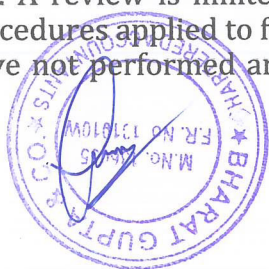


Limited review report on the unaudited Standalone quarterly financial results of Winmore Leasing & Holdings Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**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 June 30, 2026 ("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: 26136055YACKGY7465

Place: Mumbai

Dated: 14th August, 2026

For M/s. Bharat Gupta & Co.

Chartered Accountants

Firm Registration No. 131010W

BHARAT GUPTA

Proprietor

Membership No. 136055



WINMORE LEASING & 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 No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com					
PART I					₹ in Lakhs
Statement of Unaudited Standalone Financial Results for the Quarter Ended 30-06-2026					
Particulars		3 months ended 30-06-2026	3 months ended 31-03-2026 (Refer Note 2)	Corresponding 3 months ended 30-06-2025	Previous year ended 31-03-2026
		Unaudited	Audited	Unaudited	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
(iv)	Fees and commission income	-	-	-	-
(v)	Net gain on fair value changes	-	(3.01)	1.08	-
(vi)	Net gain on derecognition of financial instruments under amortised cost category	0.96	3.92	-	3.92
(vii)	Sale of products	-	-	-	-
(viii)	Sale of services	-	6.60	6.60	26.40
(ix)	Other operating income	-	-	-	-
	Total revenue from operations	1.71	8.26	8.43	33.62
II	Other Income	-	0.80	-	0.80
III	Total Income (I + II)	1.71	9.06	8.43	34.42
Expenses					
(i)	Finance costs	-	706.03	-	706.03
(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	6.04	25.53
(x)	Depreciation, amortization and impairment	0.05	0.07	0.04	0.18
(xi)	Other expenses	1.25	1.10	1.61	5.31
IV	Total expenses	1.30	712.45	7.69	737.05
V	Profit / (Loss) before exceptional items and tax (III-IV)	0.41	(703.39)	0.74	(702.63)
VI	Exceptional items	-	-	-	-
VII	Profit / (Loss) before tax (V-VI)	0.41	(703.39)	0.74	(702.63)
VIII	Tax expenses:				
(a)	Current tax (Including earlier year tax)	-	-	-	-
(b)	Deferred tax	0.17	0.23	0.27	0.82
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	0.24	(703.62)	0.47	(703.45)
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)	0.24	(703.62)	0.47	(703.45)
XIV	Other Comprehensive Income/(Loss) (A+B)				
(A)	(a) Items that will not be reclassified to Profit or Loss	-	54.53	18.61	-
	(b) Income tax on items that will not be reclassified to Profit or Loss	-	(7.80)	(2.66)	-
(B)	(a) Items that will be reclassified to Profit or Loss	1.89	(86.38)	-	(86.38)
	(b) Income tax on items that will be reclassified to Profit or Loss	(0.27)	12.36	-	12.36
	Other Comprehensive Income/(Loss) (A+B)	1.62	(27.29)	15.95	(74.02)
XV	Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)	1.86	(730.91)	16.42	(777.47)
XVI	Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)				
	Basic (in ₹)	0.02	(70.44)	0.05	(70.42)
	Diluted (in ₹)	0.02	(70.44)	0.05	(70.42)
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 ₹)	0.02	(70.44)	0.05	(70.42)
	Diluted (in ₹)	0.02	(70.44)	0.05	(70.42)

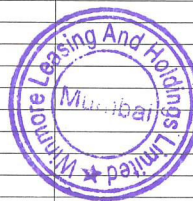
WINMORE LEASING & HOLDINGS LIMITED

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

Tel. No.: 022-35012700 E-mail Id: cs.compliance@westpioneerindia.com

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

PART-II		Segment wise Revenue, Results, Assets & Liabilities				₹ in Lakhs
Sr.No.	Particulars	3 months ended 30-06-2026	3 months ended 31-03-2026 (Refer Note 2)	Corresponding 3 months ended 30-06-2025	Previous year ended 31-03-2026	
		Unaudited	Audited	Unaudited	Audited	
1	Segment Revenue:					
	a) Leasing	0.75	0.75	0.75	3.00	
	b) Investing	0.96	0.91	1.08	4.22	
	c) Service	-	6.60	6.60	26.40	
	d) Unallocated income	-	-	-	-	
	Net sales / income from operations	1.71	8.26	8.43	33.62	
2	Segment Results:					
	a) Leasing	0.68	0.64	0.66	2.71	
	b) Investing	0.96	(705.12)	1.08	(701.83)	
	c) Service	-	1.88	1.16	3.43	
	d) Unallocated income / (expenditure) (Net)	(1.23)	(0.79)	(2.16)	(6.94)	
		0.41	(703.39)	0.74	(702.63)	
	Less: Finance Costs	-	-	-	-	
	Profit / (Loss) before exceptional items and tax	0.41	(703.39)	0.74	(702.63)	
	Less: Exceptional items	-	-	-	-	
	Profit / (Loss) before tax	0.41	(703.39)	0.74	(702.63)	
3	Segment Assets :					
	a) Leasing	3.53	3.58	4.37	3.58	
	b) Investing	7,663.55	7,666.20	7,768.34	7,666.20	
	c) Service	-	-	-	-	
	d) Unallocated	4.97	5.31	6.14	5.31	
	Total	7,672.05	7,675.09	7,778.85	7,675.09	
4	Segment Liabilities :					
	a) Leasing	1.00	1.00	1.04	1.00	
	b) Investing	12,475.56	12,475.56	11,769.54	12,475.56	
	c) Service	-	4.29	5.61	4.29	
	d) Unallocated	9.15	9.77	24.30	9.77	
	Total	12,485.71	12,490.62	11,800.49	12,490.62	
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 14th August, 2026					
2	The figures of the quarters ended March 31, 2026 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.msei.in and on the Company's website www.winmoreleasingandholdings.com					
				By Order of the Board		
						
