

May 15, 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: Investors Presentation

Pursuant to Regulation 30(6) read with clause 15 of Part A, Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the Investors Presentation on the financial performance of the Company for the quarter and year ended March 31, 2025, to be discussed at Earnings Conference Call which has been scheduled to be held on **Friday, May 16, 2025 at 2:00 p.m. (IST)**.

The aforesaid information shall be made available on the Company's website at: www.transindia.co.in.

Kindly take the above information on your records.

Thanking you.

Yours faithfully,
For **Transindia Real Estate Limited**
(Formerly Transindia Realty & Logistics Parks Limited)

Khushboo Dinesh Mishra
Company Secretary & Compliance Officer

Encl.: a/a



**INVESTOR PRESENTATION
Q4 FY25**

Safe Harbor

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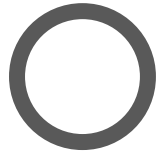
Introduction



TransIndia Real Estate is one of the key players in the real estate, warehousing and commercial logistics space



The company specializes in investing and developing logistics assets essential for businesses to streamline their global and domestic supply chains.

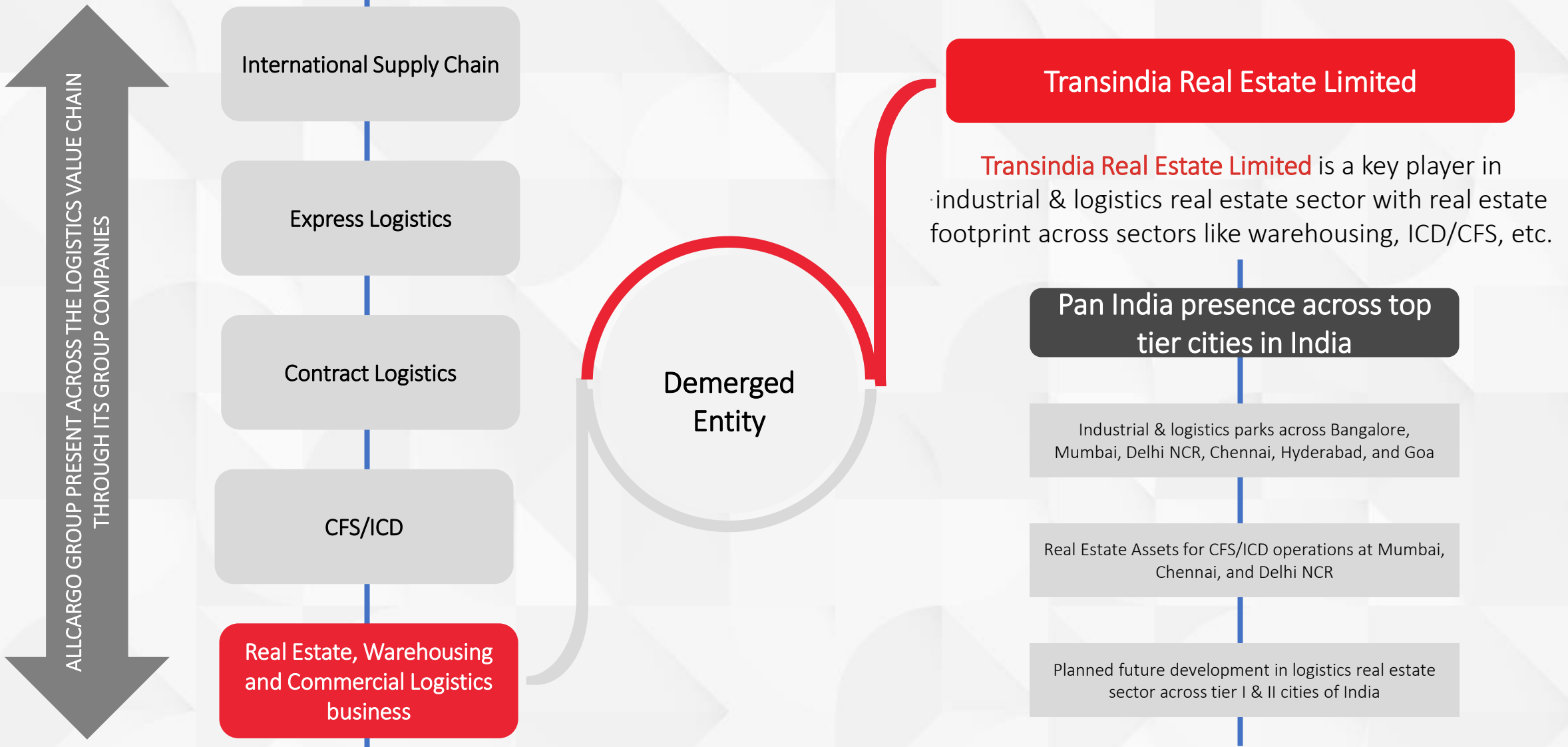


Solutions includes cutting-edge logistics parks, Container Freight Stations, Inland Container Depots and other real estate assets



Strong presence across major cities in India. Successfully developed 5.5mn sqft and exited 4.95mn sqft of Grade A projects in Delhi NCR (Farukhnagar), Bengaluru (Malur), Hyderabad (Patancheru), Goa (Venkatpura) and Hosur (Madanahatti)

Parentage – Allcargo Group



Timeline

FOUNDED

- Formation of Allcargo Logistics & Industrial Park as Industrial Real Estate Development platform of Allcargo Logistics Limited

