

Winmore Leasing And Holdings Limited

Regd. Office: "Ashiana", 69-C, Bhulabhai Desai Road, Mumbai – 400 026
Tel. No.: 022-35012700 E-mail Id: cs.compliance@westpioneerindia.com
CIN: L67120MH1984PLC272432 Website: www.winmoreleasingandholdings.com

29th May, 2026

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 Audited Financial Results of the Company for the quarter and year ended 31st March, 2026 pursuant to Regulations 30 & 33 of SEBI (LOADR) Regulations, 2015.

Dear Sirs,

We enclose herewith in respect of our Company:

- a) audited financial results (Standalone and Consolidated) for the financial year 2025-2026 and for the quarter ended 31st March, 2026 along with audit reports;
- b) Statements of cashflows (Standalone and Consolidated) for the year ended 31st March, 2026; and
- c) Statements of assets and liabilities (Standalone and Consolidated) as at the end of the financial year 2025-2026.

as approved by the Board of Directors of the Company at its meeting held today, which commenced at 2:00 p.m and concluded on 2:25 p.m.

Also, enclosed is a declaration with respect to Audit Reports with unmodified opinion on the Audited Standalone and Consolidated Financial Results for the quarter and year ended 31st March, 2026.

Further, please note that the Regulation 32 (1) of SEBI (LOADR) Regulations, 2015 is not applicable to the Company for the quarter ended 31st March, 2026.

Kindly take the above information on record.

Thanking you,

Yours faithfully,
For **Winmore Leasing And Holdings Limited**

RADHA
GAURANG
CHOTALIA

Digitally signed by
RADHA GAURANG
CHOTALIA
Date: 2026.05.29
14:48:12 +05'30'

Radha Chotalia
Company Secretary & Compliance Officer

Encl. : a/a

Independent Auditor's Report on the Audited Quarterly and Year to Date Standalone Financial Results of the Company 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

Report on the audit of the Standalone Financial Results

Opinion

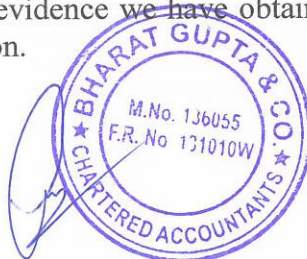
We have audited the accompanying Standalone Financial Results of Winmore Leasing & Holdings Limited ("the Company"), for the quarter and year ended March 31, 2026, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, these Standalone Financial Results:

- i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive income and other financial information for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Results* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Management's and Board of Directors' Responsibilities for the Standalone Financial Results

These quarterly Standalone Financial Results as well as the year to date Standalone Financial Results have been prepared on the basis of the Annual Standalone Financial Statements.

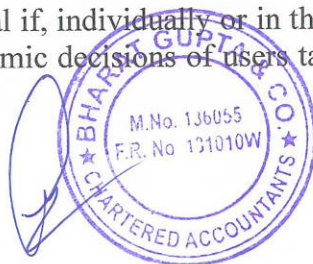
The Company's Management and Board of Directors are responsible for the preparation and presentation of the Standalone Financial Results that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Results, the Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Results.



As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- i. Identify and assess the risks of material misstatement of the Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii. Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- iii. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Management and the Board of Directors.
- iv. Conclude on the appropriateness of the Management and the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- v. Evaluate the overall presentation, structure and content of the Standalone Financial Results, including the disclosures, and whether the Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



Other Matters

The quarterly Standalone Financial Results are the balancing figures between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year, which were subject to limited review.

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



BHARAT GUPTA
Proprietor
Membership No: 136055

UDIN: 26136055RFITXG8587

Place: Mumbai
Dated: 29th May, 2026

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PART I

Statement of Audited Standalone Financial Results for the Quarter and Year Ended 31-03-2026

