

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: Outcome of Board Meeting pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

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 (**‘the Company’**) at its meeting held today i.e. **Thursday, May 15, 2025**, has considered and approved *inter alia*:

1. Audited (Standalone and Consolidated) Financial Results of the Company as recommended by the Audit Committee for the quarter and year ended March 31, 2025, along with Auditor’s Report with unmodified opinion on aforesaid results as required under Regulation 33(3) of SEBI Listing Regulations and are enclosed herewith as **‘Annexure-A’**.
2. Audited (Standalone and Consolidated) Financial Statements of the Company as recommended by the Audit Committee for the year ended March 31, 2025.

M/s. C C Dangi & Associates, Chartered Accountants (Firm Registration No. 102105W), Statutory Auditors of the Company, have issued Audit Report on Audited (Standalone and Consolidated) Financial Results with an unmodified opinion.

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 12:00 p.m. (IST) and concluded at 04:10 p.m. (IST).

Kindly take the same on your records.

Thanking you.

For **Transindia Real Estate Limited**
(Formerly known as Transindia Realty & Logistics Parks Limited)

Khushboo Dinesh Mishra
Company Secretary & Compliance Officer

Encl: a/a

C C Dangi & Associates

Chartered Accountants

Independent Auditors' Report on the Quarterly and Year to Date Standalone Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To
The Board of Directors of
Transindia Real Estate Limited

Report on the Audit of the Standalone Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date standalone financial results of Transindia Real Estate Limited ("the Company") for the quarter ended March 31, 2025 and for the year ended 31 March 2025 ("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").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- a) is presented in accordance with the requirements of the Listing Regulations in this regard; and
- b) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2025 and for the year ended 31 March 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013, as amended (the "Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 4 (ii) to the accompanying Standalone Financial Results, which describes the search operation by the Income tax Authorities at the office premises of the Company, some of its subsidiaries and one of its Key management personnel. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the statement that gives a true and fair view of the net profit and other comprehensive income of the company and other financial information in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for the safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other matter

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the current financial year which were subjected to limited review by us as required under the Listing Regulations.

For C.C. Dangi & Associates

Chartered Accountants

ICAI Firm Registration. Number. 102105W

Ashish C. Dangi

Partner

Membership No.: 122926

UDIN: 25122926BMNTMR4029

Place : Mumbai

Date : 15th May, 2025

TRANSINDIA REAL ESTATE LIMITED

Regd Office: Allcargo House, 6th Floor, CST Road, Kalina, Santacruz (E), Mumbai - 400 098

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

(Rs. in Lakhs, unless otherwise stated)

	Particulars	Quarter ended			Year ended	
		31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
		Audited (note 3)	Unaudited	Audited (note 3)	Audited	Audited
	<u>Continuing Operations:</u>					
1	Income					
(a)	Income from operations	1,285	1,326	1,594	5,485	7,477
(b)	Other income	1,245	718	1,956	5,361	7,434
	Total income	2,530	2,044	3,550	10,846	14,911
2	Expenses					
(a)	Operating expenses	73	66	211	434	1,710
(b)	Employee benefits expenses	359	328	262	1,537	947
(c)	Finance costs	14	48	118	286	726
(d)	Depreciation and amortisation expense	163	162	167	647	725
(e)	Other expenses	1,536	256	441	2,523	1,226
	Total expenses	2,145	859	1,199	5,427	5,334
3	Profit before tax and exceptional items for the period / year from continuing operations (1-2)	384	1,185	2,351	5,419	9,577
4	Exceptional items (refer note 5)	(235)	-	22,547	(235)	30,221
5	Profit before tax (3+4)	149	1,185	24,898	5,184	39,798
6	Tax expense					
(a)	- Current tax charge	20	247	5,381	1,020	9,418
(b)	- Taxes of earlier years	(22)	49	-	27	-
(c)	- Deferred tax charge/(credit)	69	69	182	541	(148)
	Total Tax Expense	67	364	5,563	1,588	9,271
7	Profit after tax for the period / year from continuing operations (5-6)	82	821	19,335	3,596	30,527
8	<u>Discontinued Operations:</u>					
	Profit before tax from discontinued operations	-	-	-	-	1,488
9	Exceptional items (refer note 5)	-	-	-	-	(1,488)
10	Profit before tax after exceptional item (8+9)	-	-	-	-	-
11	Tax Income/ (expense) on discontinued operations	-	-	-	-	-
12	Profit after tax for the period/year from discontinued operations (10+11)	-	-	-	-	-
13	Profit after tax for the period/year from Continuing and discontinued operations (7+12)	82	821	19,335	3,596	30,527
14	Other comprehensive income / (expense)					
(i)	Items that will not be reclassified to profit or loss	(19)	5	2	(5)	(14)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-
	Other comprehensive income / (expense) for the period/year	(19)	5	2	(5)	(14)
15	Total comprehensive income (13+14)	63	826	19,337	3,591	30,513
16	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914
17	Other Equity	-	-	-	1,22,197	1,19,836
18	Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):					
(a)	Basic	0.03	0.33	7.87	1.46	12.43
(b)	Diluted	0.03	0.33	7.87	1.46	12.42
19	Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):					
(a)	Basic	0.03	0.33	7.87	1.46	12.43
(b)	Diluted	0.03	0.33	7.87	1.46	12.42
20	Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):					
(a)	Basic	-	-	-	-	-
(b)	Diluted	-	-	-	-	-