2019

AGREEMENT

2020

- Entered into downsale agreement with Blackstone for approx. 5.5 million sft of warehouse space across India

DELIVERED 4MN SQFT

2021

- Delivered ~4.0 Mn sft of Grade A warehouse space across Delhi-NCR, Bangalore and Hyderabad

AWARDS

2022

- Jhajjar Logistics Park awarded as the Best Industrial & Warehousing Project of the Year.
- Decathlon building at Malur received the Platinum Rating by IGBC

DEMERGER

2023

- Demerger of Transindia Real Estate Limited (Transindia) from Allcargo Logistics Limited

ACQUISITION

2024

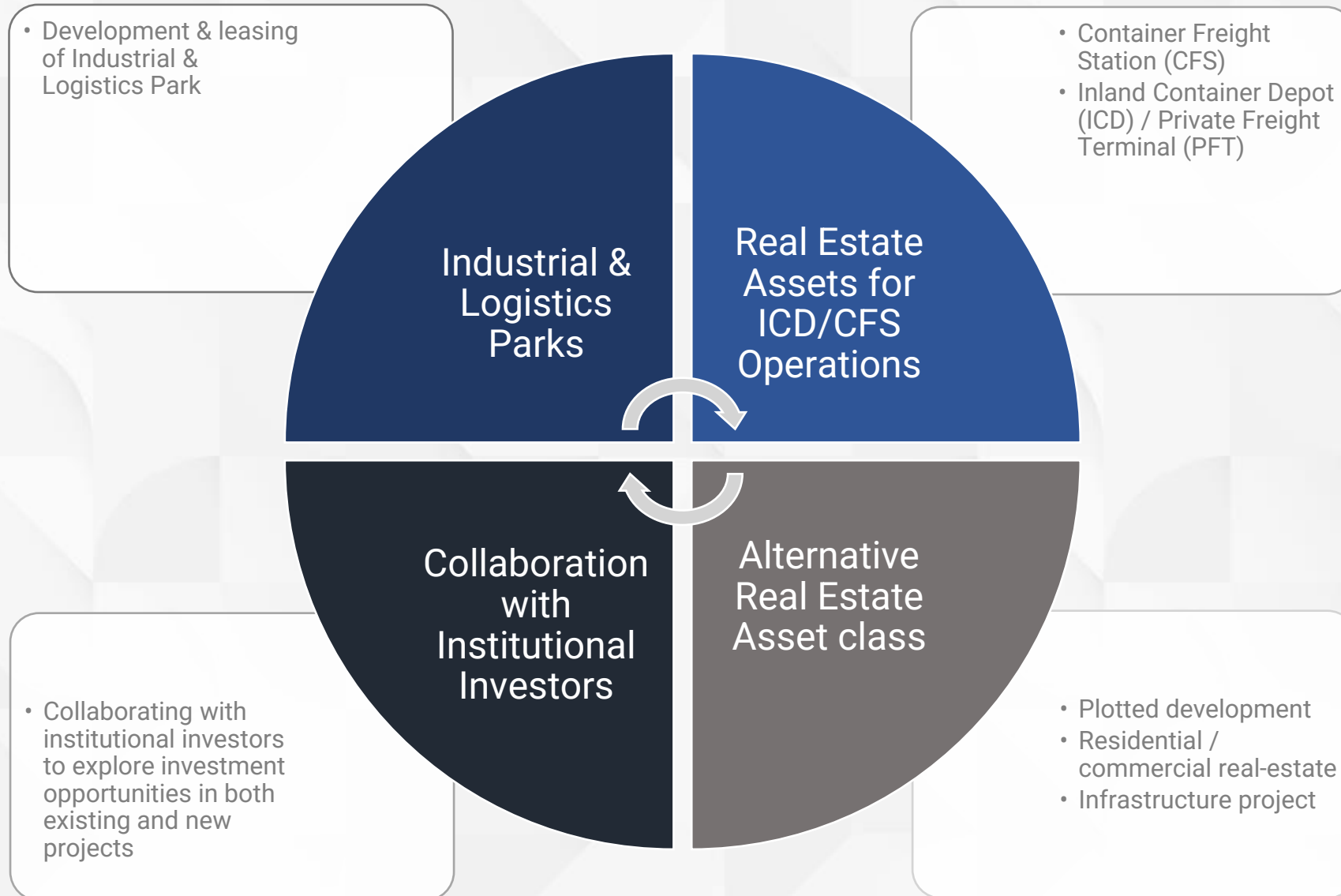
- Divested logistics park in Jhajjar, Haryana to funds managed by Blackstone for an enterprise value of Rs. 625 crores
- Acquired land parcel at Bhiwandi, Hoskote & Dankuni.

