

Date: 10th February 2026

To
Department of Corporate Services (CRD)
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001
Email: corp.relations@bseindia.com

Company Name: **Assetz Industrial Parks Private Limited**

ISIN: INE0NPQ08087 Script Code: 974476
ISIN: INE0NPQ08061 Script Code: 974640
ISIN: INE0NPQ08079 Script Code: 974854

Dear Sir/Madam,

Subject: Outcome of the Board Meeting duly held and conducted for the Third Quarter and Nine months ended 31st December 2025 under Regulation 51(2) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "SEBI LODR 2015").

In continuation of our letter dated 6th February 2026 intimating about the holding of Board Meeting on 10th February 2026, we wish to inform you that the Meeting of the Board of Directors of the Company, duly held and conducted today, i.e., 10th February 2026 (commenced on 11:30 AM (IST) and concluded on 12:25 PM (IST)), and has *inter alia*:

- a) Approved the Unaudited Standalone Financial Results, Statement of Assets and Liabilities and Cash Flow statement for the Third Quarter and Nine months ended 31st December 2025.
- b) Approved appointment of M/s Vinod Kumar & Associates as the Secretarial Auditor of the Company for the FY 2025-26.
- c) Approved appointment of M/s. Guru & Jana LLP as the Internal Auditor of the Company for the FY 2025-26.
- d) Deferred taking note of resignation of Mr. Jagannatha Laxman Shetty, Director (DIN: 02044085) and the same was not considered as resignation of Director.

Please find enclosed Financial Results, Statement of Assets and Liabilities and Cash Flow Statements for the Third Quarter and Nine months ended 31st December 2025 along with the Limited Review Report issued by M/s Walker Chandiook & Co LLP, Chartered Accountant, Statutory Auditors of the Company.



The Quarterly and Nine months Financial Results, Statement of Assets and Liabilities and Cash Flow Statement can also be accessed at the Company's website at www.assetzproperty.com

Kindly take the above on record and disseminate.

Thanking You
For Assetz Industrial Parks Private Limited

Somasundaram Thiruppathi
Designation: Director
DIN: 07016259
Place: Bengaluru

Walker Chandiook & Co LLP

Walker Chandiook & Co LLP
5th Floor, No.65/2, Block "A",
Bagmane Tridib, Bagmane
Tech Park, C V Raman Nagar,
Bengaluru 560093

T +91 80 4243 0700
F +91 80 4126 1228

Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Assetz Industrial Parks Private Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Assetz Industrial Parks Private Limited ('the Company') for the quarter ended 31 December 2025 and the year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations')
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 52 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 the Standards on Auditing specified under section 143(10) of the Act, 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.

Walker Chandiook & Co LLP

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 the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Vijay Vikram Singh

Partner

Membership No. 059139

UDIN: 26059139REOSSN5134

Bengaluru

10 February 2026

Assetz Industrial Parks Private Limited
Corporate Identity Number (CIN) : U45205KA2015PTC080444
Registered Office: Assetz House, No.30, 3rd Floor, Crescent Road, Bengaluru - 560001
Telephone +91 80 4667 4000
Email ID: compliance@assetzproperty.com | Website: www.assetzproperty.com

Statement of Financial Results for the quarter and nine months ended 31 December 2025
(₹ in lakhs, except per share data)

S.No	Particulars	Quarter ended			Nine months ended		Year ended
		31 December 2025	30 September 2025	31 December 2024	31 December 2025	31 December 2024	31 March 2025
		(Refer note 5)	Unaudited	(Refer note 5)	Unaudited		Audited
	Revenue						
	Revenue from operations	-	-	-	-	-	-
	Other income	271.91	286.01	266.43	827.37	797.13	1,064.69
I	Total income	271.91	286.01	266.43	827.37	797.13	1,064.69
	Expenses						
	(a) Finance cost	911.13	744.63	972.09	2,479.70	2,813.83	3,573.66
	(b) Depreciation	9.29	10.80	9.88	29.28	13.03	22.87
	(c) Employee benefits expense	-	-	-	-	1.33	1.33
	(d) Other expenses	32.16	121.50	84.08	173.81	99.84	130.34
II	Total expenses	952.58	876.93	1,066.05	2,682.79	2,928.03	3,728.20
III	Loss before tax (I-II)	(680.67)	(590.92)	(799.62)	(1,855.42)	(2,130.90)	(2,663.51)
	Tax expense:						
	Current tax	-	-	-	-	-	-
	Deferred tax	-	-	-	-	-	-
IV	Total tax expense	-	-	-	-	-	-
	Net loss for the period (III-IV)	(680.67)	(590.92)	(799.62)	(1,855.42)	(2,130.90)	(2,663.51)
	Other comprehensive income						
	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
V	Total other comprehensive income	-	-	-	-	-	-
VI	Total comprehensive loss for the period (IV+V)	(680.67)	(590.92)	(799.62)	(1,855.42)	(2,130.90)	(2,663.51)
VII	Earnings per share of ₹ 10/- each (for continuing and total operations) - (not						
	(a) Basic (in ₹)	(4.56)	(4.47)	(127.65)	(12.42)	(340.18)	(21.89)
	(b) Diluted (in ₹)	(4.56)	(4.47)	(127.65)	(12.42)	(340.18)	(21.89)
VIII	Net worth (Refer note 5)	(4,540.17)	(3,821.70)	(1,989.31)	(4,540.17)	(1,989.31)	(2,564.95)
IX	Paid-up debt capital (Refer note 5)	53,333.71	45,967.93	34,265.09	53,333.71	34,265.09	37,878.44
X	Ratios (Refer note 6)						
	a. Debt-equity ratio	(11.75)	(12.03)	(17.22)	(11.75)	(17.22)	(14.77)
	b. Current ratio	6.03	7.40	4.60	6.03	4.60	4.92
	c. Long term debt to working capital	18.91	17.42	21.71	18.91	21.71	22.66
	d. Current liability ratio	0.01	0.01	0.01	0.01	0.01	0.01
	e. Total debts to total assets	1.07	1.08	1.05	1.07	1.05	1.06
	f. Net profit margin (%)	Nil	Nil	Nil	Nil	Nil	Nil
	g. Interest service coverage ratio	Nil	Nil	Nil	Nil	Nil	Nil
	h. Outstanding redeemable preference shares	Nil	Nil	Nil	Nil	Nil	Nil
	i. Debenture redemption reserve	Nil	Nil	Nil	Nil	Nil	Nil
	j. Debtors' turnover	Nil	Nil	Nil	Nil	Nil	Nil
	k. Inventory turnover	Nil	Nil	Nil	Nil	Nil	Nil
	k. operating margin percent	Nil	Nil	Nil	Nil	Nil	Nil
	m. Bad debts to accounts receivable ratio	Nil	Nil	Nil	Nil	Nil	Nil
	l. debt service coverage ratio	Nil	Nil	Nil	Nil	Nil	Nil

