

February 23, 2026

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: Intimation pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Memorandum of Understanding entered between Transindia Real Estate Limited, Allcargo Inland Park Private Limited, a wholly owned subsidiary and Allcargo Terminals Limited, Related Party of the Company

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform that a Memorandum of Understanding (“MoU”) has been entered into on February 23, 2026, between Transindia Real Estate Limited (the “Company”), Allcargo Inland Park Private Limited (“AIPPL”), a wholly owned subsidiary of the Company and Allcargo Terminals Limited (“ATL”), a Related Party of the Company.

The MoU is entered for the purpose of setting out the broad understanding, intent and framework for potential transaction relating to lease or any other suitable business arrangement by AIPPL for part of its land situated at Gurugram, Haryana to ATL for operating Private Freight Terminal or alternatively referred as “**Rail Connected ICD**”/ comprising an inland container depot and allied infrastructure.

The Company will make appropriate disclosures, upon execution of the agreements in accordance with applicable laws and regulations and subject to applicable approvals, including regulatory and corporate approvals, as may be required.

Information required pursuant to Regulation 30 of SEBI Listing Regulations, read with SEBI Circular No.HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 is enclosed as “**Annexure-A**”.

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

Kindly take the same on your records.

Thanking you.

For **Transindia Real Estate Limited**

Khushboo Mishra
Company Secretary & Compliance Officer

Encl: a/a

Annexure-A

Sr. No.	Particulars	Details
1.	Name of the entity(ies) with whom agreement is signed	MoU is entered into between the Company, AIPPL and ATL.
2.	Area of Agreement	The MoU is entered for the purpose of setting out the broad understanding, intent and framework for potential transaction relating to lease or any other suitable business arrangement by AIPPL for part of its land situated at Gurugram, Haryana to ATL for operating Private Freight Terminal or alternatively referred as “ Rail Connected ICD ”) / comprising an inland container depot and allied infrastructure.
3.	Domestic/ International	Domestic
4.	Share exchange ratio	Not Applicable
5.	Scope of business operation of agreement	As mentioned under Sr. No.2
6.	Details of consideration paid / received in agreement	Not Applicable
7.	Significant terms and conditions of agreement in brief	The significant terms and conditions of the proposed transaction will be duly disclosed upon execution of the Agreement.
8.	Whether the acquisition would fall within related party transactions and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arm’s length	Not Applicable
9.	Size of the entity(ies)	<u>Turnover as on March 31, 2025</u> TREL: ₹5485 lakhs AIPPL: Nil

TRANSINDIA REAL ESTATE LIMITED

		ATL: ₹51,371 lakhs
10.	Rationale and benefit expected	<p><u>Rationale</u></p> <p>AIPPL owns freehold and leasehold land situated at Gurugram, Haryana. AIPPL proposes to develop a Private Freight Terminal or alternatively referred as “Rail Connected ICD”/ comprising an inland container depot and allied infrastructure. ATL intends to operate the proposed PFT for its business purposes, leveraging the strategic location and rail connectivity of the site.</p> <p><u>Benefits Expected</u></p> <p>The proposed arrangement is expected to facilitate expansion and growth of AIPPL’s business through effective monetization of its land assets. The transaction is anticipated to generate stable and recurring income with periodic escalation, while also contributing to long-term appreciation in the value of the underlying land and associated infrastructure.</p>