AGREEMENT & AWARD

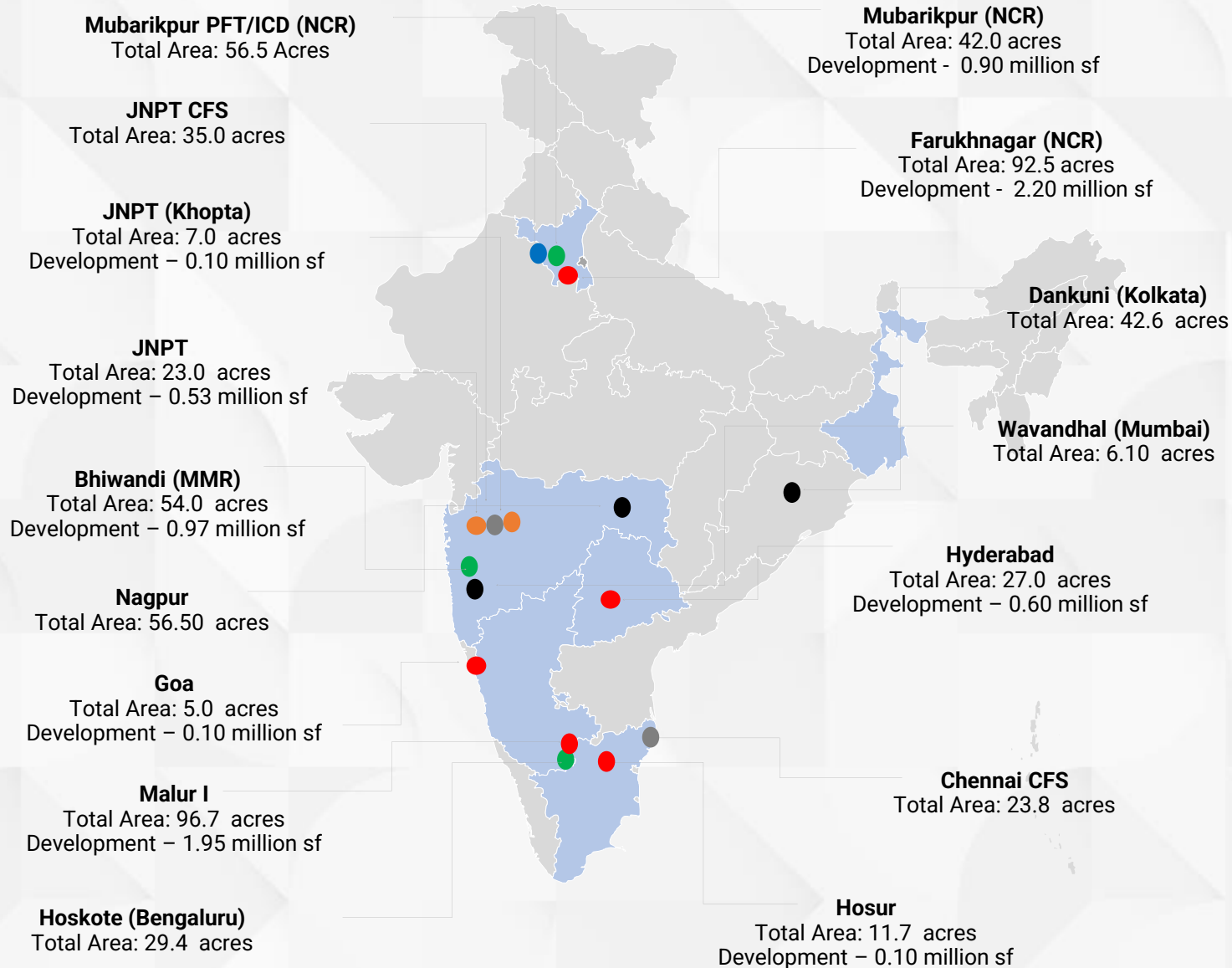
2025

- TREL has exited the Hosur facility to Caterpillar India Pvt. Ltd. during Q4 FY2025.
- Ranked as top 10 “Logistics Champion Company” in industrial space category as per ICSM’s Indian Logistics Strategy Summit

Business Model



Portfolio Summary*



Legend

●	Ready Assets Exited (WH)	4.95 mn sqft
●	Completed assets (WH)	0.63 mn sqft
●	CFS Land	58.8 acres
●	Land Bank [#]	166.0 acres
●	Planned PFT/ICD Land	56.5 acres
●	Planned Development (WH)	1.87 mn sqft

**excluding our investment in commercial RE asset (Allcargo House & Training center in Lonavala)*

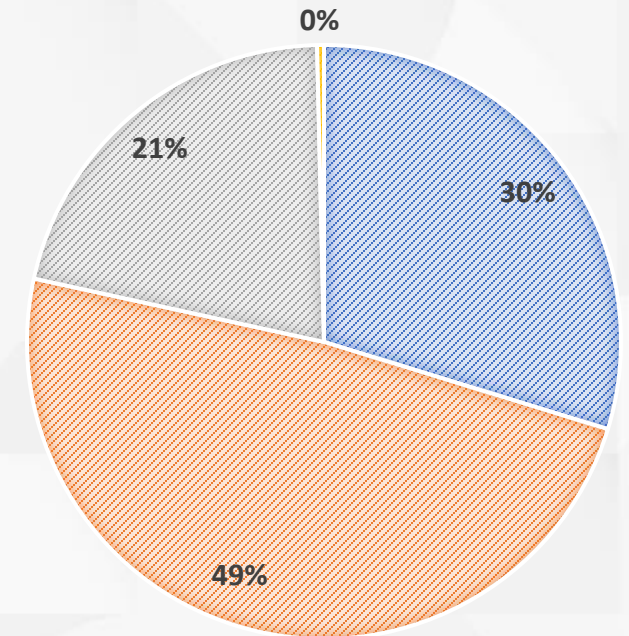
[#] Include land parcels at Borkhedi, Dankuni, Wavandhal, Malur & Hoskote

Completed Projects

➤ Include Logistics Park, CFS, Commercial & Residential Units

Project	Land Size (Acres)	Chargeable Area (Sq Ft)	Rent potential per annum (INR Cr.)
Koprolu WH	23.00	5,80,290	16.49
Khopla WH	7.00	1,68,000	4.23
Khopla CFS	36.00	-	19.29
Chennai CFS	23.80	-	14.62
Allcargo House	0.70	94,500	14.65
Lonavala TC	0.25	18,475	0.12
Diamond Baby Flats	-	-	0.26
Total	90.75	8,61,265	69.66

Asset-wise rental distribution



■ Logistics Park ■ CFS/ICD ■ Commercial RE ■ Others

Completed Projects

Koprolu Warehouse



Khopta Warehouse*



JNPT CFS



Allcargo House



Lonavala Training Center



Chennai CFS



* Rendered images for representation purpose

Future Plans

Planned Greenfield development of Integrated Industrial & Logistics parks and other logistics sector real estate assets across India

Explore new opportunities in Alternative asset class like Plotted development, etc.