₹ in Lakhs

Particulars	3 months ended 31-03-2026 (Refer Note 2)	3 months ended 31-12-2025	Corresponding 3 months ended 31-03-2025 (Refer Note 2)	Current Year Ended 31-03-2026	Previous year ended 31-03-2025
	Audited	Unaudited	Audited	Audited	Audited
Income					
I Revenue from operations					
(i) Interest income	-	-	-	-	-
(ii) Dividend income	-	-	-	0.30	-
(iii) Rental income	0.75	0.75	0.75	3.00	3.00
(iv) Fees and commission income	-	-	-	-	-
(v) Net gain on fair value changes	(3.01)	1.09	1.20	-	7.19
(vi) Net gain on derecognition of financial instruments under amortised cost category	3.92	-	-	3.92	-
(vii) Sale of products	-	-	-	-	-
(viii) Sale of services	6.60	6.60	6.00	26.40	21.15
(ix) Other operating income	-	-	-	-	-
Total revenue from operations	8.26	8.44	7.95	33.62	31.34
II Other Income	0.80	-	-	0.80	-
III Total Income (I + II)	9.06	8.44	7.95	34.42	31.34
Expenses					
(i) Finance costs	706.03	-	666.11	706.03	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	5.25	3.89	3.11	25.53	26.18
(x) Depreciation, amortization and impairment	0.07	0.04	0.04	0.18	0.15
(xi) Other expenses	1.10	1.34	1.34	5.31	5.72
IV Total expenses	712.45	5.27	670.60	737.05	698.16
V Profit / (Loss) before exceptional items and tax (III-IV)	(703.39)	3.17	(662.65)	(702.63)	(666.82)
VI Exceptional items	-	-	-	-	-
VII Profit / (Loss) before tax (V-VI)	(703.39)	3.17	(662.65)	(702.63)	(666.82)
VIII Tax expenses:					
(a) Current tax (Including earlier year tax)	-	-	(0.32)	-	(0.32)
(b) Deferred tax	0.23	0.22	(0.02)	0.82	2.78
IX Profit / (Loss) for the period/year from continuing operations (VII-VIII)	(703.62)	2.95	(662.31)	(703.45)	(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)	(703.62)	2.95	(662.31)	(703.45)	(669.28)
XIV Other Comprehensive Income/(Loss) (A+B)					
(A) (a) Items that will not be reclassified to Profit or Loss	54.53	(49.76)	(38.33)	-	(15.03)
(b) Income tax on items that will not be reclassified to Profit or Loss	(7.80)	7.12	5.50	-	4.93
(B) (a) Items that will be reclassified to Profit or Loss	(86.38)	-	-	(86.38)	-
(b) Income tax on items that will be reclassified to Profit or Loss	12.36	-	-	12.36	-
Other Comprehensive Income/(Loss) (A+B)	(27.29)	(42.64)	(32.83)	(74.02)	(10.10)
XV Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)	(730.91)	(39.69)	(695.14)	(777.47)	(679.38)
XVI Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)					
Basic (in ₹)	(70.44)	0.30	(66.30)	(70.42)	(67.00)
Diluted (in ₹)	(70.44)	0.30	(66.30)	(70.42)	(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 ₹)	(70.44)	0.30	(66.30)	(70.42)	(67.00)
Diluted (in ₹)	(70.44)	0.30	(66.30)	(70.42)	(67.00)

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PART-II						₹ in Lakhs
Segment wise Revenue, Results, Assets & Liabilities						
Sr.No.	Particulars	3 months ended	3 months ended	Corresponding 3	Current Year	Previous year
		31-03-2026 (Refer Note 2)	31-12-2025	months ended 31-03-2025 (Refer Note 2)	Ended 31-03-2026	ended 31-03-2025
		Audited	Unaudited	Audited	Audited	Audited
1	Segment Revenue:					
	a) Leasing	0.75	0.75	0.75	3.00	3.00
	b) Investing	0.91	1.09	1.20	4.22	7.19
	c) Service	6.60	6.60	6.00	26.40	21.15
	d) Unallocated income	-	-	-	-	-
	Net sales / income from operations	8.26	8.44	7.95	33.62	31.34
2	Segment Results:					
	a) Leasing	0.64	0.72	0.70	2.71	2.71
	b) Investing	(705.12)	1.09	(664.91)	(701.83)	(659.10)
	c) Service	1.88	3.10	3.20	3.43	(2.41)
	d) Unallocated income / (expenditure) (Net)	(0.79)	(1.74)	(1.64)	(6.94)	(8.02)
		(703.39)	3.17	(662.65)	(702.63)	(666.82)
	Less: Finance Costs	-	-	-	-	-
	Profit / (Loss) before exceptional items and tax	(703.39)	3.17	(662.65)	(702.63)	(666.82)
	Less: Exceptional items	-	-	-	-	-
	Profit / (Loss) before tax	(703.39)	3.17	(662.65)	(702.63)	(666.82)
3	Segment Assets :					
	a) Leasing	3.58	3.66	4.00	3.58	4.00
	b) Investing	7,666.20	7,689.14	7,747.67	7,666.20	7,747.67
	c) Service	-	-	-	-	-
	d) Unallocated	5.31	11.50	5.10	5.31	5.10
	Total	7,675.09	7,704.30	7,756.77	7,675.09	7,756.77
4	Segment Liabilities :					
	a) Leasing	1.00	1.00	1.00	1.00	1.00
	b) Investing	12,475.56	11,769.54	11,769.54	12,475.56	11,769.54
	c) Service	4.29	4.12	3.07	4.29	3.07
	d) Unallocated	9.77	14.26	21.22	9.77	21.22
	Total	12,490.62	11,788.92	11,794.83	12,490.62	11,794.83

