

VARDHITA PROPERTIES PVT. LTD.

A Joint Venture between Birla Estates Pvt. Ltd. and MJR Investment Pte. Ltd.

Date: January 19, 2026

To
BSE Limited ("BSE")
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai - 400001.

Scrip Code: 976433

Dear Sir/ Madam,

Sub: Outcome of Board Meeting held on Monday, January 19, 2026

Pursuant to the provisions of Chapter V, Regulation 51 (2) read with Schedule III Part B of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform that the Board of Directors of Vardhita Properties Private Limited ("**the Company**") at their meeting held today, i.e. Monday, January 19, 2026, have inter alia, considered and approved the Unaudited financial results of the Company for the quarter ended December 31, 2025.

In relation to the above, we are pleased to enclose herewith the following:

- a. Unaudited financial results of the Company for the quarter ended December 31, 2025, along with the Limited Review Report submitted by M/s. S R B C & Co. LLP, Statutory Auditors of the Company, pursuant to Regulation 52 of SEBI LODR Regulations. The Limited Review Report is submitted with unmodified opinion(s) (free from any qualifications) as Enclosure 1.
- b. Disclosure as per Regulation 52(4) of the SEBI LODR Regulations as Enclosure 2.
- c. A statement indicating the utilisation of the issue proceeds of Non-Convertible Debentures as per Regulation 52(7) and 52(7A) of the Listing Regulations for the quarter ended December 31, 2025 as Enclosure 3.

This disclosure is also available on the website of the Company at <https://vardhitaproperties.com/>

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Further, the Board has also considered and approved the following:

- i. Took note of Statement of Investor Grievance for the quarter ended December 31, 2025, in compliance with Regulation 13(3) of SEBI (LODR) Regulations.

The Board Meeting commenced at 01:08 P.M. (IST) and concluded at 01:29 P.M. (IST).

Request you to kindly take note of the above and oblige.

Thanking you.

For Vardhita Properties Private Limited

Kamal Ramani
Company Secretary & Compliance Officer
Membership No.: A59242

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

**Review Report to
The Board of Directors
Vardhita Properties Private Limited
(Formerly known as Birla Century Exports Private Limited)**

1. We have reviewed the accompanying statement of unaudited financial results of Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited) (the "Company") for the quarter ended December 31, 2025 and year to date from April 01, 2025 to December 31, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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.
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 the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The figures for the corresponding quarter December 31, 2025 and period ended from April 01, 2024 to December 31, 2024, as reported in these unaudited financial results have been approved by the Company's Board of Directors, but have not been subjected to a review.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003



per Ravi Bansal
Partner
Membership No.: 049365

UDIN: 26049365FGKEPA6423

Mumbai
January 19, 2026



Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited)
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025
CIN : U68100MH2018PTC317024 , Phone : +91 22 2495 7000,
Website : www.vardhitaproperties.com Email : info@vardhitaproperties.com


	Particulars	Quarter Ended			Nine Months Ended		(Rs. in lacs)
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	Year Ended 31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from Operations						
	Revenue from Operations	-	-	-	-	-	-
2	Other Income	4.05	8.43	-	12.48	0.50	0.50
3	Total Income (1 + 2)	4.05	8.43	-	12.48	0.50	0.50
4	Expenses						
a	Employee benefit expense	71.37	75.58	-	204.74	-	-
b	Depreciation and amortisation expense	27.66	27.81	-	55.47	-	-
c	Other expenses	65.19	313.39	1.53	594.99	2.66	623.96
	Total expenses (a to c)	164.22	416.78	1.53	855.20	2.66	623.96
5	(Loss) before exceptional item and tax (3 - 4)	(160.17)	(408.35)	(1.53)	(842.72)	(2.16)	(623.46)
6	Exceptional Item						
	Impact of Labour Codes (Refer to note 5)	14.07	-	-	14.07	-	-
7	(Loss) before Tax (5-6)	(174.24)	(408.35)	(1.53)	(856.79)	(2.16)	(623.46)
8	Tax expenses						
	Current Tax	-	-	-	-	-	-
	Deferred Tax	-	-	-	-	-	-
9	Net (Loss) for the period (7 - 8)	(174.24)	(408.35)	(1.53)	(856.79)	(2.16)	(623.46)
10	Other comprehensive income						
	(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax on above	-	-	-	-	-	-
	(iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	(iv) Income tax on above	-	-	-	-	-	-
	Total Other Comprehensive (Loss) / Profit for the period	-	-	-	-	-	-
11	Total Comprehensive (Loss) for the period (9 + 10)	(174.24)	(408.35)	(1.53)	(856.79)	(2.16)	(623.46)
12	Paid-up equity share capital (Face Value : Rs. 10/- per share)	100.00	100.00	50.00	100.00	50.00	100.00
13	Other Equity						(663.64)
	Earnings Per Share In Rs. (not annualised)						
	Basic earnings per share	(17.42)	(40.84)	(0.31)	(85.68)	(0.43)	(115.51)
	Diluted earnings per share	(17.42)	(40.84)	(0.31)	(85.68)	(0.43)	(115.51)

