14, 2025.			
2	Since the nature of the real estate business of the Group is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profits / losses for the period.			
3	Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.			
4	Financial Results is also available on the Stock Exchange website www.mseil.in and on the Company's website www.winmoreleasingandholdings.com			
			By Order of the Board	
				
			Satyanarayan Kurry	
			Executive Director	
			DIN: 11371479	
Mumbai				
November 14, 2025				

Winmore Leasing And Holdings Limited

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COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 14TH NOVEMBER, 2025

"RESOLVED THAT the statements showing unaudited standalone and consolidated financial results of the Company for the quarter and half year ended 30th September, 2025 placed on the table be and are hereby approved and that Mr Satyanarayan Kurry (DIN: 11371479), Executive Director of the Company be and is hereby authorised to sign and furnish the said results to the Stock Exchange.

RESOLVED FURTHER THAT Mr Satyanarayan Kurry be and is hereby authorised to get the results published in newspapers as required by Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

AND FURTHER RESOLVED THAT the aforesaid results be submitted to the Company's auditors and that the Limited Review Reports be submitted to the Stock Exchange in terms of Regulation 33 of the said Regulations."

Certified to be true

For **Winmore Leasing and Holdings Limited**

Anuj Rameshkumar Mehta

Company Secretary and Compliance Officer