				Satyanarayan Kurry		
				Executive Director		
				DIN: 11371479		



Limited review report on the unaudited Consolidated quarterly 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,

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 ended June 30, 2026 ("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. 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 Standards 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 company included in the Consolidated Unaudited Financial Results, whose interim financial information/financial results reflect total assets (before consolidation adjustments) of Rs. 32,248.45 lakhs as at 30th June 2026, total revenue (before consolidation adjustments) of Rs 2,992.98 lakhs, total net Profit after tax of Rs. 1,237.70 lakhs and total comprehensive Income of Rs. 1,237.70 lakhs for the quarter ended 30th June, 2026 respectively, 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

UDIN: 26136055YWL17L1483

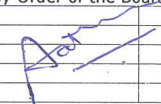
Place: Mumbai

Dated: 14th August, 2026

BHARAT GUPTA
Proprietor
Membership No. 136055



WINMORE LEASING & 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 No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com					
PART I					₹ in Lakhs
Statement of Consolidated Unaudited Financial Results for the Quarter Ended 30-06-2026					
Sr. No.	Particulars	3 months ended 30-06-2026	3 months ended 31-03-2026 (Refer Note 2)	Corresponding 3 months ended 30-06-2025	Previous year ended 31-03-2026
		Unaudited	Audited	Unaudited	Audited
I	Income				
	Revenue from operations				
(i)	Interest income	61.45	38.26	26.65	148.88
(ii)	Dividend income	-	-	-	0.30
(iii)	Rental income	968.69	1,030.44	849.03	3,735.96
(iv)	Fees and commission income	-	-	-	-
(v)	Net gain on fair value changes	0.96	0.91	1.08	3.92
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-
(vii)	Sale of products (Properties)	1,013.38	3,277.79	897.81	13,003.09
(viii)	Sale of services	894.30	783.15	675.92	2,808.96
(ix)	Other operating income	-	-	-	-
	Total revenue from operations	2,938.78	5,130.55	2,450.49	19,701.11
II	Other Income	55.91	4.61	24.40	110.09
III	Total Income (I + II)	2,994.69	5,135.16	2,474.89	19,811.20
	Expenses				
(i)	Finance costs	94.05	704.77	20.87	331.15
(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)	895.35	2,737.18	659.03	11,253.66
(vii)	Purchases of Stock-in-trade	-	-	-	-
(viii)	Changes in inventories of finished goods,	-	-	-	-
(ix)	Employee benefits expenses	257.57	333.39	158.72	1,038.70
(x)	Depreciation, amortization and impairment	202.90	196.12	171.64	711.86
(xi)	Power and Fuel	-	220.50	218.54	878.31
(xii)	Repairs and Maintenance	-	140.75	91.26	503.54
(xiii)	Other expenses	853.37	543.84	294.63	1,744.91
IV	Total expenses	2,293.24	4,876.55	1,614.69	16,462.13
V	Profit / (Loss) before exceptional items and tax (III-IV)	701.45	258.61	860.20	3,349.07
VI	Exceptional items (Expenses)/(Income)	-	-	-	-
VII	Profit / (Loss) before tax (V-VI)	701.45	258.61	860.20	3,349.07
VIII	Tax expense:				
	(1) Current tax (Including earlier year tax)	-	-	-	-
	(2) Deferred tax	(536.49)	0.23	0.27	0.82
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	1,237.94	258.38	859.93	3,348.25
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)	1,237.94	258.38	859.93	3,348.25
XIV	Other Comprehensive Income				
(A)	(a) Items that will not be reclassified to Profit or Loss	-	57.19	18.61	1.51
	(b) Income tax on items that will not be reclassified to Profit or Loss	-	(7.80)	(2.66)	-
(B)	(a) Items that will be reclassified to Profit or Loss	1.89	(86.38)	-	(86.38)
	(b) Income tax on items that will be reclassified to Profit or Loss	(0.27)	12.36	-	12.36
	Total Other Comprehensive Income (A+B)	1.62	(24.63)	15.95	(72.51)
XV	Total Comprehensive income for the period/year (XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	1,239.56	233.75	875.88	3,275.74
XVI	Profit for the period/year attributable to:				
	Owners of the Company	1,165.47	202.05	809.61	3,111.02
	Non-controlling interest	72.47	56.33	50.32	237.23
XVII	Other comprehensive income for the Period/year attributable to:				
	Owners of the Company	1.62	(24.79)	15.95	(72.60)
	Non-controlling interest	-	0.16	-	0.09
XVIII	Total comprehensive income for the period/year attributable to:				
	Owners of the Company	1,167.09	177.26	825.56	3,038.42
	Non-controlling interest	72.47	56.49	50.32	237.32
XIX	Earnings Per Share (not annualised) (for continuing operations)-(Face value of ₹ 10 each)				
	Basic (in ₹)	123.93	25.87	86.09	335.19
	Diluted (in ₹)	123.93	25.87	86.09	335.19
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 ₹)	123.93	25.87	86.09	335.19
	Diluted (in ₹)	123.93	25.87	86.09	335.19