TRANSINDIA REAL ESTATE LIMITED

 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India
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TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

Statement of Audited standalone assets and liabilities as at 31 March 2025

(Rs. in Lakhs, unless otherwise stated)

Particulars	As at	As at
	31 March 2025	31 March 2024
Assets		
Non-current assets		
Property, plant and equipment	821	912
Other intangible assets	1	1
Investment property	22,781	23,053
Investment property under development	188	-
Investments in subsidiaries	52,613	7,274
Investments in other companies	-	500
Financial assets		
Loans	19,734	49,159
Other financial assets	19,007	103
Income tax assets (net)	297	358
Other non-current assets	5,172	4,278
	1,20,614	85,638
Current assets		
Inventories	-	2
Financial assets		
Investments	11,735	40,860
Trade receivables	69	1,457
Cash and cash equivalents	225	835
Loans	366	1
Other financial assets	452	6,578
Contract Assets	26	73
Other current assets	299	1,161
	13,172	50,967
Total Assets	1,33,786	1,36,605
Equity and liabilities		
Equity		
Equity share capital	4,914	4,914
Other equity	1,22,197	1,19,836
Total equity	1,27,111	1,24,750
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	-	3,887
Other financial liabilities	753	646
Deferred tax liabilities (net)	2,782	2,241
Other non-current liabilities	720	812
	4,255	7,586
Current liabilities		
Financial liabilities		
Borrowings	-	1,943
Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	32	2
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	249	127
Other payables	1,249	1,239
Other financial liabilities	591	541
Net employee defined benefit liabilities	100	96
Other current liabilities	199	321
	2,420	4,269
Total Equity and Liabilities	1,33,786	1,36,605

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Statement of Audited Standalone Cash Flows for the year ended March 31, 2025

(Rs. in Lakhs, unless otherwise stated)

Particulars	March 31, 2025	March 31, 2024
Operating activities		
Profit before tax and after exceptional item	5,184	39,798
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation expenses	647	725
Impairment gain recognised under expected credit loss model (net of recovery)	(542)	(1,352)
Impairment loss recognised on redemption of Optionally Convertible Debentures	682	-
Bad debts / advances written off	317	166
Liabilities no longer required written back	(4)	(15)
Fair value gain on financial instruments through profit or loss	(82)	(91)
Fair value gain / loss on financial instruments through profit or loss	(349)	(197)
Finance costs	286	726
Finance income	(2,883)	(5,238)
Gain on disposal of property, plant and equipment (net)	(159)	(77)
Profit on sale of current investments (net)	(1,231)	(283)
Gain on arising on dilution of equity stake in subsidiary and other companies	-	(22,831)
Gain arising out of sale of equipment division under slump sale arrangements (net)	-	(9,679)
	1,866	1,652
Working capital adjustments:		
Decrease in trade receivables	1,613	1,613
Decrease in loans and advances	1	43
Decrease in Inventories	2	53
Decrease / (Increase) in other current and non current assets	114	(138)
(Increase) / Decrease in financial current and non current assets	(46)	1,556
(Decrease) / Increase in other current and non current liabilities	(94)	812
Increase in financial current and non current liabilities	63	1,288
Increase in Provision for employee defined benefit liabilities	4	-
Increase in trade and other payables	166	567
Cash generated from operating activities	3,689	7,447
Income tax paid (net of refunds) (net)	(698)	(2,073)
Net cash flows from operating activities (A)	2,991	5,374
Investing activities		
Proceeds from sale of property, plant and equipment	115	141
Purchase of Investment property, property, plant and equipment (including capital work in progress and capital advances)	(523)	(2,310)
Purchase of intangible assets	-	(1)
Purchase of Optionally Convertible Debentures	-	(150)
Proceed from Redemption of Optionally Convertible Debentures	1,078	19,861
Purchase of Non-current investments in subsidiaries	(1,174)	-
Consideration received on sale of controlling stake in subsidiaries and other companies	2,100	23,036
Taxes paid against sale of controlling stake in subsidiaries	-	(4,966)
Consideration received on sale of equipment business under slump sale arrangements	233	13,941
Taxes paid against sale of equipment business	-	(2,748)
Paid towards acquisition of rights and interests in target companies including advance towards shares Purchases.	(18,852)	-
Purchase of current investments (net)	(11,030)	(58,540)
Sale of current investments	42,235	18,166
Movement in Business trust fund account pursuant to demerger (net)	-	14,525
Interest income received	1,447	3,437
Loans and advances given to subsidiaries	(14,578)	(24,999)
Loans and advances received back from subsidiaries	2,638	430
Inter-corporate deposits given	-	(3,818)
Inter-corporate deposits received	-	3,818
Net cash flows generated from / (used in) investing activities (B)	3,689	(177)
Financing activities		
Pre-payment/Repayment of non-current borrowings	(3,887)	(986)
Repayment of current borrowings	(1,943)	(3,958)
Payment of interim dividend	(1,228)	-
Finance costs	(232)	(666)
Net cash flows used in financing activities (C)	(7,290)	(5,610)
Net decrease in cash and cash equivalents (A+B+C)	(610)	(412)
Cash and Cash Equivalent at the beginning	835	1,247
Cash and cash equivalents at the end	225	835