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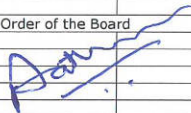
BALANCE SHEET						
Particulars						₹ in Lakhs
					As at	As at
					31-03-2026	31-03-2025
					Audited	Audited
ASSETS						
Financial Assets						
(a)	Cash and cash equivalents				2.04	2.68
(b)	Bank Balance other than (a) above				-	-
(c)	Derivative financial instruments				-	-
(d)	Receivables				-	-
	(I) Trade Receivables				-	-
	(II) Other Receivables				-	-
(e)	Loans				-	-
(f)	Investments				7,666.20	7,747.67
(g)	Other Financial assets				0.23	0.23
					7,668.47	7,750.58
Non-financial Assets						
(a)	Inventories				-	-
(b)	Current tax assets (Net)				2.97	2.42
(c)	Investment Property				3.34	3.46
(d)	Biological assets other than bearer plants				-	-
(e)	Property, Plant and Equipment				0.24	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				0.07	-
					6.62	6.19
	Total Assets				7,675.09	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				12,475.56	11,769.54
(g)	Other financial liabilities				6.89	2.16
					12,482.45	11,771.70
Non-Financial Liabilities						
(a)	Current tax liabilities (Net)				-	-
(b)	Provisions				-	3.42
(c)	Deferred tax liabilities (Net)				8.17	19.71
(d)	Other non-financial liabilities				-	-
					8.17	23.13
EQUITY						
(a)	Equity Share capital				99.89	99.89
(b)	Other Equity				(4,915.42)	(4,137.95)
					(4,815.53)	(4,038.06)
	Total Liabilities and Equity				7,675.09	7,756.77

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STATEMENT OF CASH FLOW		₹ in Lakhs	
		Current year ended 31-03-2026 Audited	Previous year ended 31-03-2025 Audited
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit / (Loss) Before Tax	(702.63)	(666.82)
	Adjustments for		
	Depreciation	0.18	0.15
	Dividend Received	(0.30)	-
	Finance costs	706.03	666.11
	Sundry Balance Written Off	-	0.01
	Provision for Gratuity	-	0.41
	Provision for Leave Encashment	-	0.16
	Gain on Sale/fair value changes of Investments (Net)	(3.92)	(7.19)
	Interest Received	(0.13)	-
	Operating Profit before Working Capital Changes	(0.77)	(7.17)
	Movements in Working Capital		
	(Increase)/Decrease in Other Receivables	-	-
	(Increase)/Decrease in other non financial assets	(0.06)	0.04
	Increase/(Decrease) in other financial liabilities	4.72	0.33
	Increase/(Decrease) in other non-financial liabilities	(3.41)	-
	Cash Generated from Operations before Income from Investments	0.48	(6.80)
	Dividend Received	0.30	-
	Cash Generated from Operations	0.78	(6.80)
	Taxes Paid (Net of Refund)	0.42	3.85
	Net Cash Flow from Operating Activities	0.36	(10.65)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Sale/ (Purchase) of Investments (Net)	(1.00)	(148.71)
	Sale/ (Purchase) of Property, Plant and Equipment	-	(0.18)
	Net Cash from Investing Activities	(1.00)	(148.89)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Net cash from Financing Activities	-	-
	Net Increase / (Decrease) in Cash & Cash Equivalents	(0.64)	(159.54)
	Opening Cash & Cash Equivalents	2.68	162.22
	Closing Cash & Cash Equivalents	2.04	3.22
		(0.64)	(159.00)
	Components of Cash & Cash Equivalents :		
	Cash on Hand	0.03	0.03
	Balances with Banks-		
	On Current Accounts	2.01	2.65
	Cash and Cash Equivalent in Cash Flow Statement	2.04	2.68
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 29th May, 2026		
2	The figures of the quarters ended March 31, 2026 and March 31, 2025 are balancing figures between audited figures in respect of the respective full financial year and the unaudited published year-to-date figures up to the third quarter of the respective financial year.		
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.mse.i.in and on the Company's website www.winmoreleasingandholdings.com		
			By Order of the Board  Satyanarayan Kurry Executive Director DIN: 11371479
Mumbai			
May 29, 2026			

