CA INDIA **SALARPURIA & PARTNERS**
Chartered Accountants

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Independent Auditor's Review Report on the Quarterly and Year-to-date Unaudited Financial Results of the Company Pursuant to the Regulations 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, as amended.

Review Report To
The Board of Directors
Victor Commercial Company Limited
Flat GC 1, Merlin Park, Kolkata – 700019

1. We have reviewed the accompanying statement of unaudited financial results of Victor Commercial Company Limited (the "Company") for the quarter ended September 30, 2026 and year to date from April 1, 2026 to September 30,2026(the "Statement") attached herewith, 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, 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 clown 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. 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 or 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 the 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 Regulations 33 of the SEBI(Listing Obligation and Disclosure Requirement), 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Salarpuria & Partners
Chartered Accountants
Firm ICAI Reg. No.302113E

Palash K Dey
Chartered Accountant
Membership No.-053991
Partner

SALARPURIA & PARTNERS Chartered Accountants Kolkata

UDIN: 26053991PXKHXV7378
Place: Kolkata
Date: 14.11.2026

VICTOR COMMERCIAL COMPANY LIMITED
Registered Office :
Flat GC 1,Merlin Park, Kolkata - 700019
Email - victorcommercial0156@gmail.com, CIN NO.L65923WB1980PLC032919
Statement of Unaudited Financial Results for Quarter And Half Year Ended 30th September,2026

(Rs in thousands except EPS)

PARTICULARS	QUARTER ENDED			HALF YEAR ENDED		YEAR ENDED
	30-Sep-26 (Unaudited)	30-Jun-26 (Unaudited)	30-Sep-25 (Unaudited)	30-Sep-26 (Unaudited)	30-Sep-25 (Unaudited)	31-Mar-26 (Audited)
INCOME						
Revenue From Operations						
Interest Income	-	-	-	-	-	-
Dividend Income	33.47	66.07	49.21	99.54	83.43	160.74
Net Gain on Fair Value Changes	-731.68	1,525.63	(906.12)	793.95	955.19	(116.78)
Profit on Sale of Mutual Fund	-	-	-	-	-	-
Total Revenue From Operations	**-698.20**	**1,591.70**	**-856.91**	**893.49**	**1,038.62**	**43.96**
Other Income						
Rental Income	1,904.15	2,526.86	2,526.86	4,431.01	5,053.72	10,110.09
Other Income	990.77	1,080.49	947.41	2,071.26	2,093.32	4,291.35
Total Income	**2,196.72**	**5,199.05**	**2,617.36**	**7,395.76**	**8,185.66**	**14,445.40**
EXPENSES						
Finance cost	52.69	52.69	49.73	105.38	99.46	198.92
Employee Benefits Expense	585.25	585.00	617.08	1,170.25	1,231.85	2,641.72
Depreciation and Amortisation Expenses	61.61	61.61	55.10	123.22	165.30	330.60
Other Expenses	1,414.43	1,330.53	574.13	2,744.96	3,456.33	5,216.50
Total Expenses	**2,113.98**	**2,029.83**	**1,296.04**	**4,143.81**	**4,952.94**	**8,387.74**
Profit/(Loss) before Exceptional Items and Tax	**82.74**	**3,169.22**	**1,321.32**	**3,251.95**	**3,232.72**	**6,057.66**
Exceptional Items	-	-	-	-	-	-
Profit/(Loss) Before Tax	**82.74**	**3,169.22**	**1,321.32**	**3,251.95**	**3,232.72**	**6,057.66**
Tax Expenses						
a) Current Tax	**-292.14**	**655.71**	**(106.26)**	**363.57**	**354.50**	**908.25**
b) Income Tax relating to earlier years	-	-		-	-	**(232.88)**
c) Deferred Tax Charge	**-161.46**	**314.35**	**(212.63)**	**152.89**	**185.50**	**(7.84)**
Net tax Expense / (benefit)	(453.60)	970.06	(318.89)	516.46	540.00	667.53
Profit/(Loss) For The Year	**536.33**	**2,199.16**	**1,640.21**	**2,735.49**	**2,692.72**	**5,390.13**
Other Comprehensive Income (Net of Tax)	-16.51	11.16	-8.45	-5.35	9.61	99.81
Total Comprehensive Income For The Year	**519.82**	**2,210.32**	**1,631.76**	**2,730.14**	**2,702.33**	**5,489.93**
Paid-up Equity Share Capital(Face Value of the share being Rs 10/- each)	**3,450.00**	**3,450.00**	**3,450.00**	**3,450.00**	**3,450.00**	**3,450.00**
Earnings per share (of Rs 10/- each)						
(a) Basic	1.55	6.37	4.75	7.93	7.80	15.62
(b) Diluted	1.55	6.37	4.75	7.93	7.80	15.62

SALARPURIA & PARTNERS Chartered Accountants Kolkata

FOR VICTOR COMMERCIAL CO. LTD.

Shruti. Saraogi.