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Standalone Segmentwise revenue and results for the quarter and year ended March 31, 2025 and segmentwise assets and liabilities as at March 31, 2025:-

(Rs. in Lakhs, unless othewise stated)

Sr.No	Particulars	Quarter ended			Year ended	
		31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
		Audited (note 3)	Unaudited	Audited (note 3)	Audited	Audited
1	Segment revenue					
	Segment revenue from continuing operations					
	a. Logistics Park	1,230	1,240	1,188	4,962	4,646
	b. Equipment Hiring (Non crane)	55	86	406	523	2,831
	Net revenue from continuing operations	1,285	1,326	1,594	5,485	7,477
	Segment revenue from discontinued operations					
	c. Equipment Hiring (Crane)	-	-	-	-	2,481
	Net revenue from discontinued operations	-	-	-	-	2,481
	Net income from continuing and discontinued operations	1,285	1,326	1,594	5,485	9,958
2	Segment results					
	a. Logistics Park	(432)	478	481	836	2,221
	b. Equipment Hiring (Non crane)	(414)	36	32	(492)	648
	Less: Finance costs	(14)	(48)	(118)	(286)	(726)
	Add: Other income	1,245	718	1,956	5,361	7,434
	Profit before tax and exceptional items	384	1,185	2,351	5,419	9,577
	Add/(Less): Exceptional items (refer note 5)	(235)	-	22,547	(235)	30,221
	Total Profit before tax from Continuing operations	149	1,185	24,898	5,183	39,798
	Profit before tax from discontinued operations					
	c. Equipment Hiring (Crane)	-	-	-	-	1,488
	Add/(Less): Exceptional items (refer note 5)	-	-	-	-	(1,488)
	Total Profit before tax from Continuing and discontinued operations	149	1,185	24,898	5,183	39,798
3	Segment assets					
	a. Logistics Park	1,32,361	1,31,949	1,33,430	1,32,361	1,33,430
	b. Equipment Hiring (Non crane)	1,425	2,055	3,175	1,425	3,175
	Total segment assets	1,33,786	1,34,004	1,36,605	1,33,786	1,36,605
4	Segment liabilities					
	a. Logistics Park	3,670	3,997	3,397	3,670	3,397
	b. Equipment Hiring (Non crane)	223	245	388	223	388
	Total segment liabilities	3,893	4,242	3,785	3,893	3,785

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

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TRANSINDIA REAL ESTATE LIMITED

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STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