Independent Auditor's Report on the annual consolidated financial results of the 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

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying consolidated annual 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'), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial statements /financial results/ financial information of the subsidiary, the aforesaid consolidated financial results:

- (i) include the annual financial results of the subsidiary company viz. West Pioneer Properties (India) Private Limited;
- (ii) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- (iii) give a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of net profit and other comprehensive income and other financial information of the Group for the year ended March 31, 2026.



Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (“Act”). Our responsibilities under those Standards are further described in the *Auditor’s Responsibilities for the Audit of the Consolidated Financial Results* section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI’s Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in “Other Matter” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Board of Directors’ Responsibilities for the Consolidated Financial Results

These Consolidated financial results have been prepared on the basis of the consolidated annual financial statements. The Holding Company’s Board of Directors is responsible for the preparation and presentation of these consolidated financial results that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial results, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.



The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.



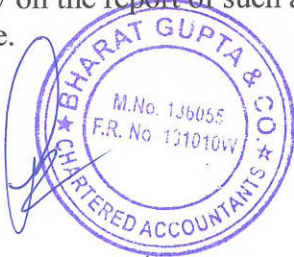
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group to express an opinion on the consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the consolidated Financial Results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

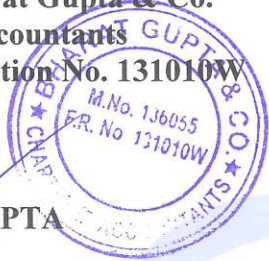
Other Matters

The consolidated Financial Results include the audited Financial Results of subsidiary, whose Financial Statements/Financial Results/ financial information reflect Group's share of total assets (before consolidation adjustments) Rs.32,163.70 lakhs as at March 31, 2026, total revenue (before consolidation adjustments) of Rs. 5,216.10 lakhs & Rs. 19,776.78 lakhs, total net profit after tax of Rs. 962 lakhs and Rs 4,051.70 lakhs and total comprehensive income of Rs. 964.66 lakhs & Rs 4,053.21 lakhs for the quarter and year ended 31st March 2026, as considered in the consolidated Financial Results, which have been audited by its independent auditors. The independent auditors' reports on financial statements/ Financial Results/financial information of the subsidiary has been furnished to us and our opinion on the consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of the subsidiary, is based solely on the report of such auditor and the procedures performed by us are as stated in paragraph above.



The Financial Results include the results for the quarter ended 31st March 2026 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

