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

13th November, 2026

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

Subject : Submission of Unaudited Financial Results of the Company for the quarter & half year ended 30th September, 2026 pursuant to Regulations 30 & 33 of SEBI (LODR) Regulations, 2015.

Dear Sir/Madam,

Enclosed is a copy of unaudited financial results of the Company (Standalone and Consolidated) for the quarter & half year ended 30th September, 2026, as approved by the Board of Directors of the Company at its meeting held today, which commenced at 11.30 a.m. and concluded on 01.15 p.m. together with a copy of the Limited Review Report of M/s. Bharat Gupta & Company, auditors of the Company.

Further, please note that the Regulation 32 (1) of SEBI (LODR) Regulations, 2015 is not applicable to the Company for the quarter & half year ended 30th September, 2026.

Also, attached herewith is a certified true copy of the Board’s resolution approving the said results.

Kindly take on record the above information.

Thanking you,

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

SATYANARAYAN GANGADHAR KURRY
Digitally signed by SATYANARAYAN GANGADHAR KURRY
Date: 2026.11.13 13:18:14 +05'30'

Satyanarayan Kurry
Director
DIN: 11371479

Encl : a/a

Limited review report on unaudited Standalone quarterly and year to date financial results of Winmore Leasing & Holdings Limited pursuant to 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, 2026 and year to date from April 1, 2026 to September 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.

BHARAT GUPTA & CO. M.No. 136055 F.R. No 131010W CHARTERED ACCOUNTANTS

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.

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

BHARAT GUPTA & CO. M.No. 136055 F.R. No 131010W CHARTERED ACCOUNTANTS

UDIN: 26136055ULAUNM2580
Place: Mumbai
Dated: 13th November,2026

BHARAT GUPTA
Proprietor
Membership No. 136055

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PART I

Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended 30-09-2026

₹ in Lakhs

	Particulars	3 months ended 30-09-2026	3 months ended 30-06-2026	Corresponding 3 months ended 30-09-2025	Year to date period ended 30-09-2026	Year to date period ended 30-09-2025	Previous year ended 31-03-2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
I	**Revenue from operations**						
(i)	Interest income	-	-	-	-	-	-
(ii)	Dividend income	0.16	-	0.30	0.16	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	1.01	0.96	0.84	1.97	1.92	3.92
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii)	Sale of products	-	-	-	-	-	-
(viii)	Sale of services	-	-	6.60	-	13.20	26.40
(ix)	Other operating income	-	-	-	-	-	-
	Total revenue from operations	**1.92**	**1.71**	**8.49**	**3.63**	**16.92**	**33.62**
II	Other Income	-	-	-	-	-	0.80
III	**Total Income (I + II)**	**1.92**	**1.71**	**8.49**	**3.63**	**16.92**	**34.42**
	Expenses						
(i)	Finance costs	-	-	-	-	-	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	-	-	10.35	-	16.39	25.53
(x)	Depreciation, amortization and impairment	0.04	0.05	0.03	0.09	0.07	0.18
(xi)	Other expenses	1.04	1.25	1.26	2.29	2.87	5.31
IV	**Total expenses**	**1.08**	**1.30**	**11.64**	**2.38**	**19.33**	**737.05**
V	**Profit / (Loss) before exceptional items and tax (III-IV)**	0.84	0.41	(3.15)	1.25	(2.41)	**(702.63)**
VI	Exceptional items	-	-	-	-	-	-
VII	**Profit / (Loss) before tax (V-VI)**	**0.84**	**0.41**	**(3.15)**	**1.25**	**(2.41)**	**(702.63)**
VIII	**Tax expenses:**						
	(a) Current tax (Including earlier year tax)	-	-	-	-	-	-
	(b) Deferred tax	0.24	0.17	0.10	0.41	0.37	0.82
IX	**Profit / (Loss) for the period/year from continuing operations (VII-VIII)**	**0.60**	**0.24**	**(3.25)**	**0.84**	**(2.78)**	**(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)**	**0.60**	**0.24**	**(3.25)**	**0.84**	**(2.78)**	**(703.45)**
XIV	**Other Comprehensive Income/(Loss) (A+B)**						
(A)	(a) Items that will not be reclassified to Profit or Loss	40.42	1.89	(23.38)	42.31	(4.77)	(86.38)
	(b) Income tax on items that will not be reclassified to Profit or Loss	(5.78)	(0.27)	3.34	(6.05)	0.68	12.36
(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)	**34.64**	**1.62**	**(20.04)**	**36.26**	**(4.09)**	**(74.02)**
XV	**Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)**	**35.24**	**1.86**	**(23.29)**	**37.10**	**(6.87)**	**(777.47)**
XVI	**Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)**						
	Basic (in ₹)	0.06	0.02	(0.33)	0.08	(0.28)	(70.42)
	Diluted (in ₹)	0.06	0.02	(0.33)	0.08	(0.28)	(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 ₹)	0.06	0.02	(0.33)	0.08	(0.28)	(70.42)
	Diluted (in ₹)	0.06	0.02	(0.33)	0.08	(0.28)	(70.42)

