14 November 2025

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001

Dear Sir/Madam,

Sub : Submission of Un-audited Financial Results for the quarter and half-year ended 30 September 2025.

Ref :	**Name of the Company**	**Security Code**	**ISIN**
	VITP Private Limited	**960461** **976987**	**INE743G08100** **INE743G08134**

Further to our communication dated 07 November 2025 intimating the date of Board Meeting, the Board of Directors of the Company, at its Meeting held on 14 November 2025 has, inter alia, considered and approved the Un-audited Financial Results for the quarter and half-year ended 30 September 2025, along with the Limited Review Report issued by the Statutory Auditors of the Company.

Pursuant to Regulation 52(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we hereby declare that the Limited Review Report issued by the M/s Deloitte Haskins & Sells (Firm Registration No. 008072S), Statutory Auditors of the Company, on the aforesaid Un-audited financial results is unmodified (i.e., it contains an unqualified opinion).

In compliance with the Regulation 52 of the SEBI Listing Regulations, as amended, please find enclosed herewith the Un-audited Financial Results for the quarter and half-year ended 30 September 2025, including the disclosures required under Regulation 52 (4) of the said regulations.

Additionally, in accordance with Regulation 52(7) and Regulation 52(7A) of the SEBI Listing Regulations, we confirm that:

a. The statement of utilization of issue proceeds is applicable for the quarter and half-year ended 30 September 2025; and

b. The statement of deviation or variation in the use of issue proceeds is not applicable for the quarter and half-year ended 30 September 2025.

We request you to kindly take the above information on record.

Thanking you,

Yours faithfully,

For VITP Private Limited

KOPPU KOTILINGAM

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Date: 2025.11.14 16:19:07 +05'30'

Kotilingam Koppu
Company Secretary
(A-17903)

VITP Private Limited
International Tech Park Hyderabad, 5th Floor, Capella
Plot 17, Software Units Layout
Madhapur
Hyderabad 500 081. Telengana, India
CIN: U72200TG1997PTC026801
Tel (91) 40 6628 5000

14 November 2025

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001

Dear Sir/Madam,

Sub: Information required under Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We refer to the provisions of Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. In respect of the same please find enclosed the following information: -

Rs. in million unless otherwise stated

Particulars	Quarter ended 30 September 2025 (Unaudited)	Preceding Quarter ended 30 June 2025 (Unaudited)	Corresponding Quarter ended 30 September 2024 (Unaudited)	Year to date figures for the current period ended 30 September 2025 (Unaudited)	Year to date figures for the corres-ponding period ended 30 September 2024 (Unaudited)	Previous Year ended 31 March 2025 (Audited)
Debt Equity Ratio	1.85	1.91	2.64	1.85	2.64	2.04
Debt Service Coverage Ratio	2.50	2.61	0.35	2.56	0.59	2.17
Interest Service Coverage Ratio	2.50	2.61	2.21	2.56	2.15	2.17
Debenture Redemption Reserve	154.37	145.53	305.75	154.37	305.75	137.27
Capital Redemption Reserve	178.94	178.94	178.94	178.94	178.94	178.94
CRR/DRR	1.16	1.23	0.59	1.16	0.59	1.30
Net worth	7,679.68	7,290.32	6,242.21	7,679.68	6,242.21	6,878.64
Net profit/loss after tax	389.36	411.68	327.09	801.04	620.31	1,256.84
Basic & Diluted Earnings per share	32.98	34.82	27.53	67.86	52.21	106.11
Current ratio	4.23	3.17	0.48	4.23	0.48	5.22
Long term debt to working capital	1.58	1.77	(2.92)	1.58	(2.92)	1.73
Bad debts to Account receivable ratio	-	-	-	-	-	-

VITP Private Limited
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CIN: U72200TG1997PTC026801
Tel (91) 40 6628 5000