Focus on Environment, Social and Governance (ESG) in line with Sustainable Development Goal (SDG) framework

Collaboration with Institutional Investor & explore platform deal to create larger portfolio of rent yielding assets

Upcoming Projects

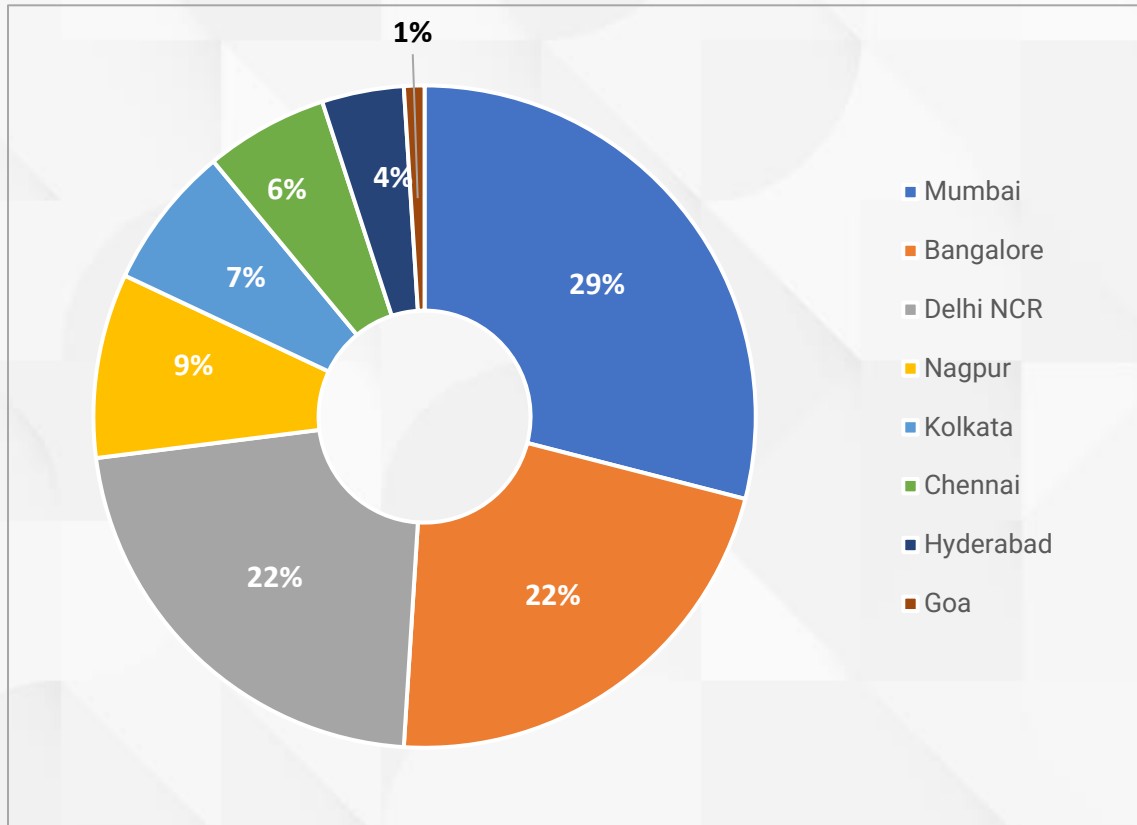
- Upcoming projects in final stages of land acquisition and consolidation, with launches anticipated by Q3 FY26 and beyond

Project	Total land size (Acres)	Developable Area (Mn Sq Ft)	Asset class
Bhiwandi (Gorsai)	52.4	0.97	Logistics park
Hoskote	29.4	n.a	To be decided
Mubarakpur WH	42.0	0.90	Logistics park
Mubarakpur PFT	56.5	n.a	ICD
Dankuni	42.6	n.a	To be decided
Total	222.9	1.87	