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PART-II

Segment wise Revenue, Results, Assets & Liabilities — **₹ in Lakhs**

Sr.No.	Particulars	3 months ended 30-09-2026	3 months ended 30-06-2026	Corresponding 3 months ended 30-09-2025	Year to date period ended 30-09-2026	Year to date period ended 30-09-2025	Previous year ended 31-03-2026
		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	1.17	0.96	1.14	2.13	2.22	4.22
	c) Service	-	-	6.60	-	13.20	26.40
	d) Unallocated income	-	-	-	-	-	-
	Net sales / income from operations	**1.92**	**1.71**	**8.49**	**3.63**	**16.92**	**33.62**
2	**Segment Results:**						
	a) Leasing	0.68	0.68	0.69	1.36	1.35	2.71
	b) Investing	1.15	0.96	1.12	2.11	2.20	(701.83)
	c) Service	-	-	(2.71)	-	(1.55)	3.43
	d) Unallocated income / (expenditure) (Net)	(0.99)	(1.23)	(2.25)	(2.22)	(4.41)	(6.94)
		0.84	**0.41**	**(3.15)**	**1.25**	**(2.41)**	**(702.63)**
	Less: Finance Costs	-	-	-	-	-	-
	Profit / (Loss) before exceptional items and tax	**0.84**	**0.41**	**(3.15)**	**1.25**	**(2.41)**	**(702.63)**
	Less: Exceptional items	-	-	-	-	-	-
	Profit / (Loss) before tax	**0.84**	**0.41**	**(3.15)**	**1.25**	**(2.41)**	**(702.63)**
3	**Segment Assets :**						
	a) Leasing	3.77	3.53	3.69	3.77	3.69	3.58
	b) Investing	7,704.98	7,663.55	7,738.80	7,704.98	7,738.80	7,666.20
	c) Service	-	-	0.25	-	0.25	-
	d) Unallocated	4.32	4.97	8.25	4.32	8.25	5.31
	Total	**7,713.07**	**7,672.05**	**7,750.99**	**7,713.07**	**7,750.99**	**7,675.09**
4	**Segment Liabilities :**						
	a) Leasing	1.00	1.00	1.00	1.00	1.00	1.00
	b) Investing	12,475.56	12,475.56	11,769.54	12,475.56	11,769.54	12,475.56
	c) Service	-	-	3.77	-	3.77	4.29
	d) Unallocated	14.94	9.15	21.61	14.94	21.61	9.77
	Total	**12,491.50**	**12,485.71**	**11,795.92**	**12,491.50**	**11,795.92**	**12,490.62**