Particulars	Quarter ended 30 September 2025 (Unaudited)	Preceding Quarter ended 30 June 2025 (Unaudited)	Corresponding Quarter ended 30 September 2024 (Unaudited)	Year to date figures for the current period ended 30 September 2025 (Unaudited)	Year to date figures for the corres-ponding period ended 30 September 2024 (Unaudited)	Previous Year ended 31 March 2025 (Audited)
Current liability ratio	0.13	0.16	0.38	0.13	0.38	0.09
Total debts to total assets	0.58	0.59	0.63	0.58	0.63	0.60
Debtors turnover	32.82	18.08	4.50	32.68	11.79	40.76
Inventory turnover	-	-	-	-	-	-
Operating margin %	0.60	0.63	0.63	0.61	0.62	0.60
Net profit margin %	0.42	0.45	0.36	0.44	0.35	0.35
Asset coverage (in times)	The Company has issued 3,30,00,000 NCD of Rs. 100 each on February 5, 2021 and 11,000 NCD of Rs. 1,00,000 each on August 04, 2025 which were listed on BSE Limited ('BSE') on February 10, 2021 and August 06, 2025 respectively. As the above mentioned instruments are unsecured, the disclosure of asset coverage is not relevant.					

For VITP Private Limited

KOPPU KOTILINGAM

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Kotilingam Koppu
Company Secretary
(A-17903)

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Deloitte Haskins & Sells

Chartered Accountants
Prestige Trade Tower, Level 19
46, Palace Road, High Grounds
Bengaluru – 560 001
Karnataka, India

Tel: +91 80 6188 6000
Fax: +91 80 6188 6011

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF VITP PRIVATE LIMITED

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **VITP PRIVATE LIMITED** ("the Company"), for the quarter and half year ended September 30, 2025 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

2. This 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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 specified under Section 143(10) of the Companies Act, 2013 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.

4. Based on our review conducted as stated in paragraph 3 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 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 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm's Registration No. 008072S)

Shreedhar Ghanekar
(Partner)
(Membership No. 210840)
(UDIN: 25210840BMMJMR5721)

Place: Bengaluru
Date: November 14, 2025
SMG/AN/2025

VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India.
Statement of unaudited financial results for the quarter and half year ended September 30, 2025

(Rs. In millions)

S.No.	Particulars	Quarter ended September 30, 2025	Preceding Quarter ended June 30, 2025	Corresponding Quarter ended September 30, 2024	Year to date figures for the current period ended September 30, 2025	Year to date figures for the corresponding period ended September 30, 2024	Previous year ended March 31, 2025
		[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
1	**Income**						
	a) Revenue from operations	919.80	921.41	900.12	1,841.21	1,788.76	3,594.61
	b) Other income	290.66	294.54	265.78	585.20	506.44	1,078.71
	Total income	**1,210.46**	**1,215.95**	**1,165.90**	**2,426.41**	**2,295.20**	**4,673.32**
2	**Expenses**						
	a) Employee benefits expense	2.24	2.55	1.65	4.79	3.72	8.20
	b) Finance costs	336.75	333.53	377.65	670.28	755.64	1,488.57
	c) Depreciation expense	177.80	168.56	157.16	346.36	311.95	632.66
	d) Other expenses	187.06	173.56	173.69	360.62	356.03	809.09
	Total expenses	**703.85**	**678.20**	**710.15**	**1,382.05**	**1,427.34**	**2,938.52**
3	**Profit before tax (1-2)**	**506.61**	**537.75**	**455.75**	**1,044.36**	**867.86**	**1,734.80**
4	**Tax expenses**						
	a) Current tax	102.44	116.13	110.79	218.57	204.50	399.93
	b) Deferred tax	14.81	9.94	17.87	24.75	43.05	78.03
	Total tax expenses	**117.25**	**126.07**	**128.66**	**243.32**	**247.55**	**477.96**
5	**Profit for the period (3-4)**	**389.36**	**411.68**	**327.09**	**801.04**	**620.31**	**1,256.84**
6	**Other comprehensive income ('OCI')**						
	Items that will not be reclassified to profit or loss						
	(i) Remeasurement of defined benefit plans	-	-	-	-	-	(0.12)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	0.04
7	**Total comprehensive income for the period (5+6)**	**389.36**	**411.68**	**327.09**	**801.04**	**620.31**	**1,256.76**
8	Paid up equity share capital (10,589,824 equity shares having Face value of Rs. 100/- each)	1,058.98	1,058.98	1,058.98	1,058.98	1,058.98	1,058.98
	Other equity (including Debenture Redemption Reserve)				6,620.70		5,819.66
	Earnings per equity share (not annualized except for March 31, 2025, nominal value of shares Rs.10) (Refer note 6)						
	Basic (Rs.)	32.98	34.82	27.53	67.86	52.21	106.11
	Diluted (Rs.)	32.98	34.82	27.53	67.86	52.21	106.11