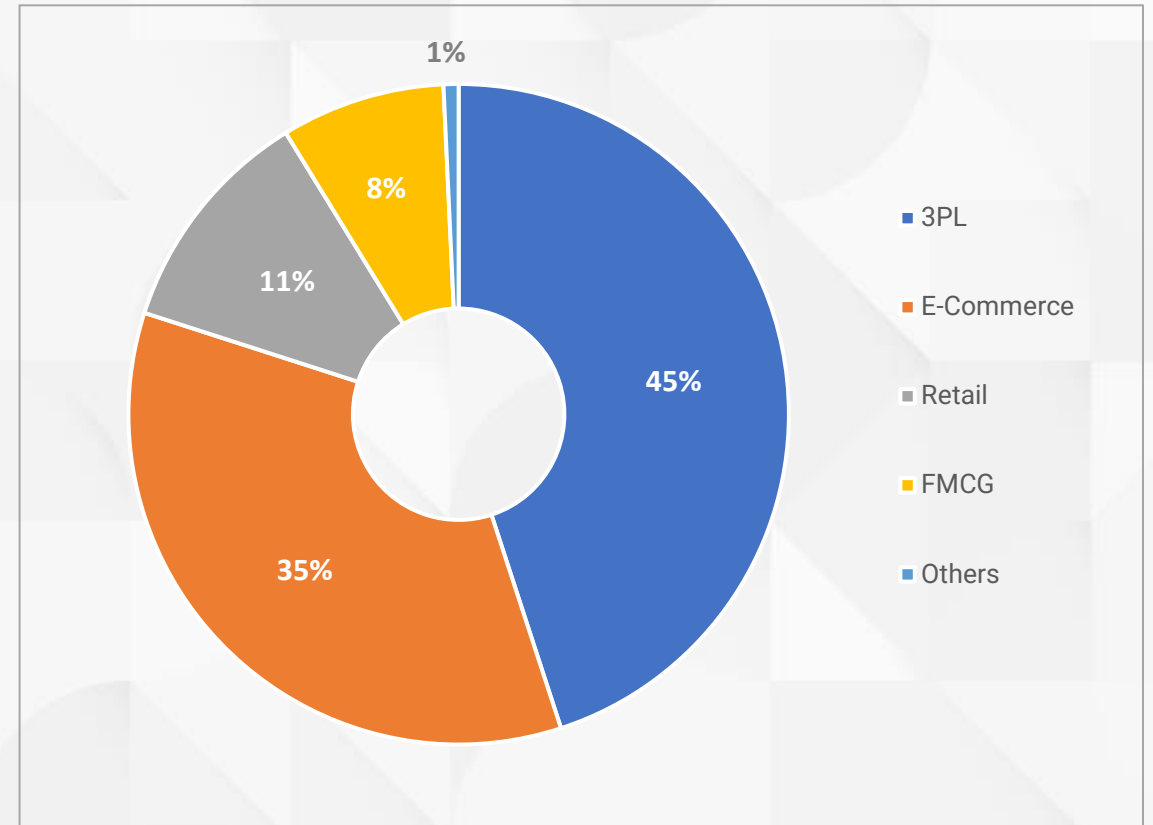
Total CAPEX for the above projects is ~1000 crs over the period of 2 years funded by debt & internal accrual

Business Presence

Experience across the Micro-markets (617 acres)



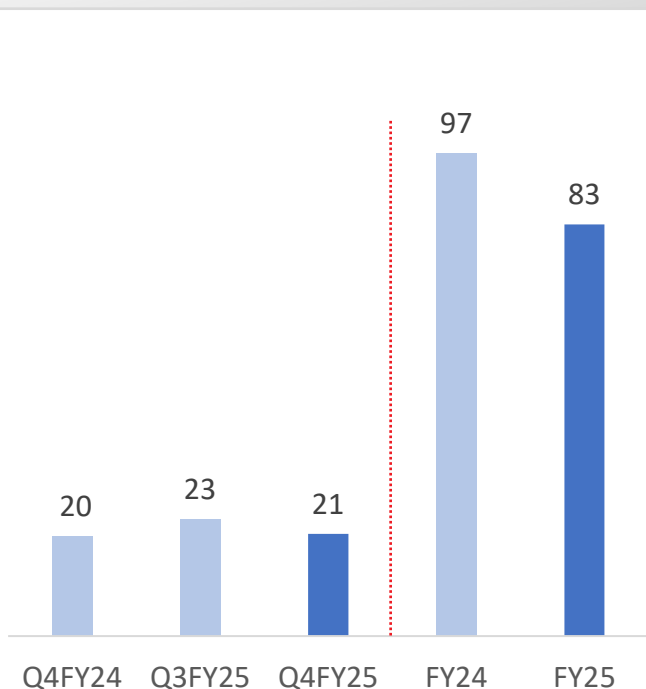
Sectoral Distribution of clients served (5.5 mn sq. ft)



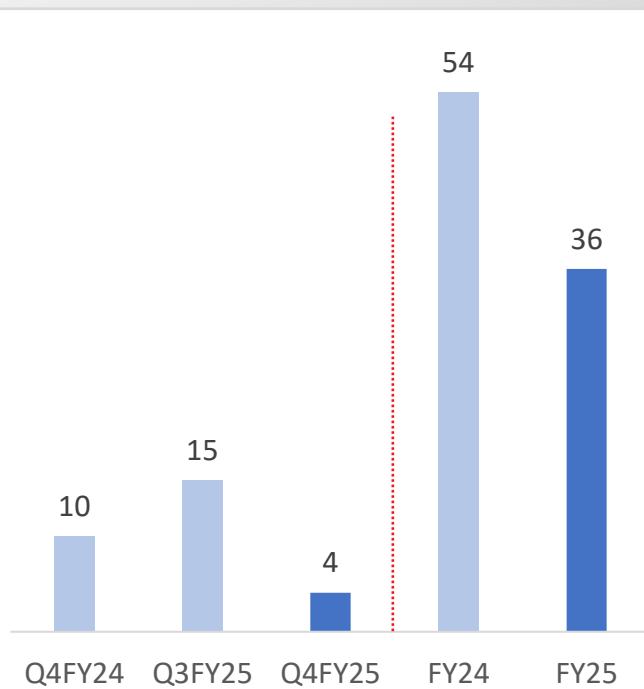
**above charts also include projects TREL developed & exited*

