

**13 August 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 ended 30 June 2025.**

<b>Ref :</b>	<b>Name of the Company</b>	<b>Security Code</b>	<b>ISIN</b>
	<b>VITP Private Limited</b>	<b>960461</b>	<b>INE743G08100</b>
		<b>976987</b>	<b>INE743G08134</b>

Further to our communication dated 10 August 2025 intimating the date of Board Meeting, the Board of Directors of the Company, at its Meeting held on 13 August 2025 has, inter alia, considered and approved the Un-audited Financial Results for the quarter ended 30 June 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 ended 30 June 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 the following:

- a. The statement of utilization of issue proceeds is not applicable for the quarter ended 30 June 2025; and
- b. The statement of deviation or variation in the use of issue proceeds is also not applicable for the said quarter.

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

Thanking you  
Yours faithfully,

**For VITP Private Limited**

**Kotilingam Koppu  
Company Secretary  
(A-17903)**

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

13 August 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**

Sl no.	Particulars	Quarter ended June 30, 2025 (Unaudited)	Preceding Quarter ended March 31, 2025 (Unaudited)	Corresponding Quarter ended June 30, 2024 (Unaudited)	Previous year ended March 31, 2025 (Audited)
1.	Debt Equity ratio	1.91	2.04	2.57	2.04
2.	Debt Service Coverage Ratio	2.65	2.44	2.09	2.17
3.	Interest Service Coverage Ratio	2.65	2.44	2.09	2.17
4.	Debenture Redemption Reserve	145.53	137.27	297.49	137.27
5.	Net worth	7,290.34	6,878.64	5,915.12	6,878.64
6.	Net profit/loss after tax	411.70	378.60	293.22	1,256.84
7.	Basic & Diluted Earnings per share	34.82	31.96	24.71	106.11
8.	Current ratio	3.17	5.22	1.35	5.22
9.	Long term debt to working capital	1.77	1.73	7.03	1.73
10.	Bad debts to Account receivable ratio	-	-	0.00	-
11.	Current liability ratio	0.16	0.09	0.23	0.09
12.	Total debts to total assets	0.59	0.60	0.63	0.60
13.	Debtors turnover	17.95	7.20	6.12	40.76
14.	Inventory turnover	-	-	-	-
15.	Operating margin %	0.62	0.62	0.62	0.60
16.	Net profit margin %	0.45	0.42	0.33	0.35
17.	Sector specific equivalent ratios	-	-	-	-

**For VITP Private Limited**

**Kotilingam Koppu**  
**Company Secretary**  
**(A-17903)**

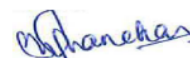
VITP Private Limited  
 International Tech Park Hyderabad, 5<sup>th</sup> Floor, Capella  
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## INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED FINANCIAL RESULTS

### 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 ended June 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: 25210840BMMJJR9697)

Place: Bengaluru  
Date: August 13, 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 ended June 30, 2025

(Rs. In millions)

S.No.	Particulars	Quarter ended June 30, 2025	Preceding Quarter ended March 31, 2025	Corresponding Quarter ended June 30, 2024	Previous year ended March 31, 2025
		[Unaudited]	[Unaudited] (Refer Note 3)	[Unaudited]	[Audited]
1	Income				
	a) Revenue from operations	914.69	903.14	888.64	3,594.61
	b) Other income	294.54	285.48	240.66	1,078.71
	Total income	1,209.23	1,188.62	1,129.30	4,673.32
2	Expenses				
	a) Employee benefits expense	2.55	2.70	2.07	8.20
	b) Finance costs	326.79	346.82	377.99	1,488.57
	c) Depreciation expense	168.56	164.30	154.79	632.66
	d) Other expenses	173.56	176.86	182.34	809.09
	Total expenses	671.46	690.68	717.19	2,938.52
3	Profit before tax (1-2)	537.77	497.94	412.11	1,734.80
4	Tax expenses				
	a) Current tax	116.13	99.49	93.71	399.93
	b) Deferred tax	9.94	19.85	25.18	78.03
	Total tax expenses	126.07	119.34	118.89	477.96
5	Profit for the period (3-4)	411.70	378.60	293.22	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)	-	(0.12)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	0.04	-	0.04
7	Total comprehensive income for the period (5+6)	411.70	378.52	293.22	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
	Other equity (including Debenture Redemption Reserve)				5,819.66
	Earnings per equity share (not annualized except for March 31, 2025, nominal value of shares Rs.10)				
	Basic (Rs.)	34.82	31.96	24.71	106.11
	Diluted (Rs.)	34.82	31.96	24.71	106.11

Notes:

- The above financial results of VITP Private Limited ('the Company') for the quarter ended June 30, 2025 have been reviewed and recommended by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on August 13, 2025. The statutory auditors of the Company have carried out limited review of the above unaudited financial results and have issued unmodified limited review conclusion on the financial results.
- The 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) 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.
- The figures for the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of full financial year ended March 31, 2025 and the unaudited published year to date figures up to December 31, 2024 being the date of end of the third quarter of the previous financial year which were subject to limited review by statutory auditors of the Company.