PART-II		Segment wise Revenue, Results, Assets & Liabilities			
Sr. No.	Particulars	₹ in Lakhs			
		3 months ended 30-06-2026	3 months ended 31-03-2026 (Refer Note 2)	Corresponding 3 months ended 30-06-2025	Current year ended 31/03/2026
		Unaudited	Audited	Unaudited	Audited
1	Segment Revenue:				
	a) Leasing	0.75	0.75	0.75	3.00
	b) Investing	0.96	0.91	1.08	4.22
	c) Service	-	6.60	6.60	26.40
	d) Retail	1,523.08	1,509.83	1,301.19	5,578.23
	e) Residential	1,047.12	3,187.33	913.31	12,967.79
	f) Office	1.22	27.87	1.50	32.37
	g) Warehousing	8.05	95.30	3.98	139.81
	h) Family Entertainment Centre	357.44	301.63	218.03	962.89
	i) Unallocated	0.16	0.33	4.05	(13.60)
	Net sales / income from operations	2,938.78	5,130.55	2,450.49	19,701.11
2	Segment Results:				
	a) Leasing	0.68	0.64	0.66	2.71
	b) Investing	0.96	(705.12)	1.08	(701.83)
	c) Service	-	1.88	1.16	3.43
	d) Retail	783.78	849.38	637.29	2,862.08
	e) Residential	(9.01)	275.72	262.08	1,142.48
	f) Office	(9.12)	28.72	(9.71)	18.36
	g) Warehousing	8.00	29.97	3.30	73.02
	h) Family Entertainment Centre	164.31	35.82	89.44	266.61
	i) Unallocated	(144.10)	(259.66)	(104.23)	(692.67)
		795.50	257.35	881.07	2,974.19
	Less: Finance Costs	94.05	(1.26)	20.87	(374.88)
	Profit / (Loss) before exceptional items and tax	701.45	258.61	860.20	3,349.07
	Less: Exceptional items (Expenses/(Income))	-	-	-	-
	Profit / (Loss) before tax	701.45	258.61	860.20	3,349.07
3	Segment Assets :				
	a) Leasing	3.53	3.58	4.37	3.58
	b) Investing	260.35	263.00	365.14	263.00
	c) Service	-	-	-	-
	d) Retail	9,714.61	9,666.75	9,242.56	9,666.75
	e) Residential	14,327.46	15,034.45	24,994.09	15,034.45
	f) Office	1,312.02	1,311.08	1,312.52	1,311.08
	g) Warehousing	2,932.45	2,932.62	2,911.33	2,932.62
	h) Family Entertainment Centre	1,278.35	1,322.30	833.99	1,322.30
	i) Unallocated	2,688.53	1,901.81	1,829.00	1,901.81
	Total	32,517.30	32,435.59	41,493.00	32,435.59
4	Segment Liabilities :				
	a) Leasing	1.00	1.00	1.04	1.00
	b) Investing	12,475.56	12,475.56	11,769.54	12,475.56
	c) Service	-	4.29	5.61	4.29
	d) Retail	5,109.29	5,284.56	6,057.87	5,284.56
	e) Residential	4,498.72	5,243.35	14,926.02	5,243.35
	f) Office	765.66	829.83	1,143.96	829.83
	g) Warehousing	2,591.55	2,641.50	2,675.21	2,641.50
	h) Family Entertainment Centre	46.70	82.90	45.06	82.90
	i) Unallocated	1,895.97	1,979.32	2,570.69	1,979.32
	Total	27,384.45	28,542.31	39,195.00	28,542.31
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 14th August, 2026				
2	The figures of the quarters ended March 31, 2026 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	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.				
4	Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.				
5	Financial Results is also available on the Stock Exchange website www.msei.in and on the Company's website www.winmoreleasingandholdings.com				
				By Order of the Board  Satyanarayan Kurry Executive Director DIN: 11371479	
Mumbai August 14, 2026					