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



BHARAT GUPTA
Proprietor
Membership No: 136055

UDIN: 26136055FYAOTF6278

Place: Mumbai
Dated: 29th May, 2026

₹ in Lakhs						
Statement of Consolidated Audited Financial Results for the Quarter and Year Ended 31-03-2026						
Sr. No.	Particulars	3 months ended 31/03/2026 (Refer Note 2)	3 months ended 31/12/2025	Corresponding 3 months ended 31/03/2025 (Refer Note 2)	Current year ended 31/03/2026	Previous year ended 31/03/2025
		Audited	Unaudited	Audited	Audited	Audited
I	Income					
	Revenue from operations					
(i)	Interest income					
(ii)	Dividend income	38.26	45.86	38.30	148.88	133.83
(iii)	Rental income	-	-	-	0.30	-
(iv)	Fees and commission income	1,030.44	931.64	936.27	3,735.96	3,567.02
(v)	Net gain on fair value changes	-	-	-	-	-
(vi)	Net gain on derecognition of financial instruments under amortised cost category	0.91	1.09	1.20	3.92	7.19
(vii)	Sale of products (Properties)	-	-	-	-	-
(viii)	Sale of services	3,277.79	4,583.92	1,371.12	13,003.09	4,548.98
(ix)	Other operating income	783.15	725.96	588.77	2,808.96	2,503.08
	Total revenue from operations	5,130.55	6,288.47	2,935.66	19,701.11	10,760.10
II	Other Income	4.61	57.65	190.11	110.09	274.64
III	Total Income (I + II)	5,135.16	6,346.12	3,125.77	19,811.20	11,034.74
	Expenses					
(i)	Finance costs	704.77	(293.46)	485.03	331.15	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)	-	-	-	-	-
(vii)	Purchases of Stock-in-trade	2,737.18	4,139.50	990.95	11,253.66	3,684.23
(viii)	Changes in inventories of finished goods,	-	-	-	-	-
(ix)	Employee benefits expenses	333.39	264.87	194.08	1,038.70	666.46
(x)	Depreciation, amortization and impairment	196.12	170.97	171.04	711.86	637.67
(xi)	Power and Fuel	220.50	209.30	194.95	878.31	892.46
(xii)	Repairs and Maintenance	140.75	136.87	139.91	503.54	489.01
(xiii)	Other expenses	543.84	475.84	494.23	1,744.91	1,493.37
IV	Total expenses	4,876.55	5,103.89	2,670.19	16,462.13	8,469.62
V	Profit / (Loss) before exceptional items and tax (III-IV)	258.61	1,242.23	455.58	3,349.07	2,565.12
VI	Exceptional items (Expenses/(Income)) (Refer Note No.6)	-	-	(395.33)	-	(379.75)
VII	Profit / (Loss) before tax (V-VI)	258.61	1,242.23	850.91	3,349.07	2,944.87
VIII	Tax expense:					
(1)	Current tax (Including earlier year tax)	-	-	(0.32)	-	(0.32)
(2)	Deferred tax	0.23	0.22	(0.02)	0.82	2.78
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	258.38	1,242.01	851.25	3,348.25	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)	258.38	1,242.01	851.25	3,348.25	2,942.41
XIV	Other Comprehensive Income					
(A)	(a) Items that will not be reclassified to Profit or Loss	57.19	(49.76)	(38.68)	1.51	(18.81)
(B)	(a) Income tax on items that will not be reclassified to Profit or Loss	(7.80)	7.12	5.50	-	4.93
(B)	(b) Items that will be reclassified to Profit or Loss	(86.38)	-	-	(86.38)	-
(B)	(b) Income tax on items that will be reclassified to Profit or Loss	12.36	-	-	12.36	-
	Total Other Comprehensive Income (A+B)	(24.63)	(42.64)	(33.18)	(72.51)	(13.88)
XV	Total Comprehensive income for the period/year (XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	233.75	1,199.37	818.07	3,275.74	2,928.53
XVI	Profit for the period/year attributable to:					
	Owners of the Company	202.05	1,169.47	762.64	3,111.02	2,730.95
	Non-controlling interest	56.33	72.54	88.61	237.23	211.46
XVII	Other comprehensive income for the Period/year attributable to:					
	Owners of the Company	(24.79)	(42.64)	(33.16)	(72.60)	(13.66)
	Non-controlling interest	0.16	-	(0.02)	0.09	(0.22)
XVIII	Total comprehensive income for the period/year attributable to:					
	Owners of the Company	177.26	1,126.83	729.48	3,038.42	2,717.29
	Non-con	56.49	72.54	88.59	237.32	211.24
XIX	Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)					
	Basic (in ₹)	25.87	124.33	85.22	335.19	294.56
	Diluted (in ₹)	25.87	124.33	85.22	335.19	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 ₹)	25.87	124.33	85.22	335.19	294.56
	Diluted (in ₹)	25.87	124.33	85.22	335.19	294.56

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CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com