- 4 On July 10, 2024, the Company set up a wholly owned subsidiary, "ITPH Data Centre Private Limited" ("ITPH") and subscribed to 1,000 equity shares of Rs 10 each amounting to Rs 10,000.

The Board of Directors of the Company at their meeting held on September 09, 2024 approved a draft Scheme of Arrangement between the Company ("Demerged company") and ITPH ("Resulting company") and their respective shareholders (hereinafter referred to as "the Scheme") for demerger of the Demerged Undertaking (as defined in the Scheme) of the Demerged company into the Resulting company with appointed date of August 1, 2024, on a going concern basis under Section 233 of the Companies Act, 2013. The same has been treated as a common control business combination in line with Ind AS 103 - Business Combinations.

The Company filed the said Scheme with the Regional Director (MCA), South region, and obtained the Order approving the Scheme on December 11, 2024. Upon filing with the Registrar of Companies, the Scheme became operative from December 20, 2024. The Demerged Undertaking meets the requirement of classification as discontinued operations in accordance with Ind AS 105 - "Non-current Assets Held for Sale and Discontinued Operations". The said Scheme however does not have an impact on the statement of profit and loss considering the Resulting company is still in the process of constructing the asset and has no income/expenses.

On March 17, 2025, Ascendas Property Fund (India) Pte Limited has subscribed to 8,82,485 equity shares of ITPH Data Centre Private Limited resulting in VITP Private Limited becoming a minority shareholder in ITPH and hence ITPH is no longer a subsidiary of the Company. Accordingly, the management is of the view that considering ITPH is not a subsidiary as at March 31, 2025, consolidated financial results were not required to be presented for the preceeding quarter and year ended March 31, 2025.

The Summary of Assets and Liabilities transferred by the Demerged company to the Resulting company as at August 01, 2024 (Appointed date) is as follows:

Particulars	Rs in millions	Rs in millions
<b>Assets:</b>		
Land	22.71	
Investment property under development	2,355.07	
Capital Advances	515.27	
Input Tax credit	1.35	
Cash and cash equivalents	52.53	
<b>Total</b>		<b>2,946.93</b>
<b>Liabilities:</b>		
Trade and other payables	264.04	
Borrowings	1,002.02	
Retention creditors	96.14	
<b>Total</b>		<b>1,362.20</b>
<b>Net Assets (receivable from Resulting company)*</b>		<b>1,584.73</b>

\* to be discharged by way of cash. The receivable has been disclosed in the books of the Company as "other current financial assets".

The Company has incurred construction and other expenses on behalf of ITPH post the demerger and an amount of Rs. 68.47 million has been recorded as a receivable (disclosed under "Other current financial assets") in the books of the Company as at June 30, 2025.

- 5 The Board of directors, on February 13, 2025 approved issuance of 11,000 fully-paid, rated, listed, redeemable, unsecured, non convertible debentures 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.



Place: Bangalore

Date: August 13, 2025

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

Ananth Vasanth Nayak

Director

DIN : 10584768



<p style="text-align: center;"><b>VITP Private Limited</b>  <b>Corporate Identity Number (CIN): U72200TG1997PTC026801</b>  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:</p>				
Particulars	Quarter ended June 30, 2025	Preceding Quarter ended March 31, 2025	Corresponding Quarter ended June 30, 2024	Previous year ended March 31, 2025
	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
Paid up debt capital (Rs. in millions)	10,552.34	10,952.34	12,364.79	10,952.34
Capital redemption reserve (Rs. in millions)	178.94	178.94	178.94	178.94
Debenture redemption reserve (Rs. in millions)	145.53	137.27	297.49	137.27
Ratios (not annualized except for March 31, 2025)				
a) Debt Equity Ratio	1.91	2.04	2.57	2.04
b) Debt Service Coverage Ratio	2.65	2.44	2.09	2.17
c) Interest Service Coverage Ratio	2.65	2.44	2.09	2.17
d) CRR/DRR	1.23	1.30	0.60	1.30
e) Net worth (Rs. in millions)	7,290.34	6,878.64	5,915.12	6,878.64
f) Current ratio	3.17	5.22	1.35	5.22
g) Long term debt to working capital	1.77	1.73	7.03	1.73
h) Bad debts to account receivable ratio	-	-	0.00	-
i) Current liability ratio	0.16	0.09	0.23	0.09
j) Total debts to total assets	0.59	0.60	0.63	0.60
k) Debtors turnover	17.95	7.20	6.12	40.76
l) Inventory turnover	-	-	-	-
m) Operating margin %	0.62	0.62	0.62	0.60
n) Net profit margin %	0.45	0.42	0.33	0.35
o) Asset coverage (in times)	Refer note under the head Note i below			

**Explanation to financial ratios**

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

**Note:**

- 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*

Ananth Vasanth Nayak  
Director  
DIN : 10584768



Place: Bangalore  
Date: August 13, 2025