Notes:-

- 1) The audited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter and year ended 31 March 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.
- 2) The audited standalone financial results for the quarter and year ended 31 March 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 15 May 2025. The Statutory Auditors have conducted audit 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) The figures for the quarter ended 31 March 2025 and 31 March 2024 are the balancing figures between audited figures in respect of the full financial year and unaudited published year to date figures up to nine months of the respective financial year which were subjected to limited review by statutory auditors.
- 4) **For the quarter ended 31 March 2025, following material events have taken place:-**
 - (i) 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. 6,776 lakhs pursuant to the approval of Board of Directors of Transindia Real Estate Limited ('the Company') through a circular resolution dated 21 February 2025 (In principle Board approval was taken on 30 January 2025). The subsidiary Company has executed final Sales Deed in this regard with Caterpillar India Private Limited (hereinafter referred to as 'buyer') and the said transaction has been concluded in the current quarter.
 - (ii) During the year ended March 31, 2025, Income-Tax Authorities conducted search at the office premises of the Company, some of its subsidiaries and at the residence of one of its key management personnel. Company extended full cooperation to the Income-tax officials during the search and has provided all the requested information during search and continue to provide information as and when sought by the authorities. Management has made necessary disclosures to the stock exchanges in this regard on February 12, 2025. As on the date of issuance of these financial results, the Company has not received any communication from the Income-Tax Authorities regarding the findings of their investigation. Pending final outcome of this matter, no adjustments have been recognised in the financial results.

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

(Rs.in lakhs, unless otherwise stated)

Particulars	Quarter ended			Year ended	
	31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
(A) Continuing operations					
Gain on sale of Equipment Hiring (Crane) division (refer note 7).	-	-	-	-	9,679
Gain on sale of controlling stake in subsidiaries and other companies under definitive documentation (refer note 6).	-	-	22,831	-	22,831
Cost incurred towards conversion closing milestone (refer note 6).	(235)	-	(284)	(235)	(557)
Stamp duty paid/provided on adjudication process for assets acquired under demerger.	-	-	-	-	(1,732)
Total (A)	(235)	-	22,547	(235)	30,221
(B) Discontinued operations					
Profit before tax till the date of fulfilment of conditions precedent (refer note 7).	-	-	-	-	1,488
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 7).	-	-	-	-	(1,488)
Total (B)	-	-	-	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	(235)	-	22,547	(235)	30,221

- 6) In the previous year, the Company has recognised a gain of Rs 22,831 lakhs on dilution of its equity stake in the specified Companies pursuant to executed Securities Subscription and Purchase Agreement ("SSPA") and shown as an 'exceptional item' which was subject to satisfaction of certain closing milestones. During the quarter, the Company has further incurred Rs 235 lakhs as cost towards fulfilling milestones.
- 7) In the previous year, Pursuant to the approval of the Board of directors, the Company has executed and signed Business Transfer Agreement with Premier Heavy Lift Private Limited, for sale of Crane Division as a going concern on a slump sale basis at a lump sum cash consideration of Rs 12,100 lakhs plus the net working capital as on 01 April 2023 being effective date. The related Conditions Precedents as mentioned in Business Transfer agreement has been complied by the Company to the satisfaction of the buyer on July 04, 2023 and Company recorded gain of Rs 9,679 lakhs in the previous year. Accordingly, revenue and corresponding expenses of the crane division for the period ended 4th July 2023 are incurred on behalf of the buyer. Thus profit / (loss) attributable to crane division does not impact Statement of Profit and Loss of the company.
- 8) Figures of the previous quarters/periods have been re-grouped where ever considered necessary.
- 9) The standalone financial results of the Company are available on the Company's website.

Transindia Real Estate Limited
CIN No:L61200MH2021PLC372756

Jatin J Chokshi
 Managing Director
 DIN:00495015
 Date: May 15, 2025
 Place: Mumbai

C C Dangi & Associates

Chartered Accountants

Independent Auditors' Report on the Quarterly and Year to Date Consolidated Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To
The Board of Directors of
Transindia Real Estate Limited

Report on the Audit of the Consolidated Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date consolidated financial results of Transindia Real Estate Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), for the quarter ended March 31, 2025 and for the year ended 31 March 2025 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statement of the subsidiaries, the Statement:

a) 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 Parks Pvt Ltd	Subsidiary Company
13.	Madanahatti Logistics and Industrial Parks Pvt Ltd	Subsidiary Company
14.	Transindia Freight Services Pvt Ltd.	Subsidiary Company

- b) are presented in accordance with the requirements of the Listing Regulations in this regard; and
- c) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net loss/profit and other comprehensive loss / income and other financial information of the Group for the quarter ended March 31, 2025 and for the year ended 31 March 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013, as amended (the “Act”). Our responsibilities under those Standards are further described in the “Auditors’ Responsibilities for the Audit of the Consolidated Financial Results” section of our report. We are independent of the Group, in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other Auditors in terms of their reports referred to in “Other Matter” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 4 (ii) to the accompanying Consolidated Financial Results, which describes the search operation by the Income tax Authorities at the office premises of the Holding Company, some of its subsidiaries and one of its key management personnel. Our opinion is not modified in respect of this matter.

