

November 11, 2025

To, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 BSE Scrip Code: 543955	To, National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 NSE Symbol: TREL
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Dear Sir/Madam,

Subject: Outcome of Board Meeting

Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI Listing Regulations**”), we wish to inform you that the Board of Directors of Transindia Real Estate Limited at its meeting held today i.e. Tuesday, November 11, 2025 has considered and approved the Un-audited (Standalone and Consolidated) Financial Results of the Company for the quarter and half year ended September 30, 2025, along with the Limited Review Report of the Auditors as required under Regulation 33(3) of SEBI Listing Regulations which is enclosed herewith as “**Annexure-A**”.

Further, pursuant to Regulation 46 of SEBI Listing Regulations, Outcome of the Board Meeting would be made available on the website of the Company at www.transindia.co.in.

The meeting of the Board of Directors commenced at 11:45 a.m. (IST) and concluded at 04:03 p.m. (IST).

Kindly take the same on your records.

Thanking you.

For Transindia Real Estate Limited

Khushboo Mishra
Company Secretary & Compliance Officer

Encl: a/a

C C Dangi & Associates

Chartered Accountants

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

**Review Report to
The Board of Directors
Transindia Real Estate Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Transindia Real Estate Ltd ("the Company") for the quarter ended 30th September, 2025 and year to date from April 01, 2025 to September 30, 2025 ("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. 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 33 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 Statements are 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.

C C Dangi & Associates

Chartered Accountants

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 Standard ('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. We draw attention to Note 3 to the Statement, describing the Search operation by the Income tax Authorities at the office of the Company, certain subsidiaries and one of its key managerial personnel. Our conclusion is not modified in respect of this matter.

For C.C. Dangi & Associates
Chartered Accountants
ICAI Firm Regn. No. 102105W

Ashish C. Dangi
Partner
Membership No.: 122926
UDIN: 25122926BMNTNV9824
Place: Mumbai
Date: November 11, 2025

TRANSINDIA REAL ESTATE LIMITED
STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025

(Rs. in Crore)

	Particulars	Quarter ended			Six month ended		Year
		30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	<u>Continuing Operations:</u>						
1	Income						
(a)	Income from operations	11.21	12.43	13.54	23.64	27.78	51.73
(b)	Other income	12.05	7.62	13.29	19.67	34.95	56.73
	Total income	23.26	20.05	26.83	43.31	62.73	108.46
2	Expenses						
(a)	Operating expenses	0.44	0.40	1.10	0.84	2.95	4.34
(b)	Employee benefits expenses	4.24	3.45	3.13	7.69	8.51	15.37
(c)	Finance costs	0.16	0.15	1.14	0.31	2.24	2.86
(d)	Depreciation and amortisation expense	1.71	1.64	1.62	3.35	3.22	6.47
(e)	Other expenses	4.91	1.70	2.16	6.61	7.31	25.23
	Total expenses	11.46	7.34	9.15	18.80	24.24	54.27
3	Profit before tax and exceptional items for the period / year from continuing operations (1-2)	11.80	12.71	17.68	24.51	38.49	54.19
4	Exceptional items (refer note 4)	-	-	-	-	-	(2.35)
5	Profit before tax (3+4)	11.80	12.71	17.68	24.51	38.49	51.84
6	Tax expense						
(a)	- Current tax charge	2.65	1.24	5.63	3.89	7.53	10.20
(b)	- Taxes of earlier years	-	-	-	-	-	0.27
(c)	- Deferred tax charge/(credit)	0.46	1.27	0.61	1.73	4.04	5.41
	Total Tax Expense	3.11	2.51	6.24	5.62	11.57	15.88
7	Profit after tax for the period / year from continuing operations (5-6)	8.70	10.19	11.44	18.89	26.92	35.96
8	<u>Discontinued Operations:</u>						
	Profit before tax from discontinued operations	-	-	-	-	-	-
9	Exceptional items (refer note 4)	0.23	(2.77)	-	(2.54)	-	-
10	Profit before tax after exceptional item (8+9)	0.23	(2.77)	-	(2.54)	-	-
11	Tax Income/ (expense) on discontinued operations	-	-	-	-	-	-
12	Profit after tax for the period/year from discontinued operations (10+11)	0.23	(2.77)	-	(2.54)	-	-
13	Profit after tax for the period/year from Continuing and discontinued operations (7+12)	8.93	7.42	11.44	16.35	26.92	35.96
14	Other comprehensive income / (expense)						
(i)	Items that will not be reclassified to profit or loss	0.08	(0.01)	0.13	0.07	0.09	(0.05)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Other comprehensive income / (expense) for the period/year	0.08	(0.01)	0.13	0.07	0.09	(0.05)
15	Total comprehensive income (13+14)	9.01	7.41	11.57	16.42	27.01	35.91
16	Paid-up equity share capital (Face value of Rs. 2 each)	49.14	49.14	49.14	49.14	49.14	49.14
17	Other Equity	-	-	-	-	-	1,221.97
18	Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):						
(a)	Basic	0.37	0.30	0.47	0.67	1.10	1.46
(b)	Diluted	0.37	0.30	0.47	0.67	1.10	1.46
19	Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):						
(a)	Basic	0.36	0.41	0.47	0.77	1.10	1.46
(b)	Diluted	0.36	0.41	0.47	0.77	1.10	1.46
20	Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):						
(a)	Basic	0.01	(0.11)	-	(0.10)	-	-
(b)	Diluted	0.01	(0.11)	-	(0.10)	-	-