PART-II		Segment wise Revenue, Results, Assets & Liabilities					₹ in Lakhs
Sr. No.	Particulars	3 months ended 31/03/2026 (Refer Note 2)	3 months ended 31/12/2025	Corresponding 3 months ended 31/03/2025 (Refer Note 2)	Current year ended 31/03/2026	Previous year ended 31/03/2025	
		Audited	Unaudited	Audited	Audited	Audited	
1	Segment Revenue:						
	a) Leasing	0.75	0.75	0.75	3.00	3.00	
	b) Investing	0.91	1.09	1.20	4.22	7.19	
	c) Service	6.60	6.60	6.00	26.40	21.15	
	d) Retail	1,509.83	1,377.01	1,381.67	5,578.23	5,408.03	
	e) Residential	3,187.33	4,602.93	340.11	12,967.79	2,693.30	
	f) Office	27.87	1.50	2.48	32.37	4.04	
	g) Warehousing	95.30	19.14	1,055.96	139.81	1,951.02	
	h) Family Entertainment Centre	301.63	279.10	142.66	962.89	650.09	
	i) Unallocated	0.33	0.35	4.83	(13.60)	22.28	
	Net sales / income from operations	5,130.55	6,288.47	2,935.66	19,701.11	10,760.10	
2	Segment Results:						
	a) Leasing	0.64	0.72	0.70	2.71	2.71	
	b) Investing	(705.12)	1.09	(664.91)	(701.83)	(659.10)	
	c) Service	1.88	3.10	3.20	3.43	(2.41)	
	d) Retail	849.38	676.14	567.38	2,862.08	2,420.83	
	e) Residential	275.72	270.64	3.38	1,142.48	201.31	
	f) Office	28.72	(0.17)	(1.63)	18.36	(42.56)	
	g) Warehousing	29.97	24.90	290.54	73.02	569.61	
	h) Family Entertainment Centre	35.82	103.73	9.22	266.61	256.35	
	i) Unallocated	(259.66)	(131.38)	66.62	(692.67)	(241.31)	
		257.35	948.77	274.50	2,974.19	2,505.43	
	Less: Finance Costs	(1.26)	(293.46)	(181.08)	(374.88)	(59.69)	
	Profit / (Loss) before exceptional items and tax	258.61	1,242.23	455.58	3,349.07	2,565.12	
	Less: Exceptional items (Expenses/(Income)) (Refer Note No.6)	-	-	(395.33)	-	(379.75)	
	Profit / (Loss) before tax	258.61	1,242.23	850.91	3,349.07	2,944.87	
3	Segment Assets :						
	a) Leasing	3.58	3.66	4.00	3.58	4.00	
	b) Investing	263.00	285.94	344.47	263.00	344.47	
	c) Service	-	-	-	-	-	
	d) Retail	9,666.75	9,711.32	9,202.96	9,666.75	9,202.96	
	e) Residential	15,034.45	17,532.18	23,625.15	15,034.45	23,625.15	
	f) Office	1,311.08	1,315.59	1,318.69	1,311.08	1,318.69	
	g) Warehousing	2,932.62	2,937.53	3,210.27	2,932.62	3,210.27	
	h) Family Entertainment Centre	1,322.30	1,447.16	824.26	1,322.30	824.26	
	i) Unallocated	1,901.81	1,783.24	2,386.50	1,901.81	2,386.50	
	Total	32,435.59	35,016.62	40,916.30	32,435.59	40,916.30	
4	Segment Liabilities :						
	a) Leasing	1.00	1.00	1.00	1.00	1.00	
	b) Investing	12,475.56	11,769.54	11,769.54	12,475.56	11,769.54	
	c) Service	4.29	4.12	3.07	4.29	3.07	
	d) Retail	5,284.56	5,794.84	6,022.04	5,284.56	6,022.04	
	e) Residential	5,243.35	7,833.94	14,332.90	5,243.35	14,332.90	
	f) Office	829.83	1,007.01	1,119.30	829.83	1,119.30	
	g) Warehousing	2,641.50	2,721.43	3,079.33	2,641.50	3,079.33	
	h) Family Entertainment Centre	82.90	203.71	40.63	82.90	40.63	
	i) Unallocated	1,979.32	1,907.02	2,893.41	1,979.32	2,893.41	
	Total	28,542.31	31,242.61	39,261.22	28,542.31	39,261.22	