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BALANCE SHEET

Particulars		₹ in Lakhs	
		As at 30-09-2026 Unaudited	As at 31-03-2026 Audited
ASSETS			
Financial Assets			
(a)	Cash and cash equivalents	0.95	2.04
(b)	Bank Balance other than (a) above	-	-
(c)	Derivative financial instruments	-	-
(d)	Receivables		
	(I) Trade Receivables	-	-
	(II) Other Receivables	-	-
(e)	Loans	-	-
(f)	Investments	7,704.98	7,666.20
(g)	Other Financial assets	0.23	0.23
		7,706.16	**7,668.47**
Non-financial Assets			
(a)	Inventories	-	-
(b)	Current tax assets (Net)	3.14	2.97
(c)	Investment Property	3.28	3.34
(d)	Biological assets other than bearer plants	-	-
(e)	Property, Plant and Equipment	0.20	0.24
(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	0.29	0.07
		6.91	**6.62**
	Total Assets	**7,713.07**	**7,675.09**
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	-	-
(g)	Other financial liabilities	12,475.56	12,475.56
		1.31	6.89
		12,476.87	**12,482.45**
Non-Financial Liabilities			
(a)	Current tax liabilities (Net)		
(b)	Provisions	-	-
(c)	Deferred tax liabilities (Net)	-	-
(d)	Other non-financial liabilities	14.63	8.17
		-	-
		14.63	**8.17**
EQUITY			
(a)	Equity Share capital	99.89	99.89
(b)	Other Equity	(4,878.32)	(4,915.42)
		(4,778.43)	**(4,815.53)**
	Total Liabilities and Equity	**7,713.07**	**7,675.09**

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STATEMENT OF CASH FLOW

₹ in Lakhs

		Half year ended 30-09-2026 Unaudited	Half year ended 30-09-2025 Unaudited
A.	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Profit / (Loss) Before Tax	1.25	(2.41)
	Adjustments for		
	Depreciation	-	-
	Dividend Received	0.09	0.07
	Finance costs	(0.16)	(0.30)
	Sundry Balance Written Off	-	-
	Provision for Gratuity	-	-
	Provision for Leave Encashment	-	-
	Gain on Sale/fair value changes of Investments (Net)	-	-
	Interest Received	(1.97)	(1.92)
	Operating Profit before Working Capital Changes	-	-
		(0.79)	**(4.56)**
	Movements in Working Capital		
	(Increase)/Decrease in Other Financial Assets	-	(0.25)
	(Increase)/Decrease in other non financial assets	(0.22)	(0.27)
	Increase/(Decrease) in other financial liabilities	(5.58)	1.42
	Increase/(Decrease) in other non-financial liabilities	-	-
	Cash Generated from Operations before Income from Investments	**(6.59)**	**(3.66)**
	Dividend Received	0.16	0.30
	Cash Generated from Operations	**(6.43)**	**(3.36)**
	Taxes Paid (Net of Refund)	0.17	1.48
	Net Cash Flow from Operating Activities	**(6.60)**	**(4.84)**
B.	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Sale/ (Purchase) of Investments (Net)	5.51	6.01
	Sale/ (Purchase) of Property, Plant and Equipment	-	-
	Net Cash from Investing Activities	**5.51**	**6.01**
C.	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Net cash from Financing Activities	-	-
		-	-
	Net Increase / (Decrease) in Cash & Cash Equivalents	**(1.09)**	**1.17**
	Opening Cash & Cash Equivalents	2.04	2.68
	Closing Cash & Cash Equivalents	0.95	3.85
		(1.09)	**1.17**
	Components of Cash & Cash Equivalents :		
	Cash on Hand	-	0.09
	Balances with Banks-		
	On Current Accounts	0.95	3.76
	Cash and Cash Equivalent in Cash Flow Statement	**0.95**	**3.85**

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 13th November, 2026
2. Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.
3. Financial Results is also available on the Stock Exchange website www.msei.in and on the Company's website www.winmoreleasingandholdings.com

Winmore Leasing And Holdings Limited Mumbai

By Order of the Board

Satyanarayan Kurry
Executive Director
DIN: 11371479

Mumbai
13th November, 2026

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, 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 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.