TRANSINDIA REAL ESTATE LIMITED
STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025

Standalone Segmentwise revenue and results for the quarter and six months ended September 30, 2025 and segmentwise assets and liabilities as at September 30, 2025:-

(Rs. in Crore)

Sr.No	Particulars	Quarter ended			Six month ended		Year ended
		30-Sep-25 Unaudited	30-Jun-25 Unaudited	30-Sep-24 Unaudited	30-Sep-25 Unaudited	30-Sep-24 Unaudited	31-Mar-25 Audited
1	Segment revenue						
	Segment revenue from continuing operations						
	a. Logistics Park and commercial properties	10.84	11.70	11.57	22.54	23.95	47.08
	b. Equipment Hiring (Non crane)	0.37	0.74	1.97	1.10	3.83	4.65
	Net revenue from continuing operations	11.21	12.43	13.54	23.64	27.78	51.73
	Segment revenue from discontinued operations						
	c. Equipment Hiring (Crane)	-	-	-	-	-	-
	Net revenue from discontinued operations	-	-	-	-	-	-
	Net income from continuing and discontinued operations	11.21	12.43	13.54	23.64	27.78	51.73
2	Segment results						
	a. Logistics Park and commercial properties	(0.09)	4.78	5.14	4.69	6.93	5.81
	b. Equipment Hiring (Non crane)	0.00	0.46	0.38	0.46	(1.15)	(5.50)
	Less: Finance costs	(0.16)	(0.15)	(1.14)	(0.31)	(2.24)	(2.87)
	Add: Other income	12.05	7.62	13.29	19.67	34.95	56.73
	Profit before tax and exceptional items	11.80	12.71	17.68	24.51	38.49	54.18
	Add/(Less): Exceptional items [refer note 4 (a)]	-	-	-	-	-	(2.35)
	Total Profit before tax from Continuing operations	11.80	12.71	17.68	24.51	38.49	51.84
	Profit before tax from discontinued operations						
	c. Equipment Hiring (Crane)	-	-	-	-	-	-
	Add/(Less): Exceptional items [refer note 4 (b)]	0.23	(2.77)	-	(2.54)	-	-
	Total Profit before tax from Continuing and discontinued operations	12.03	9.94	17.68	21.97	38.49	51.84
3	Segment assets						
	a. Logistics Park and commercial properties	1,342.75	1,333.62	1,349.69	1,342.75	1,349.69	1,323.61
	b. Equipment Hiring (Non crane)	16.66	14.14	21.82	16.66	21.82	14.25
	Total segment assets from continuing operations	1,359.41	1,347.76	1,371.51	1,359.41	1,371.51	1,337.86
4	Segment liabilities						
	a. Logistics Park and commercial properties	38.44	36.05	40.54	38.44	40.54	36.70
	b. Equipment Hiring (Non crane)	3.89	4.10	3.44	3.89	3.44	2.23
	Total segment liabilities from continuing operations	42.33	40.15	43.98	42.33	43.98	38.93

Segment revenue, results, assets and liabilities represent amounts identifiable to each of the operating segments.

TRANSINDIA REAL ESTATE LIMITED
UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2025

(Rs. in Crore)