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BALANCE SHEET

₹ in Lakhs

Particulars	As at	As at
	31-03-2026	31-03-2025
	Audited	Audited
Financial Assets		
(a) Cash and cash equivalents	3,104.68	2,859.15
(b) Bank Balance other than (a) above	393.15	210.00
(c) Derivative financial instruments	-	-
(d) Receivables		
(I) Trade Receivables	1,693.19	1,785.55
(II) Other Receivables	-	-
(e) Loans	-	-
(f) Investments	263.00	344.47
(g) Other Financial assets	336.95	311.04
	5,790.97	5,510.21
Non-financial Assets		
(a) Inventories	12,903.68	22,440.50
(b) Current tax assets (Net)	1,045.64	561.22
(c) Deferred tax Assets (Net)	-	-
(d) Investment In Property	3.34	3.46
(e) Biological assets other than bearer plants	-	-
(f) Property, Plant and Equipment	8,802.00	8,437.01
(g) Right of use of Asset	-	-
(h) Capital work-in-progress	-	-
(i) Intangible assets under development	-	-
(j) Goodwill	-	-
(k) Other Intangible assets	17.71	18.95
(l) Other non-financial assets	3,872.25	3,944.95
	26,644.62	35,406.09
Total Assets	32,435.59	40,916.30
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	66.86	70.30
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	382.42	361.35
(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)	5,012.47	7,313.97
(e) Deposits	-	-
(f) Subordinated Liabilities	12,501.39	12,807.38
(g) Other financial liabilities	6,035.88	6,508.06
	23,999.02	27,061.06
Non-Financial Liabilities		
(a) Current tax liabilities (Net)	-	-
(b) Provisions	149.92	70.91
(c) Deferred tax liabilities (Net)	8.17	19.71
(d) Other non-financial liabilities	4,385.20	12,109.54
	4,543.29	12,200.16
EQUITY		
(a) Equity Share capital	99.89	99.89
(b) Other Equity	2,850.02	788.41
	2,949.91	888.30
Non-Controlling Interest	943.37	766.78
	3,893.28	1,655.08
Total Liabilities and Equity	32,435.59	40,916.30

WINMORE LEASING & HOLDINGS LIMITED

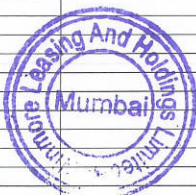
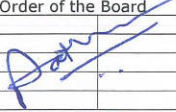
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STATEMENT OF CASH FLOW		₹ in Lakhs	
Particulars	As at	As at	
	31/03/2026	31/03/2025	
	Audited	Audited	
Cash flow from operating activities			
Profit/(Loss) before exceptional items and tax	3,349.07	2,944.87	
Adjustments to reconcile loss before tax to net cash flows			
Depreciation/ amortization	711.86	637.67	
Profit/(Loss) on sale of property, plant and equipment	14.21	(23.78)	
Assets written off	51.29	75.78	
Gain on Sale/fair value changes of Investments (Net)	(3.92)	(7.19)	
Provision for doubtful debt/bad debt write off	32.92	16.99	
Sundry Balances Written Back	(21.88)	(5.68)	
Fair Valuation of security deposit & lease	(39.31)	(45.63)	
Interest expense	331.15	606.42	
Interest income	(149.01)	(133.83)	
Sundry Balance Written Off	-	0.01	
Interest received on Income Tax refund	(6.06)	(21.81)	
Provision for Gratuity	-	0.41	
Provision for Leave Encashment	-	0.16	
Dividend income	(0.30)	-	
Operating profit before working capital changes	4,270.02	4,044.39	
Movements in working capital :			
(Increase)/Decrease in Trade Payables	39.51	(90.98)	
(Increase)/Decrease in Trade Receivables	59.44	(132.57)	
(Increase)/Decrease in Inventories	9,553.76	1,381.97	
(Increase)/Decrease in other financial Assets	(20.11)	(128.54)	
(Increase)/Decrease in other non financial Assets	78.20	(572.84)	
Increase/(Decrease) in financial liabilities	508.88	1,075.01	
Increase/(Decrease) in non financial liabilities	(7,643.73)	1,535.51	
Increase/(Decrease) in Subordinated Liabilities	(1,008.80)	(1,102.70)	
Cash (used in) / generated from operations	5,837.17	6,009.25	
Direct taxes (paid) net of refunds	(478.23)	(26.68)	
Net cash flow (used in) generated from operating activities (A)	5,358.94	5,982.57	
Cash flows from investing activities			
Proceeds from sale of property, plant and equipment	5.29	313.06	
Purchase of property, plant and equipment, including CWIP and capital advances	(1,207.91)	(681.50)	
Sale/ (Purchase) of current and non current investments	(1.00)	(148.71)	
Dividend received	0.30	-	
Bank deposit	(183.15)	535.52	
Interest received	143.08	115.14	
Interest received on Income Tax refund	-	-	
Net cash flow (used in) investing activities (B)	(1,243.39)	133.51	
Cash flows from financing activities			
Proceeds from issuance of preference share capital	-	7.00	
Redemption of Preference share capital	(1,040.75)	(1,164.18)	
Repayment of borrowings	(2,301.50)	(2,282.13)	
Interest paid	(527.77)	(736.80)	
Net cash flow from financing activities (C)	(3,870.02)	(4,176.11)	
Net (decrease)/increase in cash and cash equivalents (A + B + C)	245.53	1,939.97	
Opening Cash & Cash Equivalents	2,859.15	919.18	
Closing Cash & Cash Equivalents	3,104.68	2,859.15	
Components of cash and cash equivalents			
Cash on hand	12.22	9.59	
With banks- on current account	672.46	729.56	
Fixed Deposits with maturity of less than 3 months	2,420.00	2,120.00	
With banks - in Bank deposit restricted	393.15	210.00	
Total cash and bank balance	3,497.83	3,069.15	
Less: Fixed deposits not considered as cash equivalents	393.15	210.00	
Cash and cash equivalents in cash flow statement *	3,104.68	2,859.15	
* Excluding Fixed Deposit not treated as Cash and Cash equivalents			