Q4FY25 Key Financial Highlights - Consolidated

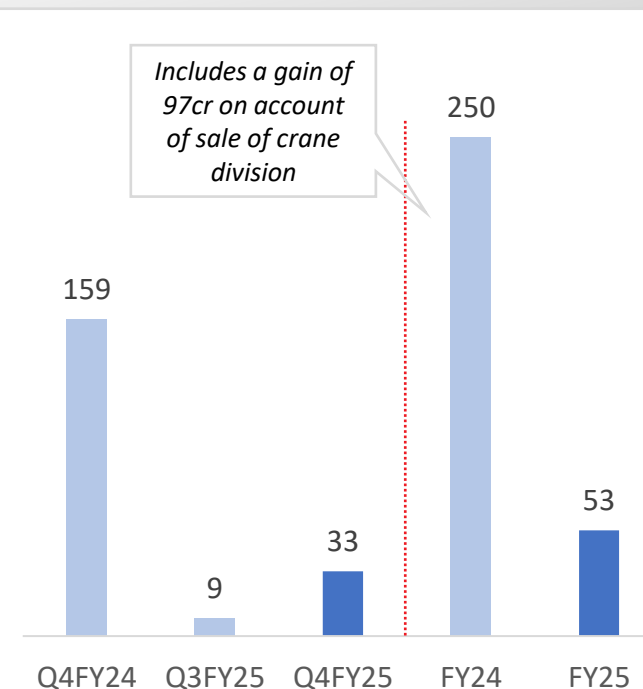
Revenue from operations (₹ crs)



EBITDA (₹ crs)



Net Profit* (₹ crs)



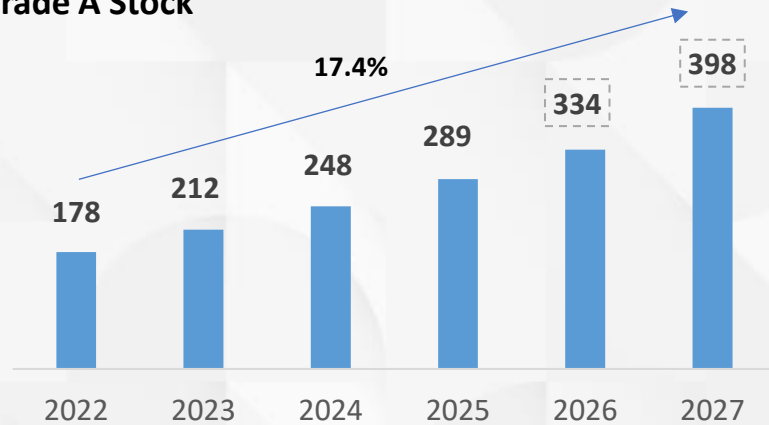
**including discontinuing operations*

Warehousing Industry Overview (1/2)

Indian Warehousing Market Size

(in million sqm)

Grade A Stock



Industry split of transaction volumes (%)

	CY2024	CY2023
3PL	33	39
Other Sectors	11	13
Retail	8	14
E-commerce	10	4
Manufacturing	22	24
FMCG	16	6
	100%	100%