Particulars	As at	As at
	September 30, 2025	March 31, 2025
	Unaudited	Audited
Assets		
Non-current assets		
Property, plant and equipment	7.83	8.21
Right of use assets		
Investment property	228.41	227.81
Investment property under development	46.51	1.88
Other intangible assets	0.01	0.01
Investments in subsidiaries	526.13	526.13
Financial assets		
Loans	196.88	197.34
Other financial assets	200.16	190.07
Income tax assets (net)	3.11	2.97
Other non-current assets	58.00	51.72
Total Non-current assets	1,267.04	1,206.14
Current assets		
Financial assets		
Investments	77.85	117.35
Trade receivables	4.40	0.69
Cash and cash equivalents	0.91	2.25
Loans	3.66	3.66
Other financial assets	3.77	4.52
Contract Assets	-	0.26
Other current assets	1.78	2.99
Total Current assets	92.37	131.72
Total Assets	1,359.41	1,337.86
Equity and liabilities		
Equity		
Equity share capital	49.14	49.14
Other equity	1,238.39	1,221.97
Total equity	1,287.53	1,271.11
Liabilities		
Non-current liabilities		
Financial liabilities		
Other financial liabilities	10.12	7.53
Deferred tax liabilities (net)	29.55	27.82
Other non-current liabilities	7.09	7.20
Total Non-current liabilities	46.76	42.55
Current liabilities		
Financial liabilities		
Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	2.57	0.32
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	0.85	2.49
Other payables	13.02	12.49
Other financial liabilities	4.54	5.91
Net employee defined benefit liabilities	1.14	1.00
Other current liabilities	3.00	1.99
Total Current liabilities	25.12	24.20
Total Equity and Liabilities	1,359.41	1,337.86

TRANSINDIA REAL ESTATE LIMITED

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TRANSINDIA REAL ESTATE LIMITED
STATEMENT OF UNAUDITED STANDALONE CASH FLOWS FOR THE SIX MONTHS ENDED SEPTEMBER 30, 2025
(Rs. in Crore)

Particulars	September 30, 2025	September 30, 2024
	Unaudited	Unaudited
Operating activities		
Profit before tax and after exceptional item - Continuing operations	24.51	38.49
Profit before tax and after exceptional item - Discontinued operations	(2.54)	-
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation expenses	3.35	3.22
Impairment (gain)/ loss recognised under expected credit loss model (net of recovery)	(2.79)	0.39
Bad debts written off	0.03	-
Sundry balances written off	0.02	0.06
Fair value (gain) on financial instruments through profit or loss	(0.43)	(2.45)
Fair value loss on financial instruments through profit or loss	1.92	-
Finance costs	0.31	2.24
Finance income	(9.11)	(18.98)
(Gain) on disposal of property, plant and equipment (net)	(0.41)	(1.59)
Expense incurred towards contractual obligation	2.77	-
Profit on sale of current investments (net)	(5.65)	(10.24)
	11.98	11.15
Working capital adjustments:		
(increase)/ Decrease in trade receivables	(0.89)	9.47
Decrease in loans and advances	-	0.01
Decrease in Inventories	-	0.02
(Increase) in other current and non current assets	(2.64)	-
Decrease in financial current and non current assets	1.40	17.85
(Decrease) in other current and non current liabilities	(1.27)	(1.96)
Increase in financial current and non current liabilities	1.22	1.27
Increase in Provision for employee defined benefit liabilities	0.21	0.06
Increase/ (Decrease) in trade and other payables	1.14	(17.23)
	11.15	20.63
Cash generated from operating activities	11.15	20.63
Income tax paid (net of refunds) (net)	(4.03)	(4.67)
Net cash flows from operating activities (A)	7.12	15.96
Investing activities		
Proceeds from sale of property, plant and equipment (including advance received towards sale of assets)	0.71	1.59
Purchase of Investment property, property, plant and equipment (including capital work in progress and capital advances)	(51.58)	(0.96)
Purchase of Non-current investments in subsidiaries	-	(11.75)
Consideration received on sale of controlling stake in subsidiaries and other companies	-	21.00
Consideration received on sale of equipment business under slump sale arrangements	-	5.96
Paid towards acquisition of rights and interests in target companies including advance towards shares Purchases.	(10.40)	(178.76)
Purchase of current investments	(33.88)	(63.22)
Sale of current investments	77.11	355.38
Interest income received	9.11	7.69
Loans and advances given to subsidiaries	(7.18)	(123.24)
Loans and advances received back from subsidiaries	7.65	1.73
	(8.46)	15.41
Net cash flows generated (used in)/ from investing activities (B)	(8.46)	15.41
Financing activities		
Repayment of non-current borrowings	-	(19.43)
Interim dividend paid	-	(12.28)
Finance costs	-	(1.99)
	-	(33.71)
Net cash flows used in financing activities (C)	-	(33.71)
Net (decrease) in cash and cash equivalents (A+B+C)	(1.34)	(2.33)
Cash and Cash Equivalent at the beginning of the year	2.25	8.35
Cash and cash equivalents at the end	0.91	6.02

TRANSINDIA REAL ESTATE LIMITED

NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025

Notes:-

- 1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter and six months ended September 30, 2025 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 (as amended) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. During the current quarter, the Company has changed the policy for rounding off presentation in the results from Rs in lakhs to Rs.in Crore as Management believes it would result in better presentation. Accordingly, financial results for the quarter ended June 30, 2025, quarter and six months ended September 30, 2024 and year ended March 31, 2025 are rounded off to the nearest Rs Crore.
- 2) The unaudited standalone financial results for the quarter and six months ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 11, 2025. The Statutory Auditors have conducted a limited review of these results pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. There are no qualifications in the report issued by the auditors.
- 3) During the year ended March 31, 2025, the Income Tax Authorities conducted a search under Section 132 of the Income-tax Act, 1961 at the office premises of the Company, some of its subsidiary and at the residence of one of its key managerial personnel. The Company had extended full cooperation during the course of the search and continues to provide information as and when requested by the authorities. The Company had made the necessary disclosures to the stock exchanges on February 12, 2025.