- Notes:**
- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on 29th May, 2026.
 - The figures of the quarters ended March 31, 2026 and March 31, 2025 are balancing figures between audited figures in respect of the respective full financial year and the unaudited published year-to-date figures up to the third quarter of the respective financial year.
 - 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.
 - 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.msei.in and on the Company's website www.winmoreleasingandholdings.com
 - Amount disclosed under 'Exceptional Items' in the Statement of Profit and Loss is on account of disputed GST Demand (net of recovery from Assignee) on the Company's subsidiary on account of transfer of leasehold rights .
The Company's subsidiary has filed a Writ Petition in the Hon'able Bombay High Court, challenging the constitutional validity of levy of GST on above transactions, which is at pre-admission stage.
 - On November 21, 2025, the Government of India notified the four new Labour Codes (the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020) consolidating 29 existing labour laws. The Company continues to monitor the finalisation of Central / State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect as and when such clarifications are issued/rules are notified. Impact for the same has been taken in Employee benefits expense.

Mumbai May 29, 2026	 By Order of the Board  Satyanarayan Kurry Executive Director DIN: 11371479
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Winmore Leasing And Holdings Limited

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

Tel. No.: 022-35012700

E-mail Id: cs.compliance@westpioneerindia.com

CIN: L67120MH1984PLC272432

Website: www.winmoreleasingandholdings.com

29TH May, 2026

To,

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

Sub: Declaration with respect to Audit Report with unmodified opinion on the Audited Standalone and Consolidated Financial Results for the quarter and year ended 31st March, 2026.

Dear Sirs,

Pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, it is hereby declared that the Statutory Auditors of the Company have issued an Audit Report with unmodified opinion on the Audited Standalone and Consolidated Financial Results of the Company for the quarter and year ended 31st March, 2026.

Thanking you,

Yours faithfully,
For **Winmore Leasing And Holdings Limited**

RADHA
GAURANG
CHOTALIA

Digitally signed by
RADHA GAURANG
CHOTALIA
Date: 2026.05.29
14:52:25 +05'30'

Radha Chotalia
Company Secretary & Compliance Officer

Winmore Leasing And Holdings Limited

Regd. Office: "Ashiana", 69-C, Bhulabhai Desai Road, Mumbai – 400 026
Tel. No.: 022-35012700 E-mail Id: cs.compliance@westpioneerindia.com
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COPY OF RESOLUTION PASSED BY BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 29TH MAY, 2026

"RESOLVED THAT the Company's audited financial results for the financial year 2025 - 2026 and those for the quarter ended 31st March, 2026 including a statement of cash flows for the year ended along with the Statement of Assets and Liabilities as on that date placed on the table be and are hereby approved.

RESOLVED FURTHER THAT the said results be signed by Mr Satyanarayan Kurry (DIN: 11371479), Executive Director of the Company and the same be furnished to the respective authorities as required by law.

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."

Certified to be true
For **Winmore Leasing And Holdings Limited**

RADHA
GAURANG
CHOTALIA

Digitally signed by
RADHA GAURANG
CHOTALIA
Date: 2026.05.29
14:53:20 +05'30'

Radha Chotalia
Company Secretary & Compliance Officer