

November 07, 2015

The Manager
Listing Department
BSE Limited
Dalal Street
Mumbai – 400 001

BSE Code: 501295

The Manager
Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor
Plot No. C/1, G Block
BKC, Bandra (E), Mumbai 400 051

NSE Scrip Symbol: IITL

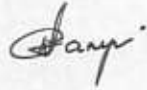
Dear Sir,

We are enclosing Unaudited Financial Results of the Company for the quarter ended September 30, 2015 to be published in Free Press and Navshakti on November 08, 2015.

This information is being sent to you in compliance with Clause 41 of the Listing Agreement.

Thanking you,

Yours sincerely,
For Industrial Investment Trust Limited



Cumi Banerjee
CEO & Company Secretary



Encl: A/a

PART I - STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2015							₹ in lakhs
Sr. No.	Particulars (Refer Notes Below)	Quarter ended			Six months ended		Year ended
		30.09.2015 Unaudited	30.06.2015 Unaudited	30.09.2014 Unaudited	30.09.2015 Unaudited	30.09.2014 Unaudited	31.03.2015 Audited
1.	Income from operations						
1a.	Income from operations	316.29	303.14	286.27	619.43	567.32	1,138.80
1b.	Other Operating Income (Refer Note 4)	494.86	-	-	494.86	-	-
	Total income from operations (1a to 1b)	811.15	303.14	286.27	1,114.29	567.32	1,138.80
2.	Expenses						
2a.	Employee benefits expense	28.06	28.20	26.49	56.26	52.96	104.26
2b.	Depreciation and Amortisation expense	2.68	3.42	7.61	6.10	9.84	19.77
2c.	Net loss on sale of long term investments in shares (Quarter & Six months ended 30.09.2015 figures are net of reversal of provision for diminution in value of investments)	149.13	33.62	-	182.75	-	187.98
2d.	Provision for diminution in the value of long term investments (net)	(28.38)	28.38	116.28	-	150.48	130.11
2e.	Other expenses	63.02	43.94	50.51	106.96	111.28	254.99
	Total expenses (2a to 2e)	214.51	137.56	200.89	352.07	324.56	697.11
3.	Profit from Operations before other income, finance costs and exceptional items (1-2)	596.64	165.58	85.38	762.22	242.76	441.69
4.	Other Income	0.65	-	-	0.65	-	-
5.	Profit from ordinary Activities before finance costs and exceptional items (3+4)	597.29	165.58	85.38	762.87	242.76	441.69
6.	Finance costs	1.36	0.48	0.63	1.84	0.63	2.44
7.	Profit from ordinary Activities after finance costs but before exceptional items (5-6)	595.93	165.10	84.75	761.03	242.13	439.25
8.	Exceptional items	-	-	-	-	-	-
9.	Profit from Ordinary Activities before Tax (7+8)	595.93	165.10	84.75	761.03	242.13	439.25
10.	Tax Expense (Net of MAT Credit)	118.56	37.38	33.01	155.94	78.57	126.04
11.	Net Profit from Ordinary Activities after Tax (9-10)	477.37	127.72	51.74	605.09	163.56	313.21
12.	Extraordinary items	-	-	-	-	-	-
13.	Net Profit for the period (11-12)	477.37	127.72	51.74	605.09	163.56	313.21
14.	Paid-up Equity Share Capital (Face value : ₹ 10/- per share)	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76	2,254.76
15.	Reserves excluding Revaluation Reserves						51,048.25
16.	Earnings per share (face value of ₹ 10/- per share) (@ Not annualised)	@	@	@	@	@	
	(a) Basic (₹)	2.12	0.57	0.23	2.69	0.73	1.39
	(b) Diluted (₹)	2.12	0.57	0.23	2.69	0.73	1.39

PART - II - SELECT INFORMATION FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2015

A. PARTICULARS OF SHAREHOLDING							
1.	Public Shareholding (Including GDS)						
	-Number of shares	13,226,163	13,226,163	13,226,163	13,226,163	13,226,163	13,226,163
	-Percentage of shareholding	58.66	58.66	58.66	58.66	58.66	58.66
2.	Promoters and Promoter Group Shareholding						
a)	Pledged / Encumbered						
	-Numbers of shares	Nil	Nil	Nil	Nil	Nil	Nil
	-Percentage of shares [as a % of the total shareholding of promoter and promoter group]	NA	NA	NA	NA	NA	NA
	-Percentage of shares [as a % of the total share capital in the Company]	NA	NA	NA	NA	NA	NA
b)	Non-encumbered						
	-Numbers of shares	9,321,387	9,321,387	9,321,387	9,321,387	9,321,387	9,321,387
	-Percentage of shares [as a % of the total shareholding of promoter and promoter group]	100.00	100.00	100.00	100.00	100.00	100.00
	-Percentage of shares [as a % of the total share capital in the Company]	41.34	41.34	41.34	41.34	41.34	41.34