Growth drivers

Robust Infrastructure Development

Investment in Industrial Parks

Surge in Consumption

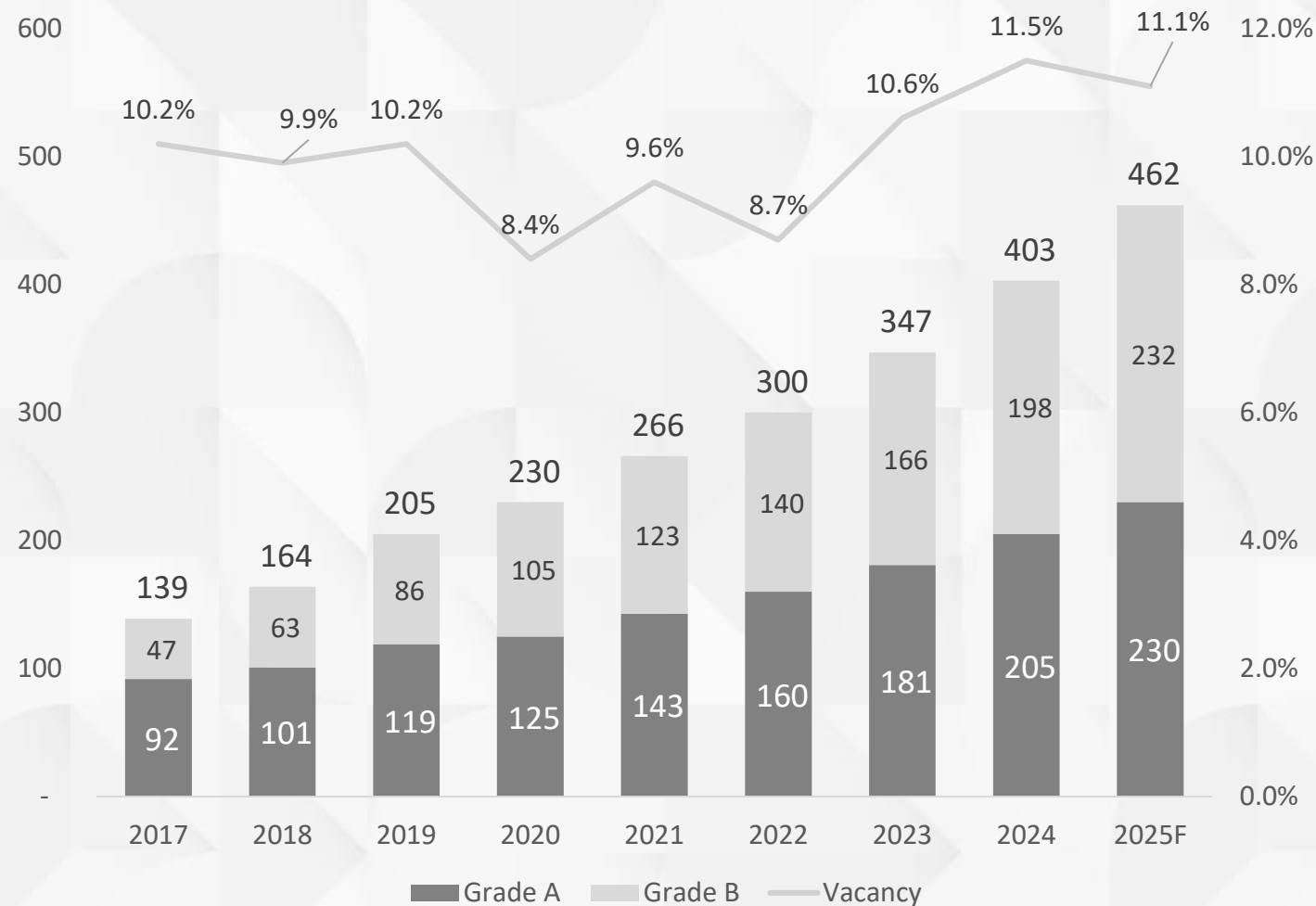
Growth in modern warehouse

Foreign direct investment in the logistics sector

Regulatory Support

Warehousing Industry Overview (2/2)

Yearly growth of warehousing stock in top 8 tier 1 cities (Mn Sq.ft.)



Source: Savills India Research

Top-8 cities Warehouse Market Overview

Particulars	Stock*	Supply (CY24)	Absorption (CY24)	Vacancy*
Unit	(mn sq. ft)	(mn sq. ft)	(mn sq. ft)	(%)
Ahmedabad	20.9	3.3	2.6	12.1
Bengaluru	54.4	9.2	7.5	14.9
Chennai	45.1	8.2	5.0	16.2
Delhi - NCR	97.7	13.3	9.8	14.8
Hyderabad	26.8	1.7	4.7	4.1
Kolkata	41.0	5.2	5.3	7.7
Mumbai	69.0	9.6	8.2	11.7
Pune	47.9	6.4	6.7	3.7

Source: Savills India Research. *Stock and vacancy as on CY24

Client associations across locations



Board of Directors



Mohinder Pal Bansal

Chairman & Independent Director

A Chartered Accountant by qualification, Mohinder Pal Bansal has more than 25+ years of experience across industries in India, Asia and Europe. He is currently on board of several companies such as Blacksoil Realty Investment Advisors LLP, Concorde Motors India Limited, Navneet Learning LLP and others.



Alka Arora Mishra

Independent Director

Alka Arora Mishra is currently the Chief Executive Officer for the World Skill Centre. A postgraduate in Economics and a Gold Medalist from Allahabad University, she recently retired as Additional Member Human Resources of the Railway Board. She won the Railway Minister's Award for excellence and was also selected for a Chevening Scholarship.



Jatin Chokshi

Managing Director

Jatin Chokshi is a Chartered Accountant & Company Secretary by qualification. He has more than 27+ years of work experience in industries like Shipping, Consumer Durables and Industrial Chemicals. He joined Allcargo Logistics Ltd. Group in 2001 and worked in the capacity of Financial controller, CFO & CEO across business verticals.



Vinit Prabhugaonkar

Independent Director

Vinit Prabhugaonkar has over 23+ years of experience in various facets of Real Estate and is presently the Managing Partner at WSB (formerly Walton Street India), an AIF platform. He holds an MBA from ICFAI University and a bachelor's degree in civil engineering from University of Mumbai.



Kaiwan Kalyaniwalla

Non-Executive Director

Kaiwan Kalyaniwalla is a Solicitor and Advocate of the Bombay High Court and a Senior Partner in the law firm of Maneksha & Sethna in Mumbai. Mr. Kalyaniwalla is enrolled as a Solicitor of the Supreme Court of England and Wales. He serves on the board of public listed and private Indian and foreign companies.



Shloka Shetty

Non-Executive Director

Shloka Shetty holds a Bachelor of Arts degree in Economics from Northwestern University, Chicago. In the past she has been involved in various projects at organizations like CDI Global, KPMG, Allcargo Logistics, and Deloitte Delivers. She is also the Founder of the Tribal Empowerment Initiative of the Jaag Foundation in Mumbai.

Management Team



Jatin Chokshi

Managing Director

Jatin Chokshi is a Chartered Accountant & Company Secretary by qualification. He has more than 27+ years of work experience in industries like Shipping, Consumer Durables and Industrial Chemicals. He joined Allcargo Logistics Ltd. Group in 2001 and worked in the capacity of Financial controller, CFO & CEO across business verticals.



Ram Walase

Chief Executive Officer

Ram Walase holds Bachelor's degree in mechanical engineering, from Government College of Engineering, Aurangabad, and completed Postgraduate studies at IIM Mumbai specializing in Industrial Engineering, with a focus on Logistics and Operations. He has an experience of 24+ years in infrastructure, real estate, project finance and consulting.