BHARAT GUPTA & CO. M.No. 136055 F.R. No 121010W CHARTERED ACCOUNTANTS

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. 31,836.74 lakhs as at 30th September, 2026, total revenue (before consolidation adjustments) of Rs 3,221.19 lakhs & Rs. 6,214.17 lakhs, total net profit after tax of Rs. 447.78 lakhs and Rs. 1,685.48 lakhs and total comprehensive income of Rs. 478.83 lakhs & Rs. 1,716.53 lakhs for the quarter and half year ended 30th September, 2026 respectively, and net cash inflows/(outflows) amounting (before consolidation adjustments) to Rs. 631.22 lakhs for the period from 1st April, 2026 to 30th September, 2026, 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: 26136055IFYGSQ8539

Place: Mumbai
Dated: 13th November,2026

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PART I ₹ in Lakhs

Statement of Consolidated Unaudited Financial Results for the Quarter and Half Year Ended 30-09-2026

Sr. No.	Particulars	3 months ended 30-09-2026	3 months ended 30-06-2026	Corresponding 3 months ended 30-09-2025	Year to date for period ended 30-09-2026	Year to date for period ended 30-09-2025	Previous year ended 31-03-2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
I	**Income**						
	Revenue from operations						
(i)	Interest income	75.28	61.45	38.11	136.73	64.76	148.88
(ii)	Dividend income	0.16	-	0.30	0.16	0.30	0.30
(iii)	Rental income	1,072.25	968.69	924.85	2,040.94	1,773.88	3,735.96
(iv)	Fees and commission income	-	-	-	-	-	-
(v)	Net gain on fair value changes	1.01	0.96	0.84	1.97	1.92	3.92
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-	-	-
(vii)	Sale of products (Properties)	1,345.00	1,013.38	4,243.57	2,358.38	5,141.38	13,003.09
(viii)	Sale of services	715.27	894.30	623.93	1,609.57	1,299.85	2,808.96
(ix)	Other operating income	-	-	-	-	-	-
	Total revenue from operations	**3,208.97**	**2,938.78**	**5,831.60**	**6,147.75**	**8,282.09**	**19,701.11**
II	**Other Income**	14.14	55.91	23.43	70.05	47.83	110.09
III	**Total Income (I + II)**	**3,223.11**	**2,994.69**	**5,855.03**	**6,217.80**	**8,329.92**	**19,811.20**
	Expenses						
(i)	Finance costs	85.42	94.05	(101.03)	179.47	(80.16)	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)	1,115.55	885.35	3,717.95	2,000.90	4,376.98	11,253.66
(vii)	Purchases of Stock-in-trade	-	-	-	-	-	-
(viii)	Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-	-	-
(ix)	Employee benefits expenses	269.66	257.57	281.72	527.23	440.44	1,038.70
(x)	Depreciation, amortization and impairment	208.82	202.90	173.13	411.72	344.77	711.86
(xi)	Power and Fuel	245.78	277.72	229.97	523.50	448.51	878.31
(xii)	Repairs and Maintenance	148.62	131.96	134.66	280.58	225.92	503.54
(xiii)	Other expenses	427.92	443.69	430.60	871.61	725.23	1,744.91
IV	**Total expenses**	**2,501.77**	**2,293.24**	**4,867.00**	**4,795.01**	**6,481.69**	**16,462.13**
V	**Profit / (Loss) before exceptional items and tax (III-IV)**	**721.34**	**701.45**	**988.03**	**1,422.79**	**1,848.23**	**3,349.07**
VI	**Exceptional items (Expenses/(Income))**	-	-	-	-	-	-
VII	**Profit / (Loss) before tax (V-VI)**	**721.34**	**701.45**	**988.03**	**1,422.79**	**1,848.23**	**3,349.07**
VIII	**Tax expense:**						
	(1) Current tax (Including earlier year tax)	-	-	-	-	-	-
	(2) Deferred tax	272.96	(536.49)	0.10	(263.53)	0.37	0.82
IX	**Profit / (Loss) for the period/year from continuing operations (VII-VIII)**	**448.38**	**1,237.94**	**987.93**	**1,686.32**	**1,847.86**	**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)**	**448.38**	**1,237.94**	**987.93**	**1,686.32**	**1,847.86**	**3,348.25**
XIV	**Other Comprehensive Income**						
(A)	(a) Items that will not be reclassified to Profit or Loss	31.05	-	(24.53)	31.05	(5.92)	1.51
	(b) Income tax on items that will not be reclassified to Profit or Loss	-	-	3.34	-	0.68	-
(B)	(a) Items that will be reclassified to Profit or Loss	40.42	1.89	-	42.31	-	(86.38)
	(b) Income tax on items that will be reclassified to Profit or Loss	(5.78)	(0.27)	-	(6.05)	-	12.36
	Total Other Comprehensive Income (A+B)	**65.69**	**1.62**	**(21.19)**	**67.31**	**(5.24)**	**(72.51)**
XV	**Total Comprehensive income for the period/year (XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)**	**514.07**	**1,239.56**	**966.74**	**1,753.63**	**1,842.62**	**3,275.74**
XVI	**Profit for the period/year attributable to:**						
	Owners of the Company	422.16	1,165.47	929.89	1,587.63	1,739.50	3,111.02
	Non-controlling interest	26.22	72.47	58.04	98.69	108.36	237.23
XVII	**Other comprehensive income for the Period/year attributable to:**						
	Owners of the Company	63.87	1.62	(21.12)	65.49	(5.17)	(72.60)
	Non-controlling interest	1.82	-	(0.07)	1.82	(0.07)	0.09
XVIII	**Total comprehensive income for the period/year attributable to:**						
	Owners of the Company	486.03	1,167.09	908.77	1,653.12	1,734.33	3,038.42
	Non-controlling interest	28.04	72.47	57.97	100.51	108.29	237.32
XIX	**Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)**						
	Basic (in ₹)	42.26	116.67	98.90	158.93	174.14	311.44
	Diluted (in ₹)	42.26	116.67	98.90	158.93	174.14	311.44
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 ₹)	42.26	116.67	98.90	158.93	174.14	311.44
	Diluted (in ₹)	42.26	116.67	98.90	158.93	174.14	311.44