Management’s Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company’s Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the applicable accounting standards prescribed under section 133 of the Act 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 respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for the safeguarding the assets of their respective Companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of

the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the Companies included in the Group are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of their respective companies.

Auditors' Responsibilities for the audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether

a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results / financial information of the entities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the statement of which we are the independent auditors. For the other entities included in the Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the Independent Auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Other matter

The accompanying Statement includes the audited financial statements and other financial information, in respect of;

- Two subsidiaries, whose financial statements include total assets of Rs. Rs. 38,220 Lacs as at 31 March 2025, total revenue of Rs. 379.37 Lacs and Rs.1,245.26 Lacs, total net (loss)/profit after tax of Rs. (134.57) Lacs and Rs. (84) Lacs, total comprehensive (loss)/ income of Rs. (134.57) Lacs and Rs. (84) Lacs for the quarter and the year ended on that date respectively and net cash inflows amounting to Rs

17.25 Lacs, for the year ended March 31, 2025, as considered in the Statement which have been audited by its respective independent auditors.

These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the such auditors and the procedures performed by us as stated in the paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

The Statement includes the results for the quarter ended March 31, 2025 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2025 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For C.C. Dangi & Associates

Chartered Accountants

ICAI Firm Registration. Number: 102105W

Ashish C. Dangi

Partner

Membership No.: 122926

UDIN : 25122926BMNTMS8362

Place : Mumbai

Date 15th May, 2025

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

(Rs in lakhs, unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Year ended	
		31-Mar-25 (Audited) (refer note 3)	31-Dec-24 (Unaudited)	31-Mar-24 (Audited) (refer note 3)	31-Mar-25 (Audited)	31-Mar-24 (Audited)
	Continuing Operations:					
1	Income					
(a)	Income from operations	2,053	2,340	2,008	8,263	9,682
(b)	Other income	763	297	687	2,628	2,351
	Total income	2,816	2,637	2,695	10,891	12,033
2	Expenses					
(a)	Operating expenses	154	169	495	792	1,926
(b)	Employee benefits expense	359	327	262	1,537	947
(c)	Finance cost	31	60	126	337	818
(d)	Depreciation and amortisation expense	444	450	389	1,697	1,620
(e)	Other expenses	1,146	323	291	2,296	1,402
	Total expenses	2,136	1,329	1,563	6,661	6,713
3	Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)	680	1,308	1,132	4,230	5,320
4	Share of profit from associates and joint ventures	-	-	-	-	-
5	Profit before tax and exceptional item (3 + 4)	680	1,308	1,132	4,230	5,320
6	Exceptional items (refer note 5)	3,212	-	20,482	3,212	28,156
7	Profit before tax and after exceptional item (5 + 6)	3,892	1,308	21,614	7,442	33,476
8	Tax expense					
(a)	Current tax	681	250	5,395	1,701	9,485
(b)	Deferred tax charge/(credit)	(40)	130	67	431	(403)
(c)	Tax adjustment pertaining to previous years	(2)	49	-	47	-
	Total Tax Expense	639	429	5,462	2,179	9,082
9	Profit after tax for period/year from continuing operations (7 - 8)	3,253	879	16,152	5,263	24,394
10	Discontinued Operation (refer note 7):					
	Profit before tax and exceptional item	-	-	(264)	-	2,113
11	Exceptional item (refer note 5)	-	-	-	-	(1,488)
12	Profit before tax and after exceptional item (10 + 11)	-	-	(264)	-	625
13	Tax Income/(expense) on discontinued operations	-	-	12	-	27
14	Profit after tax for the period/year from discontinued operations (12 + 13)	-	-	(252)	-	652
15	Profit after tax for the period/year from continuing and discontinued operations (9 + 14)	3,253	879	15,900	5,263	25,046
16	Other Comprehensive Income/(Expense)					
(a)	Items that will not be reclassified to profit or loss (net of tax)	(19)	5	2	(5)	(14)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-
	Other Comprehensive Income/(Expense)	(19)	5	2	(5)	(14)
17	Total comprehensive income (15 + 16)	3,234	884	15,902	5,258	25,032
18	Profit attributable to					
(a)	Owners of the Company	3,254	877	15,903	5,263	25,041
(b)	Non-controlling interest	(1)	2	(3)	0	5
19	Other Comprehensive Income/(Expense)					
(a)	Owners of the Company	(19)	5	2	(5)	(14)
(b)	Non-controlling interest	-	-	-	-	-
20	Total Comprehensive Income					
(a)	Owners of the Company	3,235	882	15,905	5,258	25,027
(b)	Non-controlling interest	(1)	2	(3)	0	5
21	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914
22	Other Equity					
23	Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):					
(a)	Basic	1.32	0.36	6.48	2.14	10.20
(b)	Diluted	1.32	0.36	6.48	2.14	10.20
24	Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):					
(a)	Basic	1.32	0.36	6.58	2.14	9.93
(b)	Diluted	1.32	0.36	6.58	2.14	9.93
25	Earnings Per Share for discontinued operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):					
(a)	Basic	-	-	(0.10)	-	0.27
(b)	Diluted	-	-	(0.10)	-	0.27