Notes :

- 1 The above un-audited financial results for the quarter and nine months ended December 31, 2025 have been reviewed and approved by the Board at its meeting held on January 19, 2026.
- 2 The figures for corresponding quarter ended December 31, 2024 and nine months ended December 31, 2024 as reported in these unaudited financial results, are based on management approved financial statements
- 3 The Distribution committee has not recommended any interest on the Compulsory Convertible Debentures and Optionally Convertible Debentures. Accordingly, no interest has been accrued on the instrument for the quarter and nine months ended December 31, 2025.
- 4 The chief operating Decision Maker reviews the operations of the Company as real estate development and related activities, which is considered to be the only reportable segment by the management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to single reportable segment, other than those already provided in these financial results. The Company is domiciled in India.
- 5 The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz. the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "New Labour Codes"). These Codes have been made effective from 21st November, 2025. The corresponding supporting rules under these Codes are yet to be notified. The labour codes, amongst other things, introduce changes including a uniform definition of wages and enhanced benefits relating to leave.
The Company has assessed the financial implications of these changes, resulting in an increase in gratuity and leave liability by Rs 14.07 lacs, and is in the process of evaluating the full impact of these new labour codes announced. Considering that the impact arising out of enactment of the new legislation is an event of a non-recurring nature, the Company has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Items" in the statement of profit and loss for the quarter and nine months ended December 31, 2025. The Company continues to monitor developments pertaining to the labour codes and will evaluate the impact, if any, on the measurement of liabilities relating to employee benefits.

Contd.....2

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SIGNED FOR IDENTIFICATION
BY

S R B C & CO LLP
MUMBAI



Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and nine months ended 31st December 2025

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion)]	-	-	-	-	-	-
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings for the period + Scheduled Principal repayment of long term borrowings	-	-	-	-	-	-
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	-	-	-	-	-	-
(d)	Debenture redemption reserve (Rs. in Lacs)	-	-	-	-	-	-
(e)	Net Worth (Rs. in Lacs)	(1,420.43)	(1,246.19)	9.18	(1,420.43)	9.18	(563.64)
(f)	Net profit after tax (Rs. in Lacs)	(174.24)	(408.35)	(1.53)	(856.79)	(2.16)	(623.46)
(g)	Basic earnings per share	(17.42)	(40.84)	(0.31)	(85.68)	(0.43)	(115.51)
(h)	Diluted earnings per share	(17.42)	(40.84)	(0.31)	(85.68)	(0.43)	(115.51)
(i)	Current Ratio (in times) Current Assets / Current Liabilities	2.80	3.30	-	2.80	-	7.79
(j)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities)) / (Current Assets - Current Liabilities)	1.04	1.04	-	1.04	-	1.01
(k)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory	-	-	-	-	-	-
(l)	Capital redemption reserve (Rs. in Lacs)	-	-	-	-	-	-
(m)	Outstanding Redeemable Preference Share	-	-	-	-	-	-
(n)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	-	-	-	-	-	-
(o)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.35	0.30	-	0.35	-	0.13
(p)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings) / Total Assets	0.66	0.72	-	0.66	-	1.01
(q)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	-	-	-	-	-	-
(r)	Operating Margin (%) - Operating Profit / Revenue	-	-	-	-	-	-
(s)	Net Profit Margin (%) - Net Profit / Revenue	-	-	-	-	-	-
(t)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times) (Assets pledged for secured NCDs / Outstanding balance of secured NCDs)	-	-	-	-	-	-


For and on behalf of Board of Directors of
Vardhita Properties Private Limited
(formerly known as Birla Century Exports Private Limited)


Kayur Shah
Director and CFO
DIN No: 00332145



Place : Mumbai
Date : 19.01.2026

The financial results of the Company would be available for perusal on the Company's website viz. www.vardhitaproperties.com and also on websites of BSE Ltd. viz. www.bseindia.com.

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R B C & CO LLP
MUMBAI

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Date: January 19, 2026

To
BSE Limited (“BSE”)
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai - 400001.

Scrip Code: 976433

Dear Sir/ Madam,

Subject: Statement indicating deviation or variation in the use of proceeds of issue of listed nonconvertible debt securities (“NCDs”) pursuant to Regulation 52(7) and Regulation 52(7A) read with SEBI Master Circular dated May 21, 2024 (“SEBI Master Circular”) (as amended from time to time), for the quarter ended December 31, 2025.

In terms of Regulation 52(7) and Regulation 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read along with the captioned SEBI Master Circular, this is to inform that there was no fresh issue of listed non-convertible debentures, and no funds were kept unutilized, during / for the quarter ended December 31, 2025; hence, the statement indicating utilization and deviation or variation in the use of proceeds of NCDs is not applicable to the Company for the said quarter.

Request you to kindly take note of the above facts and oblige.

Thanking you.

For Vardhita Properties Private Limited

Keyur Shah
Director & CFO
DIN: 00332145