Notes:

1. The above unaudited financial results of VITP Private Limited ('the Company') for the quarter and half year ended September 30, 2025 have been reviewed and recommended by the Audit Committee and taken on record by the Board of Directors of the Company at their respective meetings held on November 14, 2025. The statutory auditors of the Company have carried out limited review of the above unaudited financial results for the quarter and half year ended September 30, 2025 and have issued unmodified review conclusion on the financial results.

2. The unaudited financial results of the Company have been prepared in accordance with the requirements of Regulation 52 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as amended and in accordance with the recognition and measurement principles of Indian Accounting Standards (IndAS) 34 "Interim Financial reporting" prescribed under Section 133 of the Companies Act 2013,(the 'Act') read with Companies (Indian Accounting Standards) Rules, 2015 and other generally accepted accounting principles in India to the extent applicable.

3 The Board of directors, on February 13, 2025 approved issuance of 11,000 fully-paid, rated, listed, redeemable, unsecured, Non convertible debentures (NCD's) each of face value Rs.1,00,000/- at par, amounting to Rs.1,100 million to be listed on BSE limited (BSE). On August 04, 2025 the Company issued the above mentioned NCD's to CapitaLand India IFSC Fund on private placement basis and the same were listed on BSE on August 06, 2025.

4 The Statement of unaudited assets and liabilties as at September 30, 2025 is given in Anneure - A and Statement of unaudited Cash flows for the half year ended September 30, 2025 is given in Annexure - B.

For and on behalf of the Board of Directors of
VITP Private Limited

Ananth Nayak

Ananth Vasanth Nayak
Director
DIN : 10584768

Place: Bangalore
Date: November 14, 2025

DELOITTE HASKINS & SELLS
CHARTERED ACCOUNTANTS
BENGALURU

VITP Private Limited
HYDERABAD

VITP Private Limited

Corporate Identity Number (CIN): U72200TG1997PTC026801

Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India

Additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Particulars	Quarter ended September 30, 2025	Preceding Quarter ended June 30, 2025	Corresponding Quarter ended September 30, 2024	Year to date figures for the current period ended September 30, 2025	Year to date figures for the corresponding period ended September 30, 2024	Previous year ended March 31, 2025
	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
Paid up debt capital (Rs. in millions)	10,852.34	10,552.34	13,356.67	10,852.34	13,356.67	10,952.34
Capital redemption reserve (Rs. in millions)	178.94	178.94	178.94	178.94	178.94	178.94
Debenture redemption reserve (Rs. in millions)	154.37	145.53	305.75	154.37	305.75	137.27
Ratios (not annualized except for March 31, 2025)						
a) Debt Equity Ratio	1.85	1.91	2.64	1.85	2.64	2.04
b) Debt Service Coverage Ratio	2.50	2.61	0.35	2.56	0.59	2.17
c) Interest Service Coverage Ratio	2.50	2.61	2.21	2.56	2.15	2.17
d) CRR/DRR	1.16	1.23	0.59	1.16	0.59	1.30
e) Net worth (Rs. in millions)	7,679.68	7,290.32	6,242.21	7,679.68	6,242.21	6,878.64
f) Current ratio	4.23	3.17	0.48	4.23	0.48	5.22
g) Long term debt to working capital	1.58	1.77	(2.92)	1.58	(2.92)	1.73
h) Bad debts to account receivable ratio	-	-	-	-	-	-
i) Current liability ratio	0.13	0.16	0.38	0.13	0.38	0.09
j) Total debts to total assets	0.58	0.59	0.63	0.58	0.63	0.60
k) Debtors turnover	32.82	18.08	4.50	32.68	11.79	40.76
l) Inventory turnover	-	-	-	-	-	-
m) Operating margin %	0.60	0.63	0.63	0.61	0.62	0.60
n) Net profit margin %	0.42	0.45	0.36	0.44	0.35	0.35
o) Asset coverage (in times)		Refer note under the head Note i below				