During the quarter ended September 30, 2025, the Company received a notice under Section 158BC of the Income-tax Act, 1961 requiring it to file a return before November 18, 2025. Management is in the process of filing the response to the notice and does not expect any material adjustments to the standalone financial results.

4) **Exceptional item includes the following:-**

(Rs.in Crores)

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
(A) Continuing operations						
Cost incurred towards conversion closing milestone [refer note 4 (a)].	-	-	-	-	-	(2.35)
Total (A)	-	-	-	-	-	(2.35)
(B) Discontinued operations						
Expense incurred towards contractual obligation [refer note 4 (b)].	0.23	(2.77)	-	(2.54)	-	-
Total (B)	0.23	(2.77)	-	(2.54)	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	0.23	(2.77)	-	(2.54)	-	(2.35)

- 4(a) In the previous year, the Company incurred Rs 2.35 Crores as cost towards fulfilling milestones in relation to Securities Subscription and Purchase Agreement ("SSPA") executed for dilution of its equity stake in specified companies.
- 4(b) Exceptional item includes expense amounting to Rs 2.54 Crores incurred towards contractual obligation pertaining to demerged undertaking pursuant to NCLT demerger order.
- 5) The Board of directors of the Company at it's meeting held on 07 August 2025 has considered and approved the merger of Madanahatti Logistics and Industrial Parks Private Limited (Wholly Owned Subsidiary of the Company) with Transindia Real Estate Limited. The next date of hearing is scheduled on 25 November 2025.
- 6) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 7) The standalone financial results of the Company are available on the Company's website.

For Transindia Real Estate Limited
CIN No:L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
DIN:00495015
Date: November 11, 2025
Place: Mumbai

TRANSINDIA REAL ESTATE LIMITED

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T: +91 22 6679 8110 | www.transindia.co.in | CIN: L61200MH2021PLC372756 | GSTN: 27AAJCT0454D1Z1

C C Dangi & Associates

Chartered Accountants

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

Review Report to The Board of Directors Transindia Real Estate Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Transindia Real Estate Ltd (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended 30th September, 2025 and year to date from April 01, 2025 to September 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding 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 33 of the Listing Regulations. The Statement has been approved by the Holding 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 Statements are 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.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

C C Dangi & Associates

Chartered Accountants

4. The Statement includes the results of the following entities:

Sr.No	Name of the Entity	Relationship
1.	Transindia Real Estate Limited	Holding Company
2.	AGL Warehousing Private Limited	Subsidiary Company
3.	Allcargo Inland Park Private Limited	Subsidiary Company
4.	Avvashya Inland Park Private Limited	Subsidiary Company
5.	Avvashya Projects Private Limited	Subsidiary Company
6.	Allcargo Warehousing Management Pvt Ltd	Subsidiary Company
7.	Bhiwandi Multimodal Private Limited	Subsidiary Company
8.	Dankuni Industrial Parks Private Limited	Subsidiary Company
9.	Hoskote Warehousing Private Limited	Subsidiary Company
10.	Jhajjar Warehousing Private Limited	Subsidiary Company
11.	Koprolu Warehousing Private Limited	Subsidiary Company
12.	Marasandra Logistics and Industrial Park Pvt Ltd	Subsidiary Company
13.	Madanahatti Logistics and Industrial Parks Pvt Ltd	Subsidiary Company
14	Transindia Freight Services Pvt Ltd	Subsidiary Company

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with 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 recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 3(ii) to the Statement, describing the Search operation by the Income tax Authorities at office of the holding company, certain subsidiaries and one of its key managerial personnel. Our conclusion is not modified in respect of this matter.
7. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of: 2 subsidiaries, whose unaudited interim financial results includes (before intercompany elimination) total assets of Rs. 385.92 Crore as at September 30, 2025, total revenues of Rs. 4.43 Crore and Rs.9.10 Crore, total net profit / (loss) after tax of Rs. (0.17) Crore and Rs. 0.13 Crore, total comprehensive income of Rs. (0.17) Crore and Rs. 0.13 Crore, for the quarter ended September 30, 2025 and the period ended on that date respectively and net cash inflows of Rs.1.43 Crore for the period from April 01, 2025 to September 30, 2025, as considered in the Statement which have been reviewed by its respective independent auditor.