TRANSINDIA REAL ESTATE LIMITED
Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098
Audited Consolidated statement of Assets and Liabilities as at March 31, 2025
(Rs in lakhs, unless otherwise stated)

Particulars	As at March 31, 2025	As at March 31, 2024
Assets		
Non-current assets		
Property, plant and equipment	948	1,059
Investment property	83,401	75,899
Investment property under development	3,226	1,616
Intangible assets	1	1
Investment in other companies	-	500
Financial assets		
Loans	-	378
Other financial assets	19,034	114
Deferred tax assets (net)	409	342
Income tax assets (net)	705	537
Other non-current assets	7,288	6,009
	1,15,013	86,455
Current assets		
Inventories	-	2
Financial assets		
Current Investments	12,124	41,693
Trade receivables	167	1,692
Cash and cash equivalents	4,423	918
Other bank balance	8	7
Loans	366	1
Other financial assets	1	2,490
Contract Assets	7	55
Other current assets	451	1,300
	17,545	48,157
Total Assets	1,32,558	1,34,612
Equity and liabilities		
Equity		
Equity share capital	4,914	4,914
Other equity	1,19,332	1,16,834
Equity attributable to equity holders of the parent	1,24,246	1,21,748
Non-controlling interests	(14)	105
Total equity	1,24,232	1,21,853
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	-	3,887
Other financial liabilities	1,801	1,082
Deferred tax liabilities (net)	2,812	2,307
Other non-current liabilities	934	966
	5,547	8,241
Current liabilities		
Financial liabilities		
Borrowings	-	1,943
Trade payables:		
(i) Total outstanding dues to Micro enterprise and small enterprise	38	7
(ii) Total outstanding dues to other than Micro enterprise and small enterprise	365	166
Other payables	1,344	1,312
Other financial liabilities	595	570
Net employee defined benefit liabilities	100	96
Other current liabilities	338	424
	2,780	4,518
Total Equity and Liabilities	1,32,558	1,34,612

TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

Audited Consolidated Statement of Cash Flows for the year ended March 31, 2025

(Rs in lakhs, unless otherwise stated)