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PART-II ₹ in Lakhs

Segment wise Revenue, Results, Assets & Liabilities

Sr. No.	Particulars	3 months ended 30-09-2026	3 months ended 30-06-2026	Corresponding 3 months ended 30-09-2025	Year to date for period ended 30-09-2026	Year to date for period ended 30-09-2025	Previous year ended 31-03-2026
		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	1.17	0.96	1.14	2.13	2.22	4.22
	c) Service	-	-	6.60	-	13.20	26.40
	d) Retail	1,579.21	1,523.08	1,390.20	3,102.29	2,691.39	5,578.23
	e) Residential	1,380.48	1,047.12	4,264.22	2,427.60	5,177.53	12,967.79
	f) Office	1.69	1.22	1.50	2.91	3.00	32.37
	g) Warehousing	5.68	8.05	21.39	13.73	25.37	139.81
	h) Family Entertainment Centre	221.98	357.44	164.13	579.42	382.16	962.89
	i) Unallocated	18.01	0.16	(18.33)	18.17	(14.28)	(13.60)
	Net sales / income from operations	**3,208.97**	**2,938.78**	**5,831.60**	**6,147.75**	**8,282.09**	**19,701.11**
2	**Segment Results:**						
	a) Leasing	0.68	0.68	0.69	1.36	1.35	2.71
	b) Investing	1.15	0.96	1.12	2.11	2.20	(701.83)
	c) Service	-	-	(2.71)	-	(1.55)	3.43
	d) Retail	815.08	783.78	699.27	1,598.86	1,336.56	2,862.08
	e) Residential	135.17	(9.01)	334.04	126.16	596.12	1,142.48
	f) Office	0.01	(9.12)	(0.48)	(9.11)	(10.19)	18.36
	g) Warehousing	5.63	8.00	14.85	13.63	18.15	73.02
	h) Family Entertainment Centre	21.54	164.31	37.62	185.85	127.06	266.61
	i) Unallocated	(172.50)	(144.10)	(197.40)	(316.60)	(301.63)	(692.67)
		806.76	**795.50**	**887.00**	**1,602.26**	**1,768.07**	**2,974.19**
	Less: Finance Costs	85.42	94.05	(101.03)	179.47	(80.16)	(374.88)
	Profit / (Loss) before exceptional items and tax	**721.34**	**701.45**	**988.03**	**1,422.79**	**1,848.23**	**3,349.07**
	Less: Exceptional items (Expenses/(Income))	-	-	-	-	-	-
	Profit / (Loss) before tax	**721.34**	**701.45**	**988.03**	**1,422.79**	**1,848.23**	**3,349.07**
3	**Segment Assets :**						
	a) Leasing	3.77	3.53	3.69	3.77	3.69	3.58
	b) Investing	301.78	260.35	335.60	301.78	335.60	263.00
	c) Service	-	-	-	-	-	-
	d) Retail	9,969.04	9,714.61	9,383.27	9,969.04	9,383.27	9,666.75
	e) Residential	13,641.40	14,327.46	22,080.93	13,641.40	22,080.93	15,034.45
	f) Office	1,303.17	1,312.02	1,309.79	1,303.17	1,309.79	1,311.08
	g) Warehousing	2,617.83	2,932.45	2,911.35	2,617.83	2,911.35	2,932.62
	h) Family Entertainment Centre	1,797.29	1,278.35	956.47	1,797.29	956.47	1,322.30
	i) Unallocated	2,512.33	2,688.53	1,824.43	2,512.33	1,824.43	1,901.81
	Total	**32,146.61**	**32,517.30**	**38,805.53**	**32,146.61**	**38,805.53**	**32,435.59**
4	**Segment Liabilities :**						
	a) Leasing	1.00	1.00	1.00	1.00	1.00	1.00
	b) Investing	12,475.56	12,475.56	11,769.54	12,475.56	11,769.54	12,475.56
	c) Service	-	-	3.77	-	3.77	4.29
	d) Retail	4,867.29	5,109.29	5,923.74	4,867.29	5,923.74	5,284.56
	e) Residential	3,902.54	4,498.72	11,934.81	3,902.54	11,934.81	5,243.35
	f) Office	712.59	765.66	1,087.83	712.59	1,087.83	829.83
	g) Warehousing	2,591.60	2,591.55	2,720.41	2,591.60	2,720.41	2,641.50
	h) Family Entertainment Centre	47.95	46.70	38.05	47.95	38.05	82.90
	i) Unallocated	1,901.16	1,895.97	2,326.37	1,901.16	2,326.37	1,979.32
	Total	**26,499.69**	**27,384.45**	**35,805.52**	**26,499.69**	**35,805.52**	**28,542.31**

