

August 07, 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 the 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. **Thursday, August 07, 2025**, has considered and approved *inter alia*:

- 1) Un-audited (Standalone and Consolidated) Financial Results of the Company as recommended by the Audit Committee for the quarter ended June 30, 2025, along with Limited Review Report of the Auditors as required under Regulation 33(3) of SEBI Listing Regulations which is enclosed herewith as **‘Annexure-A’**.
- 2) Scheme of Merger of Madanahatti Logistics and Industrial Parks Private Limited, a Wholly Owned Subsidiary (**“Transferor Company”**) with Transindia Real Estate Limited, the Holding Company (**“Transferee Company”**) and their respective shareholders and creditors under Section 230 to 232 and other applicable provisions of the Companies Act, 2013. The Scheme is subject to receipt of requisite approvals, as may be required, including that of Hon'ble National Company Law Tribunal, Mumbai Bench. The Scheme will be filed with the Stock Exchanges in terms of the provisions of Regulation 37(6) of SEBI Listing Regulations.
- 3) Appointment of Mr. Ram Walase (DIN:00927502), who is currently the Chief Executive Officer of the Company as an Additional Director up to the date of ensuing Annual General Meeting (**“AGM”**) of the Company.
- 4) Appointment of Mr. Ram Walase (DIN:00927502) Chief Executive Officer of the Company as Whole Time Director designated as Executive Director of the Company, for a period of 3 years with effect from August 07, 2025, based on the recommendation of the Nomination and Remuneration Committee of the Company, subject to the approval of the shareholders of the Company at the ensuing AGM.
- 5) Appointment of M/s. AVS & Associates, Practicing Company Secretary (Peer Review Certificate No. 1451/2021) as a Secretarial Auditor of the Company for a period of five consecutive years commencing from F.Y. 2025-26 to F.Y.2029-30, based on the recommendation of the Audit Committee, subject to the approval of the shareholders of the Company at the ensuing AGM.
- 6) Appointment of Mr. Sourav Dasgupta as Chief Information Officer and Mr. Vishal Maheshwari as Senior General Manager Designated as Senior Management Personnel of the Company pursuant to Regulation 16 of SEBI Listing Regulations.

Information required pursuant to Regulation 30 of SEBI Listing Regulations, read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 for Sr. No.2 to 6 are enclosed herewith as '*Annexure-B*', '*Annexure-C*', '*Annexure-D*', '*Annexure-E*', '*Annexure-F*'.

7) Notice of AGM and the date of AGM shall be intimated in due course.

Further, pursuant to Regulation 46 of SEBI Listing Regulations, the 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 noon (IST) and concluded at 04:00 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 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 June, 2025 and year to date from April 01, 2025 to June 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.
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

C C Dangi & Associates

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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 Regulation, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 4(ii) to the Statement, describing the Search operation by the Income tax Authorities at the office of the Company and certain subsidiaries. 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: 25122926BMNTNA5319

Place: Mumbai

Date: 7th August 2025

TRANSINDIA REAL ESTATE LIMITED

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

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

(Rs in lakhs, unless otherwise stated)