C C Dangi & Associates

Chartered Accountants

The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

8. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of: 5 subsidiaries, whose interim financial results includes (before intercompany elimination) total assets of Rs.0.15 Crore as at September 30, 2025 and total revenues of Rs. Nil and Rs. Nil, total net loss after tax of Rs. (0.08) Crore and Rs. (0.16) Crore, total comprehensive loss of Rs. (0.08) Crore and Rs. (0.16) Crore, for the quarter ended September 30, 2025 and the period ended on that date respectively and net cash outflows of Rs. 0.01 Crore for the period from April 01, 2025 to September 30, 2025. The unaudited interim financial results and other unaudited financial information of these subsidiaries have not been reviewed by any auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiaries is based solely on such unaudited interim financial results and other unaudited financial information.

According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 7 and 8 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For C.C. Dangi & Associates
Chartered Accountants
ICAI Firm Regn. No. 102105W

Ashish C. Dangi
Partner
Membership No.: 122926
UDIN: 25122926BMNTNW3100
Place: Mumbai
Date: November 11, 2025

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025

(Rs. in Crore)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		30-Sep-25 (Unaudited)	30-Jun-25 (Unaudited)	30-Sep-24 (Unaudited)	30-Sep-25 (Unaudited)	30-Sep-24 (Unaudited)	31-Mar-25 (Audited)
	Continuing Operations:						
1	Income						
(a)	Income from operations	20.14	20.96	20.02	41.10	38.70	81.74
(b)	Other income	7.93	3.60	6.02	11.53	15.68	27.17
	Total income	28.07	24.56	26.04	52.63	54.38	108.91
2	Expenses						
(a)	Operating expenses	1.75	1.24	2.13	2.98	4.69	7.92
(b)	Employee benefits expense	4.24	3.45	3.13	7.69	8.51	15.37
(c)	Finance cost	0.34	0.34	1.26	0.69	2.46	3.37
(d)	Depreciation and amortisation expense	4.43	4.33	4.20	8.75	8.03	16.98
(e)	Other expenses	5.36	2.36	2.50	7.71	8.27	22.96
	Total expenses	16.12	11.71	13.22	27.83	31.96	66.61
3	Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)	11.95	12.85	12.82	24.80	22.42	42.30
4	Share of profit from associates and joint ventures	-	-	-	-	-	-
5	Profit before tax and exceptional item (3 + 4)	11.95	12.85	12.82	24.80	22.42	42.30
6	Exceptional items (refer note 5)	-	-	-	-	-	32.12
7	Profit before tax and after exceptional item (5 + 6)	11.95	12.85	12.82	24.80	22.42	74.42
8	Tax expense						
(a)	Current tax	2.64	1.27	5.66	3.91	7.70	17.01
(b)	Deferred tax charge/(credit)	0.74	1.36	0.56	2.10	3.40	4.31
(c)	Tax adjustment pertaining to previous years	-	-	-	-	-	0.47
	Total Tax Expense	3.38	2.63	6.22	6.01	11.10	21.79
9	Profit after tax for period/year from continuing operations (7 - 8)	8.57	10.22	6.60	18.79	11.32	52.63
10	Discontinued Operation :						
	Profit before tax and exceptional item	-	-	-	-	-	-
11	Exceptional item (refer note 5)	0.23	(2.77)	-	(2.54)	-	-
12	Profit before tax and after exceptional item (10 + 11)	0.23	(2.77)	-	(2.54)	-	-
13	Tax Income/(expense) on discontinued operations	-	-	-	-	-	-
14	Profit after tax for the period/year from discontinued operations (12 + 13)	0.23	(2.77)	-	(2.54)	-	-
15	Profit after tax for the period/year from continuing and discontinued operations (9 + 14)	8.80	7.45	6.60	16.25	11.32	52.63
16	Other Comprehensive Income/(Expense)						
(a)	Items that will not be reclassified to profit or loss (net of tax)	0.08	(0.01)	0.13	0.07	0.09	(0.05)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Other Comprehensive Income/(Expense)	0.08	(0.01)	0.13	0.07	0.09	(0.05)
17	Total comprehensive income (15 + 16)	8.88	7.44	6.73	16.31	11.41	52.57
18	Profit attributable to						
(a)	Owners of the Company	8.80	7.45	6.60	16.25	11.33	52.63
(b)	Non-controlling interest	0.00	(0.00)	(0.01)	0.00	(0.01)	0.00
19	Other Comprehensive Income/(Expense)						
(a)	Owners of the Company	0.08	(0.01)	0.13	0.07	0.09	(0.05)
(b)	Non-controlling interest	-	-	-	-	-	-
20	Total Comprehensive Income						
(a)	Owners of the Company	8.88	7.44	6.74	16.31	11.42	52.57
(b)	Non-controlling interest	0.00	0.00	(0.01)	0.00	(0.01)	0.00
21	Paid-up equity share capital (Face value of Rs. 2 each)	49.14	49.14	49.14	49.14	49.14	49.14
22	Other Equity	-	-	-	-	-	1,193.32
23	Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):						
(a)	Basic	0.36	0.30	0.27	0.66	0.46	2.14
(b)	Diluted	0.36	0.30	0.27	0.66	0.46	2.14
24	Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):						
(a)	Basic	0.35	0.41	0.27	0.76	0.46	2.14
(b)	Diluted	0.35	0.41	0.27	0.76	0.46	2.14
25	Earnings Per Share for discontinued operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):						
(a)	Basic	0.01	(0.11)	-	(0.10)	-	-
(b)	Diluted	0.01	(0.11)	-	(0.10)	-	-