Particulars	31 March 2025	31 March 2024
<u>Operating activities</u>		
Profit before tax from continuing operations	7,442	33,476
Profit before tax from discontinued operations	-	625
Adjustments to reconcile profit before tax to net cash flow:		
Depreciation and amortisation expense	1,697	1,620
Bad debts written off	397	166
Fair Value loss on termination of rent agreement	155	-
Fair value loss on financial instruments	-	8
Fair value gain on financial instruments (net)	(349)	(122)
Impairment loss recognized under expected credit loss model	(532)	(1,352)
Gain arising out of sale of crane business under slump sale arrangements	-	(9,679)
Gain on sale of Controlling stake in Subsidiaries and other companies	-	(20,054)
Liabilities no longer required written back	(5)	(19)
Finance costs	337	818
Finance income	(3)	(8)
Profit on sale of current investments (net)	(1,310)	(513)
Profit on disposal of property, plant and equipment (net)	(3,607)	(77)
	4,223	4,889
<u>Working capital adjustments:</u>		
Decrease in trade receivables	1,461	1,504
Decrease in loans and advances	335	43
Decrease in inventories	2	51
Decrease in other current and non current assets	3,410	1,403
Increase in trade payables, other current and non current liabilities	972	1,807
Increase in provisions	4	38
Cash generated from operating activities	10,407	9,735
Income tax paid (net of refunds)	(1,890)	(2,221)
Net cash flows from operating activities (A)	8,517	7,514
<u>Investing activities</u>		
Proceeds from sale of property, plant and equipment and Investment Property (including advances)	6,892	141
Purchase of property, plant and equipment and Investment Property (including movement in capital work in progress and capital advances)	(18,093)	(25,756)
Purchase of intangible assets	-	(1)
Purchase of current investments	(12,641)	(58,664)
Sale of current investments	44,368	18,166
Movement in Business trust fund account pursuant to demerger (net)	-	14,525
Consideration received on sale of equipment business under slump sale arrangements	233	13,941
Taxes paid on sale of equipment business under slump sale arrangements	-	(2,748)
Consideration received on sale of controlling stake in subsidiaries and other companies under definitive documentation .	2,100	23,036
Taxes paid on sale of controlling stake in subsidiaries and other companies under definitive documentation .	-	(4,966)
Consideration paid towards acquisition of rights and interests in the shares as well as investment properties in the target companies.	(18,852)	-
Subscription of Optionally Convertible Debentures	-	(150)
Proceeds from Redemption of Optionally Convertible Debentures	-	19,862
Interest income received	2	(19)
Inter-Corporate deposits received back	-	3,818
Inter-Corporate deposits given	-	(3,818)
Consideration paid towards acquiring the controlling stake in subsidiaries	(1,174)	-
Net cash flows generated from / (used in) investing activities (B)	2,835	(2,634)
<u>Financing activities</u>		
Cost of Increase in share capital	(442)	-
Repayment of non-current borrowings	(3,887)	(986)
Repayment of current borrowings	(2,062)	(3,958)
Dividend paid	(1,228)	-
Finance costs	(232)	(666)
Net cash flows (used in) in financing activities (C)	(7,851)	(5,610)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	3,502	(730)
Add: Cash & cash equivalents on acquisition	4	-
Add: Cash & cash equivalents at the beginning	918	1,648
Cash and cash equivalents at the end	4,423	918

Consolidated Segmentwise revenue and results for the quarter and year ended March 31, 2025 and segmentwise assets and liabilities as at March 31, 2025:

Sr.No	Particulars	(Rs in lakhs, unless otherwise stated)				
		Quarter ended			Year ended	
		31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
		(Audited) (refer note 3)	(Unaudited)	(Audited) (refer note 3)	(Audited)	(Audited)
1	Segment revenue					
	From continuing operations:					
	a. Logistics Park	1,999	2,253	1,602	7,740	6,851
	b. Equipment Hiring (Non crane)	55	86	406	523	2,831
	Segment revenue from continuing operations:	2,054	2,339	2,008	8,263	9,682
	From discontinued operations:					
	a. Logistics Park	-	-	1,125	-	5,959
	b. Equipment Hiring (Crane)	-	-	-	-	2,481
	Net revenue from discontinued operations (refer note 7)	-	-	1,125	-	8,440
	Net revenue from continuing and discontinued operations	2,054	2,339	3,134	8,263	18,122
2	Segment results					
	a. Logistics Park	363	1,035	539	2,431	3,139
	b. Equipment Hiring (Non crane)	(414)	36	33	(492)	648
	Total	(52)	1,071	572	1,939	3,787
	Less: Finance costs	(31)	(60)	(126)	(337)	(818)
	Add: Other income	763	297	687	2,628	2,351
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	680	1,308	1,132	4,230	5,320
	Share of profit from associates and joint ventures	-	-	-	-	-
	Profit before tax and exceptional item from continuing operations	680	1,308	1,132	4,230	5,320
	Exceptional item (refer note 5)	3,212	-	20,482	3,212	28,156
	Profits before tax from continuing operations	3,892	1,308	21,614	7,442	33,476
	Add : Profits before tax from discontinued operations					
	a. Logistics Park	-	-	(264)	-	625
	b. Equipment Hiring (Crane)	-	-	-	-	1,488
	Less: exceptional items (refer note 5)	-	-	-	-	(1,488)
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	-	-	(264)	-	625
	Total Profit before tax from Continuing and discontinued operations	3,892	1,308	21,351	7,442	34,100
3	Segment assets					
	a. Logistics Park	1,30,724	1,24,177	1,31,095	1,30,724	1,31,095
	b. Equipment Hiring (Non crane)	1,425	2,055	3,175	1,425	3,175
	c. Assets held for sale (refer note 4)	-	3,379	-	-	-
	Total segment assets	1,32,149	1,29,611	1,34,270	1,32,149	1,34,270
4	Segment liabilities					
	a. Logistics Park	5,291	5,637	4,234	5,291	4,234
	b. Equipment Hiring (Non crane)	223	245	388	223	388
	Total segment liabilities	5,514	5,882	4,622	5,514	4,622