	Particulars	Quarter ended		Year ended	
		30-Jun-25 Unaudited	31-Mar-25 Audited (note 3)	30-Jun-24 Unaudited	31-Mar-25 Audited
	<u>Continuing Operations:</u>				
1	Income				
(a)	Income from operations	1,243	1,156	1,423	5,173
(b)	Other income	762	1,373	2,167	5,673
	Total income	2,005	2,530	3,590	10,846
2	Expenses				
(a)	Operating expenses	40	73	185	434
(b)	Employee benefits expenses	345	359	537	1,537
(c)	Finance costs	15	14	111	286
(d)	Depreciation and amortisation expense	164	163	160	647
(e)	Other expenses	170	1,536	515	2,523
	Total expenses	734	2,145	1,508	5,427
3	Profit before tax and exceptional items for the period / year from continuing operations (1-2)	1,271	384	2,082	5,419
4	Exceptional items (refer note 5)	-	(235)	-	(235)
5	Profit before tax (3+4)	1,271	149	2,082	5,184
6	Tax expense				
(a)	- Current tax charge	124	20	190	1,020
(b)	- Taxes of earlier years	-	(22)	-	27
(c)	- Deferred tax charge/(credit)	127	69	343	541
	Total Tax Expense	251	67	533	1,588
7	Profit after tax for the period / year from continuing operations (5-6)	1,019	82	1,549	3,596
8	<u>Discontinued Operations:</u>				
	Profit before tax from discontinued operations	-	-	-	-
9	Exceptional items (refer note 5)	(277)	-	-	-
10	Profit before tax after exceptional item (8+9)	(277)	-	-	-
11	Tax Income/ (expense) on discontinued operations	-	-	-	-
12	Profit after tax for the period/year from discontinued operations (10+11)	(277)	-	-	-
13	Profit after tax for the period/year from Continuing and discontinued operations (7+12)	742	82	1,549	3,596
14	Other comprehensive income / (expense)				
(i)	Items that will not be reclassified to profit or loss	(1)	(19)	(4)	(5)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-
	Other comprehensive income / (expense) for the period/year	(1)	(19)	(4)	(5)
15	Total comprehensive income (13+14)	741	63	1,545	3,591
16	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914
17	Other Equity				1,22,197
18	Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):				
(a)	Basic	0.30	0.03	0.63	1.46
(b)	Diluted	0.30	0.03	0.63	1.46
19	Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):				
(a)	Basic	0.41	0.03	0.63	1.46
(b)	Diluted	0.41	0.03	0.63	1.46
20	Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):				
(a)	Basic	(0.11)	-	-	-
(b)	Diluted	(0.11)	-	-	-

TRANSINDIA REAL ESTATE LIMITED

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

T: +91 22 6679 8110 | www.transindia.co.in | CIN: L61200MH2021PLC372756 | GSTN: 27AAJCT0454D1ZI

TRANSINDIA REAL ESTATE LIMITED
Regd Office: 6th Floor, B wing, Allcargo House, CST Road, Kalina, Santacruz (E), Mumbai - 400 098

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

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

(Rs. in Lakhs, unless otherwise stated)

Sr.No	Particulars	Quarter ended			Year ended
		30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
		Unaudited	Audited (note 3)	Unaudited	Audited
1	Segment revenue				
	Segment revenue from continuing operations				
	a. Logistics Park and commercial properties	1,170	1,156	1,238	4,708
	b. Equipment Hiring (Non crane)	74	0	185	465
	Net revenue from continuing operations	1,243	1,156	1,423	5,173
	Segment revenue from discontinued operations				
	c. Equipment Hiring (Crane)	-	-	-	-
	Net revenue from discontinued operations	-	-	-	-
	Net income from continuing and discontinued operations	1,243	1,156	1,423	5,173
2	Segment results				
	a. Logistics Park and commercial properties	478	(506)	178	581
	b. Equipment Hiring (Non crane)	46	(469)	(152)	(550)
	Less: Finance costs	(15)	(14)	(111)	(286)
	Add: Other income	762	1,373	2,167	5,673
	Profit before tax and exceptional items	1,271	384	2,082	5,419
	Add/(Less): Exceptional items (refer note 5 (a))	-	(235)	-	(235)
	Total Profit before tax from Continuing operations	1,271	149	2,082	5,184
	Profit before tax from discontinued operations				
	c. Equipment Hiring (Crane)	-	-	-	-
	Add/(Less): Exceptional items (refer note 5 (b))	(277)	-	-	-
	Total Profit before tax from Continuing and discontinued operations	994	149	2,082	5,184
3	Segment assets				
	a. Logistics Park and commercial properties	1,33,362	1,32,361	1,35,721	1,32,361
	b. Equipment Hiring (Non crane)	1,414	1,425	3,419	1,425
	Total segment assets from continuing operations	1,34,776	1,33,786	1,39,140	1,33,786
4	Segment liabilities				
	a. Logistics Park and commercial properties	3,605	3,670	4,062	3,670
	b. Equipment Hiring (Non crane)	410	223	369	223
	Total segment liabilities from continuing operations	4,015	3,893	4,431	3,893