Explanation to financial ratios

a) Debt Equity ratio = Total debt (Non current borrowings + Current borrowings + interest accrued on borrowings) / total equity (equity share capital + other equity).
b) Debt Service Coverage Ratio (DSCR) = Profit or loss before finance cost and tax expense / (finance cost + principal repayment).
c) Interest Service Coverage Ratio (ISCR) = Profit or loss before finance cost and tax expense / finance cost.
d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
e) Net worth = Sum of equity share capital and other equity
f) Current ratio represents total current assets / total current liabilities.
g) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
h) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
i) Current liability ratio represents current liabilities / total liabilities.
j) Total debts to total assets represents total debts [total borrowings and interest accrued (included in other financial liabilities)] /total assets.
k) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
l) Inventory turnover ratio - The Company's business does not involve inventories and accordingly, inventory turnover ratio is not applicable to the Company.
m) Operating margin % represents Operating profit [Profit before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
n) Net profit margin % represents Profit for the year/Revenue from operations.

Note:

i The Company has issued 3,30,00,000 NCD of Rs. 100 each on February 5, 2021 and 11,000 NCD of Rs. 1,00,000 each on August 04, 2025 which were listed on BSE Limited ('BSE') on February 10, 2021 and August 06, 2025 respectively. As the above mentioned instruments are unsecured, the disclosure of asset coverage is not relevant.

For and on behalf of the Board of Directors of

VITP Private Limited

Ananth Vasanth Nayak
Director
DIN : 10584768

Place: Bangalore
Date: November 14, 2025

VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur,
Hyderabad, Telangana, India
Statement of unaudited financial results for the quarter and half year ended September 30, 2025

Statement of unaudited Assets and Liabilities **Annexure - A**

(Rs. In millions)

S.No.	Particulars	As at September 30, 2025 [Unaudited]	As at March 31, 2025 [Audited]
	ASSETS		
I	**Non-current assets**		
	Property, plant and equipment	114.41	122.51
	Investment property	10,835.41	11,110.47
	Investment property under development	409.04	367.35
	Financial assets		
	Investments	2,359.72	2,359.72
	Loans	-	400.00
	Other financial assets	702.45	143.56
	Non-current tax assets (net)	564.49	674.09
	Other non-current assets	309.45	369.51
	Total non-current assets	**15,294.97**	**15,547.21**
II	**Current assets**		
	Inventories	9.66	9.28
	Financial assets		
	Trade receivables	33.41	79.26
	Cash and cash equivalents	1,225.84	414.95
	Loans	3,117.00	2,717.00
	Other financial assets	4,325.78	4,306.41
	Other current assets	257.37	312.19
	Total current assets	**8,969.06**	**7,839.09**
	Total Assets (I+II)	**24,264.03**	**23,386.30**
	EQUITY AND LIABILITIES		
III	**Equity**		
	Equity share capital	1,058.98	1,058.98
	Other equity	6,620.70	5,819.66
	Total Equity	**7,679.68**	**6,878.64**
IV	**Non-current liabilities**		
	Financial liabilities		
	Borrowings	10,852.34	10,952.34
	Other financial liabilities	3,028.85	3,497.50
	Provisions	13.34	13.34
	Deferred tax liabilities (net)	530.17	505.42
	Other non-current liabilities	37.73	37.32
	Total non-current liabilities	**14,462.43**	**15,005.92**
V	**Current liabilities**		
	Financial liabilities		
	Trade payables		
	- Total outstanding dues of micro enterprises and small enterprises	-	-
	- Total outstanding dues of creditors other than micro enterprises and small enterprises	227.89	287.48
	Other financial liabilities	1,564.71	867.13
	Other current liabilities	116.01	133.82
	Provisions	0.11	0.11
	Current tax liabilities (net)	213.20	213.20
	Total current liabilities	**2,121.92**	**1,501.74**
	Total equity and liabilities (III+IV+V)	**24,264.03**	**23,386.30**