Particulars	As at	As at
	Sep 30, 2025	March 31, 2025
	Unaudited	Audited
Assets		
Non-current assets		
Property, plant and equipment	8.98	9.48
Investment property	816.84	834.01
Investment property under development	77.92	32.26
Intangible assets	0.01	0.01
Financial assets		
Loans	0.01	0.00
Other financial assets	200.60	190.34
Deferred tax assets (net)	3.80	4.09
Income tax assets (net)	8.73	7.05
Other non-current assets	79.02	72.88
Total Non Current Assets	1,195.91	1,150.12
Current assets		
Financial assets		
Current Investments	121.85	121.24
Trade receivables	6.21	1.67
Cash and cash equivalents	2.51	44.23
Other bank balance	0.08	0.08
Loans	3.66	3.66
Other financial assets	1.84	0.01
Contract Assets	0.07	0.07
Other current assets	4.34	4.51
Assets classified as held for Sale	12.74	-
Total Current Assets	153.31	175.46
Total Assets	1,349.21	1,325.58
Equity and liabilities		
Equity		
Equity share capital	49.14	49.14
Other equity	1,209.63	1,193.31
Equity attributable to equity holders of the parent	1,258.77	1,242.45
Non-controlling interests	(0.14)	(0.14)
Total equity	1,258.63	1,242.31
Liabilities		
Non-current liabilities		
Financial liabilities		
Other financial liabilities	23.44	18.01
Deferred tax liabilities (net)	29.94	28.12
Other non-current liabilities	8.79	9.34
Total Non Current Liabilities	62.17	55.47
Current liabilities		
Financial liabilities		
Trade payables		
(i) Total outstanding dues to Micro enterprise and small	2.73	0.38
(ii) Total outstanding dues to other than Micro enterprise and small enterprise	0.97	3.65
Other payables	13.58	13.44
Other financial liabilities	4.54	5.95
Net employee defined benefit liabilities	1.14	1.00
Other current liabilities	5.46	3.38
Total Current Liabilities	28.41	27.80
Total Equity and Liabilities	1,349.21	1,325.58

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025

Consolidated Segmentwise revenue and results for the quarter and six month ended September 30, 2025 and segmentwise assets and liabilities as at September 30, 2025:

Sr. No	Particulars	(Rs in Crore)					
		Quarter ended			Six months ended		Year ended
		30-Sep-25 (Unaudited)	30-Jun-25 (Unaudited)	30-Sep-24 (Unaudited)	30-Sep-25 (Unaudited)	30-Sep-24 (Unaudited)	31-Mar-25 (Audited)
1	Segment revenue						
	From continuing operations:						
	a. Logistics Park and commercial properties	19.77	20.22	18.05	40.00	34.87	77.09
	b. Equipment Hiring (Non crane)	0.37	0.74	1.97	1.10	3.83	4.65
	Segment revenue from continuing operations:	20.14	20.96	20.02	41.10	38.70	81.74
	From discontinued operations:						
	a. Logistics Park and commercial properties	-	-	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-	-	-
	Net revenue from discontinued operations	-	-	-	-	-	-
	Net revenue from continuing and discontinued operations	20.14	20.96	20.02	41.10	38.70	81.74
2	Segment results						
	a. Logistics Park and commercial properties	4.37	9.13	7.68	13.50	10.34	24.00
	b. Equipment Hiring (Non crane)	-	0.46	0.38	0.46	(1.14)	(5.50)
	Total	4.37	9.59	8.06	13.96	9.20	18.50
	Less: Finance costs	(0.35)	(0.34)	(1.26)	(0.69)	(2.46)	(3.37)
	Add: Other income	7.93	3.60	6.02	11.53	15.68	27.17
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	11.95	12.85	12.82	24.80	22.42	42.30
	Share of profit from associates and joint ventures	-	-	-	-	-	-
	Profit before tax and exceptional item from continuing operations	11.95	12.85	12.82	24.80	22.42	42.30
	Exceptional item [refer note 4 & 5 (a)]	-	-	-	-	-	32.12
	Profits before tax from continuing operations	11.95	12.85	12.82	24.80	22.42	74.42
	Add : Profits before tax from discontinued operations						
	a. Logistics Park and commercial properties	-	-	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-	-	-
	Less: exceptional items [refer note 5 (b)]	0.23	(2.77)	-	(2.54)	-	-
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	0.23	(2.77)	-	(2.54)	-	-
	Total Profit before tax from Continuing and discontinued operations	12.18	10.08	12.82	22.26	22.42	74.42
3	Segment assets					-	
	a. Logistics Park and commercial properties	1,323.59	1,318.37	1,302.02	1,323.59	1,302.02	1,307.24
	b. Equipment Hiring (Non crane)	21.82	14.14	21.82	21.82	21.82	14.25
	Total segment assets from continuing operations	1,345.41	1,332.51	1,323.84	1,345.41	1,323.84	1,321.49
4	Segment liabilities						
	a. Logistics Park and commercial properties	57.20	53.26	54.27	57.20	54.27	52.91
	b. Equipment Hiring (Non crane)	3.44	4.10	3.44	3.44	3.44	2.23
	Total segment liabilities from continuing operations	60.64	57.36	57.71	60.64	57.71	55.14

Segment revenue, results, assets and liabilities represent amounts identifiable to each of the operating segments.

STATEMENT OF UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SIX MONTH ENDED SEPTEMBER 30, 2025

(Rs in Crore)

Particulars	For six month ended	
	30 September 2025	30 September 2024
	Unaudited	Unaudited
Operating activities		
Profit before tax and after Exceptional Item - Continuing operations	24.80	22.42
Profit before tax and after Exceptional Item - Discontinued operations	(2.54)	-
Adjustments to reconcile profit before tax to net cash flow:		
Depreciation and amortisation expense	8.75	8.03
Bad debts written off	0.03	0.06
Sundry balances written off	0.02	-
Fair Value loss on termination of rent agreement	0.42	-
Fair value (gain) on financial instruments	(0.55)	(2.45)
Fair value Loss on financial instruments (net)	0.91	-
Impairment loss recognized under expected credit loss model	2.79	(0.39)
Interest income on FDR	(0.05)	-
Liabilities no longer required written back	(0.03)	(0.02)
Finance costs	0.69	2.46
Finance income	(0.05)	-
Profit on sale of current investments (net)	(5.69)	(10.65)
Profit on disposal of property, plant and equipment (net)	(0.41)	(1.59)
	29.09	17.87
Working capital adjustments:		
(Increase)/ Decrease in trade receivables	(7.37)	7.47
(Increase)/ Decrease in loans and advances	(1.70)	0.84
Decrease in inventories	-	0.02
Increase in other current and non current assets	(3.13)	(1.11)
Increase in trade payables, other current and non current liabilities	3.41	10.68
Increase in provisions	0.21	0.16
Cash generated from operating activities	20.50	35.93
Income tax paid (net of refunds)	(5.58)	(7.61)
Net cash flows from operating activities (A)	14.92	28.32
Investing activities		
Proceeds from sale of property, plant and equipment and Investment Property (including advances toward sale of assets)	1.71	1.70
Purchase of property, plant and equipment and Investment Property (including movement in capital work in progress and capital advances)	(52.33)	(116.49)
Paid toward Acquisition of rights and interest in the target companies including Capital Advance	(10.40)	-
Interest income on fixed deposit	0.05	-
Purchase of intangible assets	0.00	-
Purchase of current investments	(79.70)	(76.82)
Sale of current investments	84.05	365.25
Further Consideration received on sale of equipment business under slump sale arrangements	-	5.96
Further consideration received on achievement of milestone w.r.t sale of controlling stake in subsidiaries under definitive documentation	-	21.00
Consideration paid towards acquisition of rights and interests in the shares as well as investment properties in the target companies.	-	(178.76)
Consideration paid towards acquiring the controlling stake in subsidiaries	-	(11.75)
Net cash flows generated from / (used in) investing activities (B)	(56.63)	10.09
Financing activities		
Cost of Increase in share capital	-	(4.42)
Repayment of non-current borrowings	-	(19.43)
Dividend paid	-	(12.28)
Finance costs	-	(1.99)
Net cash flows (used in) in financing activities (C)	-	(38.12)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(41.71)	0.28
Add: Cash & cash equivalents on acquisition	-	0.04
Add: Cash & cash equivalents at the beginning of the year	44.23	9.18
Cash and cash equivalents at the end	2.51	9.50