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BALANCE SHEET

₹ in Lakhs

	Particulars	As at 30-09-2026 Unaudited	As at 31-03-2026 Audited
Financial Assets			
(a)	Cash and cash equivalents	3,734.81	3,104.68
(b)	Bank Balance other than (a) above	394.54	393.15
(c)	Derivative financial instruments	-	-
(d)	Receivables		
	(I) Trade Receivables	1,963.66	1,693.19
	(II) Other Receivables	-	-
(e)	Loans	-	-
(f)	Investments	301.78	263.00
(g)	Other Financial assets	373.81	336.95
		6,768.60	**5,790.97**
Non-financial Assets			
(a)	Inventories	11,132.25	12,903.68
(b)	Current tax assets (Net)	841.06	1,045.64
(c)	Deferred tax Assets (Net)	263.95	-
(d)	Investment In Property	3.28	3.34
(e)	Biological assets other than bearer plants	-	-
(f)	Property, Plant and Equipment	8,571.63	8,802.00
(g)	Right of use of Asset	-	-
(h)	Capital work-in-progress	64.56	-
(i)	Intangible assets under development	-	-
(j)	Goodwill	-	-
(k)	Other Intangible assets	16.26	17.71
(l)	Other non-financial assets	4,485.02	3,872.25
		25,378.01	**26,644.62**
	Total Assets	**32,146.61**	**32,435.59**
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	17.39	66.86
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	329.72	382.42
	(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)	3,962.92	5,012.47
(e)	Deposits	-	-
(f)	Subordinated Liabilities	12,502.94	12,501.39
(g)	Other financial liabilities	5,952.09	6,035.88
		22,765.06	**23,999.02**
Non-Financial Liabilities			
(a)	Current tax liabilities (Net)	-	-
(b)	Provisions	109.97	149.92
(c)	Deferred tax liabilities (Net)	14.62	8.17
(d)	Other non-financial liabilities	3,610.04	4,385.20
		3,734.63	**4,543.29**
EQUITY			
(a)	Equity Share capital	99.89	99.89
(b)	Other Equity	4,503.16	2,850.02
		4,603.05	**2,949.91**
	Non-Controlling Interest	1,043.87	943.37
		5,646.92	**3,893.28**
	Total Liabilities and Equity	**32,146.61**	**32,435.59**