DELOITTE HASKINS & SELLS CHARTERED ACCOUNTANTS BENGALURU

VITP Private Limited HYDERABAD

VITP Private Limited
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Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India
Statement of unaudited financial results for the quarter and half year ended September 30, 2025

Statement of unaudited Cash flows

Annexure - B

(Rs. In millions)

	Particulars	Year to date figures for the current period ended September 30, 2025 (Unaudited)	Year to date figures for the corresponding period ended September 30, 2024 (Unaudited)
A	**Operating activities**		
	Profit before taxation	1,044.36	867.86
	Adjustments for:		
	Interest income	(565.67)	(505.48)
	Finance costs	670.28	755.64
	Depreciation expense	346.00	311.95
	Amortisation of marketing fees	49.24	59.36
	Expected credit loss allowance	(2.50)	(0.13)
	Operating Cash flows before movements in working capital	**1,541.71**	**1,489.20**
	(Increase)/Decrease in inventories	(0.38)	1.26
	(Increase)/Decrease in trade receivables	48.35	(109.29)
	(Increase)/Decrease in other financial assets	(88.63)	(30.05)
	(Increase)/Decrease in other assets	113.09	(63.02)
	Increase/(Decrease) in trade payables	(59.59)	382.92
	Increase/(Decrease) in other financial liabilities	11.51	17.08
	Increase/(Decrease) in other liabilities	(17.81)	(28.74)
	Increase/(Decrease) in deferred revenue	0.41	(8.29)
	Cash generated by operations	**1,548.66**	**1,651.07**
	Income Taxes paid	(108.97)	(108.29)
	Net cash from operating activities (I)	**1,439.69**	**1,542.78**
B	**Investing activities**		
	Interest received	77.14	65.59
	Purchase of property, plant and equipment (including Investment property under development, capital work-in progress and Capital advances)	(211.29)	(2,362.24)
	Investments in bank deposits (having original maturity of more than three months)	(1.10)	(301.02)
	Investment in subsidiary	-	(0.01)
	Investment in non-convertible debentures	-	(74.70)
	Net cash used in investing activities (II)	**(135.25)**	**(2,672.38)**
C	**Financing activities**		
	Interest paid	(324.89)	(192.95)
	Tax paid on interest on borrowings	(68.66)	(87.25)
	Repayment of loans and borrowings	(1,200.00)	-
	Proceeds from loans and borrowings	1,100.00	1,603.99
	Net cash used in financing activities (III)	**(493.55)**	**1,323.79**
	Net increase/(decrease) in cash and cash equivalents (I + II + III)	**810.89**	**194.19**
	Cash and cash equivalents at beginning of period	414.95	274.45
	Cash and cash equivalents at end of the period	**1,225.84**	**468.64**

CHARTERED ACCOUNTANTS
DELOITTE HASKINS & SELLS
BENGALURU

VITP Private Limited
HYDERABAD