Nilesh Mishra

Chief Financial Officer

Mr. Nilesh Mishra brings over 25 years of leadership experience with Fortune 500 companies and global MNCs, specializing in business strategy, financial planning, risk management, and data analytics. He most recently served as Director of Finance at Freight Tiger (a Tata Group-backed startup), and has held senior roles at Naval Group India, Haas Automation India, and Khazanah Nasional India.



Environment

- Committed to reducing our carbon footprint and minimizing environmental impact.
- Our Founder & Group Chairman Mr. Shashi Kiran Shetty is a signatory to the 'Statement of Support' of the Forum Supply Chain & Transport Community to accelerate a zero-emission future
- One million trees planted to green the earth's cover
- Electricity generation using rooftop solar panel to help reduce carbon emissions



Social

- Inclusive programs in Education, Environment, Health, Women Empowerment, Disaster Relief, and Sports
- We have made a difference to over 4,00,000 lives to date
- Employee volunteering encouraged through activities like clean-up drives, running marathons to support social causes, blood donation camps, etc.
- We encourage Diversity and Inclusion with team members from various cultures and nationalities, and more than 50% women in our global workforce



Corporate Governance

- We adhere to the highest standards of governance, creating an enabling ecosystem
- Certified ISO 31000 framework for risk management and ISO 27001 for information security
- Business conducted in a free, fair, and ethical manner
- Well-defined plan for business continuity and to build resilience

Consolidated Income Statement

Particulars (INR Cr.)	Q4FY25	Q4FY24	Y-o-Y	Q3FY25	Q-o-Q	FY25	FY24	Y-o-Y
Revenue from Operations	20.5	20.1	2%	23.4	-12%	82.6	96.8	-15%
Expenses	16.6	10.5		8.2		46.3	42.7	
EBITDA	3.9	9.6	-59%	15.2	-74%	36.4	54.1	-33%
Other Income	7.6	6.9		3.0		26.3	23.5	
Finance Cost	0.3	1.3		0.6		3.4	8.2	
Depreciation and amortization expenses	4.4	3.9		4.5		17.0	16.2	
PBT before associates, joint ventures	6.8	11.3	-40%	13.1	-48%	42.3	53.2	-20%
Exceptional Items	32.1	204.8		-		32.1	281.6	
Profit before Tax from continuing operation	38.9	216.1	-82%	13.1	197%	74.4	334.8	-78%
Tax Expense	6.4	54.6		4.3		21.8	90.8	
PAT from continuing operation	32.5	161.5	-80%	8.8	269%	52.6	243.9	-78%
PAT from discontinuing operations	-	(2.5)		-		-	6.5	
PAT from continuing & discontinuing operations	32.5	159.0		8.8		52.6	250.5	
Total EPS (INR)	1.32	6.48	-80%	0.36	269%	2.14	10.20	-78%

Consolidated Balance Sheet

ASSETS (₹ Crores)	Mar-25	Mar-24
Non-current assets		
Property, plant and equipment	9.5	10.6
Investment property	834.0	759.0
Investment property under development	32.3	16.2
Intangible assets	0.0	0.0
Investment in other companies	-	5.0
Loans	-	3.8
Other financial assets	190.3	1.1
Deferred tax assets (net)	4.1	3.4
Income tax assets (net)	7.1	5.4
Other non-current assets	72.9	60.1
	1,150.1	864.5
Current assets		
Inventories	-	0.0
Current Investments	121.2	416.9
Trade receivables	1.7	16.9
Cash and cash equivalents	44.2	9.2
Other bank balance	0.1	0.1
Loans	3.7	0.0
Other financial assets	0.0	24.9
Contract Assets	0.1	0.5
Other current assets	4.5	13.0
Total Current Assets	175.5	481.6
Total Assets	1,325.6	1,346.1

Equity and liabilities (₹ Crores)	Mar-25	Mar-24
Equity		
Equity share capital	49.1	49.1
Other equity	1,193.3	1,168.3
Equity attributable to equity holders of the parent	1,242.5	1,217.5
Non-controlling interests	(0.1)	1.1
Total equity	1,242.3	1,218.5
Non-current liabilities		
Financial liabilities		
Borrowings	-	38.9
Other financial liabilities	18.0	10.8
Deferred tax liabilities (net)	28.1	23.1
Other non-current liabilities	9.3	9.7
Total Non-current liabilities	55.5	82.4
Current liabilities		
Financial liabilities		
Trade payables	4.0	1.8
Other payables	13.4	13.1
Borrowings	-	19.4
Other financial liabilities	6.0	5.7
Net employee defined benefit liabilities	1.0	1.0
Other current liabilities	3.4	4.2
Total Current liabilities	27.8	45.2
Total Equity and Liabilities	1,325.6	1,346.1

Consolidated Cash Flow Statement

Cash Flow Statement for the period ended (₹ Crores)	Mar-25	Mar-24
PBT (Continuing + Discontinuing Ops)	74.4	341.0
Adjustments	(32.2)	(292.1)
Operating profit before working capital changes	42.2	48.9
Changes in working capital	61.9	48.5
Cash generated from operations	104.1	97.3
Direct taxes paid (net of refund)	(18.9)	(22.2)
Net Cash from Operating Activities	85.2	75.1
Net Cash from Investing Activities	28.3	(26.3)
Net Cash from Financing Activities	(78.5)	(56.1)
Net Change in cash and cash equivalents	35.0	(7.3)
Cash & Cash Equivalents on acquisition	0.0	-
Opening Cash Balance	9.2	16.5
Closing Cash Balance	44.2	9.2

Thank You



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