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

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

Notes :

- 1) The audited consolidated financial results of Transindia Real Estate Limited ("the Holding Company ") and it's subsidiaries ("together referred as the Group") for quarter and year ended March 31, 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.
- 2) The audited consolidated financial results for the quarter and year ended March 31, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 15, 2025. The Statutory Auditors have conducted audit 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) The figures for the quarter ended 31 March 2025 and 31 March 2024 are the balancing figures between audited figures in respect of the full financial year and unaudited published year to date figures up to nine months of the respective financial year which were subjected to limited review by statutory auditor.
- 4) **For the quarter ended 31 March 2025, following material events have taken place:-**
 - (i) 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. 6,776 lakhs 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 has executed final Sales Deed in this regard with Caterpillar India Private Limited (hereinafter referred to as 'buyer') and the said transaction has been concluded in the current quarter.
 - (ii) During the year ended March 31, 2025, Income-Tax Authorities conducted search at the office premises of the Holding Company, some of it's subsidiaries and at the residence of one of its key management personnel. Company extended full cooperation to the Income-tax officials during the search and has provided all the requested information during search and continue to provide information as and when sought by the authorities. Management has made necessary disclosures to the stock exchanges in this regard on February 12, 2025. As on the date of issuance of these financial results, the Holding Company has not received any communication from the Income-Tax Authorities regarding the findings of their investigation. Pending final outcome of this matter, no adjustments have been recognised in the financial results.
- 5) Exceptional Items includes the following:-

(Rs in lakhs, unless otherwise stated)

Particulars	Quarter ended			Year ended	
	31-Mar-25	31-Dec-24	31-Mar-24	31-Mar-25	31-Mar-24
(A) Continuing operations					
Gain on sale of Equipment Hiring (Crane) division(refer note 7).	-	-	-	-	9,679
Gain on sale of controlling stake in subsidiaries and other companies under definitive documentation (refer note 6).	-	-	20,766	-	20,766
Cost incurred towards conversion closing milestone. (refer note 6).	(235)	-	(284)	(235)	(557)
Gain on sale of Investment Property (refer note 4)	3,447	-	-	3,447	-
Stamp duty payable/provided on adjudication process for assets acquired under demerger.	-	-	-	-	(1,732)
Total (A)	3,212	-	20,482	3,212	28,156
(B) Discontinued operations					
Profits before tax upto July 4, 2023	-	-	-	-	1,488
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 7)	-	-	-	-	(1,488)
Total (B)	-	-	-	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	3,212	-	20,482	3,212	28,156

- 6) In the previous year, the Group has recognised a gain of Rs 20,766 lakhs on dilution of its equity stake in the specified Companies pursuant to executed Securities Subscription and Purchase Agreement ("SSPA") and shown as an 'exceptional item' which was subject to satisfaction of certain closing milestones. During the quarter, the Holding Company has further incurred Rs 235 lakhs as cost towards fulfilling milestones.

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

- 7) In the previous year, Pursuant to the approval of the Board of directors, the Holding Company has executed and signed Business Transfer Agreement with Premier Heavy Lift Private Limited, for sale of Crane Division as a going concern on a slump sale basis at a lump sum cash consideration of Rs 12,100 lakhs plus the net working capital as on 01 April 2023 being effective date. The related Conditions Precedents as mentioned in Business Transfer agreement has been complied by the Holding Company to the satisfaction of the buyer on July 04, 2023 and Holding Company recorded gain of Rs 9,679 lakhs in the previous year. Accordingly, revenue and corresponding expenses of the crane division for the period ended 4th July 2023 are incurred on behalf of the buyer. Thus profit / (loss) attributable to crane division does not impact Statement of Profit and Loss of the Holding Company.

The extract of Revenues and expenses of Crane business upto July 4,2023 as well as some of the entities falling under Logistics Park business (discontinued operations) are as under:-

Particulars	(Rs in lakhs, unless otherwise stated)			Year ended	
	Quarter ended			31-Mar-25	31-Mar-24
Revenue from Operations	-	-	1,125	-	8,440
Other Income	-	-	21	-	794
Total Expenses	-	-	1,410	-	7,121
Liability towards profits earned in trust on behalf of the buyer before conversion closing date	-	-	-	-	(1,488)
Profits before tax from discontinued operation	-	-	(264)	-	625

- 8) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 9) The consolidated financial results of the Group are available on the Company's website.

For and on behalf of Board of Directors of Transindia Real Estate Limited
CIN : L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
DIN:00495015
Date: May 15, 2025
Place: Mumbai