See accompanying notes to the financial results

Assetz Industrial Parks Private Limited
Corporate Identity Number (CIN) : U45205KA2015PTC080444
Registered Office: Assetz House, No.30, 3rd Floor, Crescent Road, Bengaluru - 560001

Notes to Financial Results

- 1 The Company is primarily engaged in the business of real estate development, which is considered to be the only reportable segment by the management. Further, the operations of the Company is domiciled in India and therefore there are no reportable geographical segment.
- 2 The above financial results of Assetz Industrial Parks Private Limited ("the Company"), for the quarter and nine month ended 31 December 2025 have been prepared in accordance with the recognition and measurement principles laid down in applicable Indian Accounting Standards ("IndAS") as prescribed under Section 133 of the Companies Act 2013 ("The Act") read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.
- 3 These financial results have been approved by the Board of Directors at their meeting held on 10 February 2026.
- 4 The Company has entered into a lease-cum-sale deed with Karnataka Industrial Area Development Board on 4 March 2024 for 114.02 acres of land (out of 125 acres allotted) amounting to ₹ 15,887 lakhs, for which the lease deed was registered on 1 July 2024, the stamp duty of which has been paid in the previous year. The Company intends to develop an industrial warehouse in due time on this land post which it would sub-lease the warehouse to customers and earn lease rental income.
- 5 The figures for the quarter ended 31 December 2024 and 31 December 2025 are the balancing figures between the unaudited figures in respect of the published year to date figures up to second quarter of the financial year. Also figure upto the end of the third quarter were only reviewed and not subject to audit.
- 6 Formulae for computation of ratios are as follow:
 - (a) Debt equity ratio = Debt/Net worth
Debt or paid-up debt capital: Non-current borrowings
Net worth: Paid-up equity share capital + Other equity
 - (b) Current ratio = Current assets / Current liabilities
 - (c) Long term debt to working capital = Non-current borrowings/(Current assets less current liabilities)
 - (d) Total debts to total assets = Debt / Total assets
 - (e) Current liability ratio = current liabilities/ total equity and liabilities

On behalf of board of directors of Assetz Industrial Parks Private Limited

S.Thirupathi
Director
DIN: 07016259

Bengaluru
10 February 2026

Date: 10th February 2026

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Department of Corporate Services (CRD)
BSE Limited
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ISIN: INE0NPQ08087 Script Code: 974476
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ISIN: INE0NPQ08079 Script Code: 974854

Subject: Submission of Statement under Regulation 52(4) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 (hereinafter referred to as "SEBI LODR Regulation 2015") for the Third Quarter and Nine months ended 31st December 2025

Dear Sir/Madam,

This is to inform that the details information/documents as required to be given under Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 (hereinafter referred to as "SEBI LODR 2015") are given and submitted as part of the Statement of Financial Results.

Kindly take the above on record and disseminate.

Thanking You

For Assetz Industrial Parks Private Limited

Somasundaram Thiruppathi

Designation: Director

DIN: 07016259

Place: Bengaluru

Details of line item under Regulation 52(4)

Particulars	Quarter ended 31.12.2025	Quarter ended 30.09.2025	Nine months ended 31.12.2025
Ratios (Refer note 7)			
a. Debt-equity ratio	(11.75)	(12.03)	(11.75)
b. Current ratio	6.03	7.40	6 .03
c. Long term debt to working capital	18.91	17.42	18.91
d. Current liability ratio	0.01	0.01	0.01
e.Total debts to total assets	1.07	1.08	1.07
f. Net profit margin (%)	Nil	Nil	Nil
g. Interest service coverage ratio	Nil	Nil	Nil
h. Outstanding redeemable preference shares	Nil	Nil	Nil
i. Debenture redemption reserve	Nil	Nil	Nil
j. Debtors' turnover	Nil	Nil	Nil
k. Inventory turnover	Nil	Nil	Nil
k. operating margin percent	Nil	Nil	Nil
m. debt service coverage ratio	Nil	Nil	Nil

Thanking You
For Assetz Industrial Parks Private Limited

Somasundaram Thiruppathi

Designation: Director

DIN: 07016259

Place: Bengaluru