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2025**Notes :**

- 1) The unaudited Consolidated financial results of Transindia Real Estate Limited ("the Company") for quarter and six months ended September 30, 2025 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 (as amended) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. During the current quarter, the Company has changed the policy for rounding off presentation in the results from Rs in lakhs to Rs.in Crore as Management believes it would result in better presentation. Accordingly, financial results for the quarter ended June 30, 2025, quarter and six months ended September 30, 2024 and year ended March 31, 2025 are rounded off to the nearest Rs Crore.
- 2) The unaudited Consolidated financial results for the quarter and six months ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 11, 2025. The Statutory Auditors have conducted a limited review of these results pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. There are no qualifications in the report issued by the auditors.

3 For the quarter ended September 30, 2025, following events have taken place:-

- (i) The Board of Directors of Avvashya Inland Park Private Limited, a wholly owned subsidiary of Transindia Real Estate Limited, has approved the sale of an investment property comprising land situated at Village Kandhroli Tarfe, Vankhal, and Wavandhal, Taluka Khalapur, District Raigad, Maharashtra, for a total consideration of Rs. 14.07 crores. As of September 30, 2025, the subsidiary company is yet to execute final sale deed in favour of the buyer in connection with the aforesaid transaction. Hence the Group has disclosed the said Investment Property under Asset held for Sale under Consolidate Statement of Assets and Liabilities.
- (ii) During the year ended March 31, 2025, the Income Tax Authorities conducted a search under Section 132 of the Income-tax Act, 1961 at the office premises of the Holding Company, some of its subsidiary and at the residence of one of its key managerial personnel. The Company had extended full cooperation during the course of the search and continues to provide information as and when requested by the authorities. The Company had made the necessary disclosures to the stock exchanges on February 12, 2025.

During the quarter ended September 30, 2025, the Holding Company received a notice under Section 158BC of the Income-tax Act, 1961 requiring it to file a return before November 18, 2025. Management is in the process of filing the response to the notice and does not expect any material adjustments to the Consolidated financial results.

- 4) In the previous year, Madanhatti Logistics and Industrial Parks Private Limited' (Wholly owned subsidiary of Transindia Real Estate Limited) has sold investment property (Land, building and other appurtenance) situated at Shoolagiri Taluka , Krishnagiri District, Tamil Nadu for a total consideration of Rs. 67.76 crores pursuant to the approval of Board of Directors of Transindia Real Estate Limited ('the Holding Company') through a circular resolution dated 21 February 2025 (In principle Board approval was taken on 30 January 2025). The subsidiary Company had executed final Sales Deed in this regard with Caterpillar India Private Limited (hereinafter referred to as 'buyer') and the said transaction was concluded.

5) Exceptional item includes the following:-**(Rs.in Crore)**

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-25	30-Jun-25	30-Sep-24	30-Sep-25	30-Sep-24	31-Mar-25
(A) Continuing operations						
Cost incurred towards conversion closing milestone. [refer note 5 (a)].	-	-	-	-	-	(2.35)
Gain on sale of Investment Property (refer note 4)	-	-	-	-	-	34.47
Total (A)	-	-	-	-	-	32.12
(B) Discontinued operations						
Expense incurred towards contractual obligation [refer note 5 (b)].	0.23	(2.77)	-	(2.54)	-	-
Total (B)	0.23	(2.77)	-	(2.54)	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	0.23	(2.77)	-	(2.54)	-	32.12

- 5 (a) In the previous year, the Holding Company incurred Rs 2.35 crores as cost towards fulfilling milestones in relation to Securities Subscription and Purchase Agreement ("SSPA") executed for dilution of its equity stake in specified companies.
- 5 (b) Exceptional item includes expense amounting to Rs 2.54 Crores incurred towards contractual obligation pertaining to demerged undertaking pursuant to NCLT demerger order.
- 6) The Board of directors of the Holding Company at it's meeting held on 07 August 2025 has considered and approved the merger of Madanahatti Logistics and Industrial Parks Private Limited (Wholly Owned Subsidiary of the Holding Company) with Transindia Real Estate Limited. The next date of hearing is scheduled on 25th November 2025.
- 7) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 8) The consolidated financial results of the Group are available on the Company's website.

For Transindia Real Estate Limited
CIN : L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
 DIN:00495015
 Date: Nov 11, 2025
 Place: Mumbai

TRANSINDIA REAL ESTATE LIMITED

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