DIRECTOR:- SHRUTI SARAOGI
DIN:- 00906617

VICTOR COMMERCIAL COMPANY LIMITED
Registered Office :
Flat GC 1,Merlin Park, Kolkata - 700019
Email - victorcommercial0156@gmail.com, CIN NO.L65923WB1980PLC032919
STATEMENT OF ASSETS AND LIABILITIES AS ON 30TH SEPTEMBER 2026

(Rs In Thousands)

PARTICULARS	As at 30 September, 2026	As at 31 March , 2026
ASSETS		
Financial Assets		
Cash & cash equivalents	24,397.95	20,030.92
Bank Balance other than Cash and Cash Equivalent	53,590.85	55,898.68
Receivables		
(I) Trade receivables	117.13	132.04
(ii) Other receivables		-
Investments	28,182.44	27,394.71
Other Financial Assets	2,712.29	2,712.29
Total Financial Assets	**1,09,000.66**	**1,06,168.64**
Non Financial Assets		
Inventories	-	-
Current Tax Assets (Net)	1,060.15	854.55
Deferred Tax Assets (Net)	-	
Property, Plant & Equipment	2,438.20	2,561.41
Other Non Financial Assets	847.98	847.98
Total Non Financial Assets	**4,346.33**	**4,263.94**
TOTAL ASSETS	**1,13,346.99**	**1,10,432.58**
LIABILITIES AND EQUITY		
Financial Liabilities		
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	243.66	140.69
Other Financial liabilities	4,084.25	3,983.66
Total Financial Liability	**4,327.91**	**4,124.35**
Non Financial Liabilities		
Provisions	2.88	2.88
Deferred tax liabilities (Net)	4,912.65	4,760.62
Other Non Financial liabilities	280.36	451.68
Total Non Financial Liabilities	**5,195.89**	**5,215.19**
Equity		
Equity Share capital	3,450.00	3,450.00
Other Equity	1,00,373.19	97,643.05
Total Equity	**1,03,823.19**	**1,01,093.05**
TOTAL LIABILITIES AND EQUITY	**1,13,346.99**	**1,10,432.58**

SALARPURIA & PARTNERS Chartered Accountants Kolkata

FOR VICTOR COMMERCIAL CO. LTD.

Shruti Saraogi

DIRECTOR:- SHRUTI SARAOGI
DIN:- 00906617

VICTOR COMMERCIAL COMPANY LIMITED
Registered Office :
Flat GC 1,Merlin Park, Kolkata - 700019
Email - victorcommercial0156@gmail.com, CIN NO.L65923WB1980PLC032919
Statement of Cash Flows for six month ended 30th September, 2026

(Rs in thousands)

Particulars	As at 30 September, 2026	As at 30 September, 2025
A. Cash Flow from operating activities		
Profit/ (loss) before tax	3,251.95	3,232.72
Adjustments for:	-	-
Depreciation	123.22	165.30
Rental Income	(4,431.01)	(5,053.72)
Profit/Loss on Disposal of Investments	-	-
Interest on Fixed Deposits	(2,153.42)	(2,214.56)
Finance Cost	105.38	99.46
Fair Value Loss/ (Gain) on Financial Instruments at Fair Value through Profit and Loss	(793.95)	(955.19)
Operating Profit before Working Capital changes	**(3,897.83)**	**(4,725.99)**
Adjustments for:		
(Increase)/decrease in Trade Receiveables	14.91	(9.95)
(Increase)/decrease in Other Financial Assets	-	-
(Increase)/decrease in Other Non Financial Assets	0.00	88.67
Increase/(decrease) in Payables	102.96	1.31
Increase/(decrease) in Other Financial Liabilities	100.59	19.98
Increase/(decrease) in Other Non Financial Liabilities	(171.32)	(243.74)
Cash generated/ (used) from Operations	**(3,850.69)**	**(4,869.72)**
Less: Income Tax paid	(569.16)	(689.40)
Net Cash Flows used in Operating Activities (A)	**(4,419.85)**	**(5,559.12)**
B. Cash flow from investing activities		
Purchase of Investments	-	(0.80)
Sale of Investments		
Purchase of Property Plant Equipment		
Sale of Fixed Assets	-	-
Interest on Fixed Deposits	2,153.42	2,214.56
Interest on Security Deposits	-	-
Movement of Fixed Deposits	2,307.83	(405.42)
Rental Income	4,431.01	5,053.72
Net Cash used in Investing Activities (B)	**8,892.26**	**6,862.06**
C. Cash flow from financing activities		
Increase/(Decrease) in Share Capital	-	-
Increase/(Decrease) in Borrowings	-	-
Interest Paid	(105.38)	(99.46)
Net Cash from Financing Activities (C)	**(105.38)**	**(99.46)**
Net Increase/(decrease) in Cash and Cash Equivalents (A+B+C)	**4,367.03**	**1,203.48**
Cash and Cash Equivalents at the beginning of the year	**20,030.92**	**6,907.81**
Cash and Cash Equivalents at the end of the year	**24,397.95**	**8,111.29**
Cash and Cash Equivalents include the following Balance Sheet amounts		
Cash on hand	2,725.69	2,499.90
Bank Deposit having maturity less than 3 months	15,012.02	-
Balances with Banks in Current Accounts	6,660.24	5,611.40
	24,397.95	**8,111.29**

Note:
The above cash flow has been prepared under "Indirect Method" as prescribed under Indian Accounting Standard(Ind AS) 7.

SALARPURIA & PARTNERS Chartered Accountants Kolkata

FOR VICTOR COMMERCIAL CO. LTD.
Shruti. Saraogi.
DIRECTOR:- SHRUTI SARAOGI
DIN:- 00906617

Notes:

1 The above results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on 14th November, 2026. The Statutory Auditors of the Company have performed limited review.

2 The main business of the Company is Rental Activity. Further, all the activities are carried out within India. As such, there are no separate reportable segments as per Indian Accounting Standards 108 Ind AS on "Operating Segments".

3 The figures for the quarter ended 30-09-2026/ 30-09-2025 have been derived by deducting the unaudited figures for the quater ended 30-06-2026/ 30-06-2025 from the unaudited figures for the Half year ended 30-09-2026/ 30-09-2025.

4 The Previous period/years figures have been regrouped/reclassified and recasted wherever necessary to make them comparable.

FOR VICTOR COMMERCIAL CO. LTD.

Shruti. Saraogi

DIRECTOR:- SHRUTI SARAOGI
DIN:- 00906617

SATARPURIA & PARTNERS
Chartered Accountants
Kolkata