B. INVESTOR COMPLAINTS:		Quarter ended 30th September, 2015					
	Pending at the beginning of the quarter						Nil
	Received during the quarter						Nil
	Disposed during the quarter						Nil
	Remaining unresolved at the end of the quarter						Nil

Reporting of Segment wise Revenue, Results and Capital Employed

		₹ in lakhs					
Particulars		Quarter ended			Six months ended		Year ended
		30.09.2015 Unaudited	30.06.2015 Unaudited	30.09.2014 Unaudited	30.09.2015 Unaudited	30.09.2014 Unaudited	31.03.2015 Audited
1. Segment Revenue							
(a) Investment activity		811.15	303.14	286.27	1,114.29	567.32	1,138.80
(b) Insurance		-	-	-	-	-	-
Income from Operations		811.15	303.14	286.27	1,114.29	567.32	1,138.80
2. Segment Results							
(a) Investment activity		619.36	182.04	99.76	801.40	284.21	555.04
(b) Insurance		-	-	-	-	-	-
Total		619.36	182.04	99.76	801.40	284.21	555.04
Less:							
(i) Interest		1.36	0.48	0.63	1.84	0.63	2.44
(iii) Other unallocable Expenses net off Unallocable Income		22.07	16.46	14.38	38.53	41.45	113.35
Total Profit Before Tax		595.93	165.10	84.75	761.03	242.13	439.25
3. Capital Employed							
(Segment assets - Segment liabilities)							
(a) Investment activity		19,752.01	19,225.93	19,222.83	19,752.01	19,222.83	19,102.21
(b) Insurance		34,000.00	34,000.00	34,000.00	34,000.00	34,000.00	34,000.00
(c) Unallocated		156.09	204.79	200.96	156.09	200.96	200.80
Total		53,908.10	53,430.72	53,423.79	53,908.10	53,423.79	53,303.01

Note :

The Company operates only in one geographical segment i.e. India.

Notes:

1 Standalone Statement of Assets and Liabilities as at 30th September, 2015

₹ in lakhs

	Particulars	As at 30.09.2015	As at 31.03.2015
		(Unaudited)	(Audited)
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share capital	2,254.76	2,254.76
	(b) Reserves and surplus	51,653.34	51,048.25
	Sub-total - Shareholders' funds	53,908.10	53,303.01
2	Non-current liabilities		
	(a) Long-term borrowings	7.26	11.31
	Sub-total - Non-current liabilities	7.26	11.31
3	Current liabilities		
	(a) Trade payables	16.70	41.93
	(b) Other current liabilities	66.94	55.80
	(c) Short-term provisions	87.15	306.18
	Sub-total - Current liabilities	170.79	403.91
	TOTAL - EQUITY AND LIABILITIES	54,086.15	53,718.23
B	ASSETS		
1	Non-current assets		
	(a) Fixed assets	57.39	65.24
	(b) Non-current investments	44,503.34	44,900.60
	(c) Deferred tax assets (net)	9.16	6.87
	(d) Long-term loans and advances	240.42	260.17
	Sub-total - Non-current assets	44,810.31	45,232.88
2	Current assets		
	(a) Cash and cash equivalents	464.29	677.85
	(b) Short-term loans and advances	8,471.07	7,552.30
	(c) Other current assets	340.48	255.20
	Sub-total - Current assets	9,275.84	8,485.35
	TOTAL - ASSETS	54,086.15	53,718.23

2 The above financial results of the Company for the quarter and six months ended 30th September, 2015 were reviewed by the Audit Committee, approved by the Board of Directors at its meeting held on 7th November, 2015 and have been subjected to a "Limited Review" by the Statutory Auditors.

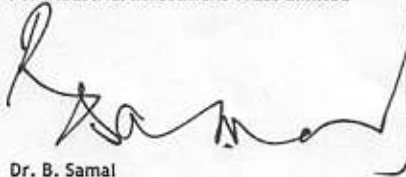
3 The Company has made an investment of ₹ 340 crores in Future Generali India Life Insurance Company Ltd (FGILICL), a joint venture of the Company, acquiring 22.5% of its equity capital.

The management views the investment in positive light as insurance industry plays a crucial role in the growth and development of the overall economy. There is a huge potential to be tapped across India for not only life but also micro insurance. Life Insurance Industry has a long gestation period and the Company views this as a long term investment. Having regard to this and the projections made by FGILICL, the management of the Company is of the view that, although the networth of FGILICL as at 31st March, 2015 has substantially eroded, there is no diminution other than temporary in the value of investment of the Company in FGILICL as at 30th September, 2015.

4 Subsequent to the Memorandum Of Understanding (MOU) entered into with four buyers for sale of part of Company's investment property situated at Atlanta Building, Nariman Point, the Company has entered into Sale Agreement with three buyers and earned net profit (net of related expenses) of ₹ 494.86 lakhs. One MOU stands cancelled in October 2015.

5 Figures for the previous period / year have been regrouped wherever necessary, in order to make them comparable.

For Industrial Investment Trust Limited



Dr. B. Samal
Chairman

Place : Mumbai

Date : 7th November, 2015

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