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STATEMENT OF CASH FLOW — **₹ in Lakhs**

Particulars	Period ended 30-09-2026 Unaudited	Period ended 30-09-2025 Unaudited
Cash flow from operating activities		
Profit/(Loss) before exceptional items and tax	**1,422.79**	**1,848.23**
Adjustments to reconcile loss before tax to net cash flows		
Depreciation/ amortization	411.72	344.77
Profit/(Loss) on sale of property, plant and equipment	-	-
Assets written off	-	-
Gain on Sale/fair value changes of Investments (Net)	(1.97)	(1.92)
Provision for doubtful debt/bad debt write off	(17.33)	15.54
Sundry balances written back	(1.46)	-
Fair Valuation of security deposit & lease	(14.13)	(16.45)
Interest expense	179.47	(80.16)
Interest income	(136.73)	(64.76)
Sundry balance written off	-	-
Interest received on Income Tax refund	(22.94)	(6.06)
Provision for Gratuity	-	-
Provision for Leave Encashment	-	-
Dividend income	(0.16)	(0.30)
Operating profit before working capital changes	**1,819.26**	**2,038.89**
Movements in working capital :		
(Increase)/Decrease in Trade Payables	(100.71)	(19.64)
(Increase)/Decrease in Trade Receivables	(253.14)	(890.13)
(Increase)/Decrease in Inventories	1,771.43	3,080.01
(Increase)/Decrease in Other Financial Assets	(19.56)	(2.91)
(Increase)/Decrease in Other Non Financial Assets	(144.86)	(15.75)
Increase/(Decrease) in Financial Liabilities	(134.86)	(91.71)
Increase/(Decrease) in Non Financial Liabilities	(783.44)	(1,696.93)
Increase/(Decrease) in Subordinated Liabilities	1.55	(464.00)
Cash Generated from Operations before Income from Investments	**2,155.67**	**1,937.83**
Dividend Received	227.85	0.30
Cash Generated from Operations	**2,383.52**	**1,938.13**
Direct taxes (paid) net of refunds	0.17	(212.33)
Net cash flow (used in) generated from operating activities (A)	**2,383.69**	**1,725.80**
Cash flows from investing activities		
Purchase of property, plant and equipment, including CWIP and capital advances	(665.35)	(384.66)
Sale/ (Purchase) of current and non current investments	5.51	6.01
Bank deposit	(1.39)	20.50
Interest received	119.43	74.14
Net cash flow (used in) investing activities (B)	**(541.80)**	**(284.01)**
Cash flows from financing activities		
Proceeds from issuance of preference share capital	-	-
Redemption of preference share capital	-	(499.25)
Repayment of borrowings	(1,049.55)	(801.50)
Interest paid	(161.87)	(299.83)
Net cash flow from financing activities (C)	**(1,211.42)**	**(1,600.58)**
Net (decrease)/increase in cash and cash equivalents (A + B + C)	**630.13**	**(158.79)**
Opening Cash & Cash Equivalents	3,104.68	2,859.15
Closing Cash & Cash Equivalents	**3,734.81**	**2,700.36**
Components of cash and cash equivalents		
Cash on hand	11.59	9.08
With banks- on current account	196.97	571.28
Fixed Deposits with maturity of less than 3 months	3,526.25	2,120.00
With banks – in Bank deposit restricted	394.54	189.50
Total cash and bank balance	**4,129.35**	**2,889.86**
Less: Fixed deposits not considered as cash equivalents	394.54	189.50
Cash and cash equivalents in cash flow statement *	**3,734.81**	**2,700.36**
* 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 13, 2026.
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.msei.in and on the Company's website www.winmoreleasingandholdings.com

By Order of the Board

Satyanarayan Kurry
Director
DIN: 11371479

Mumbai
November 13,2026

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 13TH NOVEMBER, 2026

"RESOLVED THAT the statements showing unaudited standalone and consolidated financial results of the Company for the quarter & half year ended 30th September, 2026 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**

Anup Kumar Lath
CFO & Manager