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

TRANSINDIA REAL ESTATE LIMITED

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

NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Notes:-

- 1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter ended 30 June 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 unaudited standalone financial results for the quarter ended 30 June 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 07 August 2025. The Statutory Auditors have conducted 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) The figures for the quarter ended 31 March 2025 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 previous quarter ended 31 March 2025, following 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 had executed final Sales Deed in this regard with Caterpillar India Private Limited (hereinafter referred to as 'buyer') and the said transaction was concluded in the previous quarter.
 - (ii) Income-Tax Authorities conducted search at the office premises of the 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 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	
	30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
(A) Continuing operations				
Cost incurred towards conversion closing milestone (refer note 5 (a)).	-	(235)	-	(235)
Total (A)	-	(235)	-	(235)
(B) Discontinued operations				
Expense incurred towards contractual obligation (refer note 5 (b)).	(277)	-	-	-
Total (B)	(277)	-	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	(277)	(235)	-	(235)

- 5 (a) In the previous quarter ended 31 March 2025, the Company incurred Rs 235 lakhs 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 277 Lakhs incurred towards contractual obligation pertaining to demerged undertaking pursuant to NCLT demerger order.
- 6) 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.
- 7) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 8) 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: August 07, 2025
Place: Mumbai

TRANSINDIA REAL ESTATE LIMITED

6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India
T: +91 22 6679 8110 | www.transindia.co.in | CIN: L61200MH2021PLC372756 | GSTN: 27AAJCT0454D1ZI

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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 June, 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.

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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 Private Limited	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 6 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 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 4(ii) to the Statement, describing the Search operation by the Income tax Authorities at offices of the holding and certain Group Companies. 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 include total revenues of Rs. 467.84 lacs, total net profit / (loss) after tax of Rs. (30.46) lacs for the quarter ended 30th June, 2025 as considered in the statement which have been reviewed by its respective independent auditors.

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.

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8. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of: 5 subsidiaries, whose interim financial results includes total revenues of Rs NIL lacs, total net profit / (loss) after tax of Rs. (7.75) lacs for the quarter ended 30th June, 2025. The unaudited interim financial results and other unaudited financial information of these subsidiaries has 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 6, 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: 25122926BMNTNB2276

Place: Mumbai

Date: 7th August 2025

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025
(Rs in lakhs, unless otherwise stated)

Sr. No.	Particulars	Quarter ended		Year ended	
		30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
		(Unaudited)	(Audited) (refer note 3)	(Unaudited)	(Audited)
	Continuing Operations:				
1	Income				
(a)	Income from operations	2,096	2,002	1,868	8,174
(b)	Other income	360	814	966	2,717
	Total income	2,456	2,816	2,834	10,891
2	Expenses				
(a)	Operating expenses	124	155	257	792
(b)	Employee benefits expense	345	359	537	1,537
(c)	Finance cost	34	31	120	337
(d)	Depreciation and amortisation expense	433	445	383	1,698
(e)	Other expenses	236	1,146	577	2,296
	Total expenses	1,171	2,136	1,874	6,661
3	Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)	1,285	680	960	4,230
4	Share of profit from associates and joint ventures	-	-	-	-
5	Profit before tax and exceptional item (3 + 4)	1,285	680	960	4,230
6	Exceptional items (refer note 5)	-	3,212	-	3,212
7	Profit before tax and after exceptional item (5 + 6)	1,285	3,892	960	7,442
8	Tax expense				
(a)	Current tax	127	681	204	1,701
(b)	Deferred tax charge/(credit)	136	(40)	283	431
(c)	Tax adjustment pertaining to previous years	-	(2)	-	47
	Total Tax Expense	263	639	487	2,179
9	Profit after tax for period/year from continuing operations (7 - 8)	1,022	3,253	473	5,263
10	Discontinued Operation :				
	Profit before tax and exceptional item	-	-	-	-
11	Exceptional item (refer note 5)	(277)	-	-	-
12	Profit before tax and after exceptional item (10 + 11)	(277)	-	-	-
13	Tax Income/(expense) on discontinued operations	-	-	-	-
14	Profit after tax for the period/year from discontinued operations (12 + 13)	(277)	-	-	-
15	Profit after tax for the period/year from continuing and discontinued operations (9 + 14)	745	3,253	473	5,263
16	Other Comprehensive Income/(Expense)				
(a)	Items that will not be reclassified to profit or loss (net of tax)	(1)	(19)	(4)	(5)
(b)	Items that will be reclassified to profit or loss	-	-	-	-
	Other Comprehensive Income/(Expense)	(1)	(19)	(4)	(5)
17	Total comprehensive income (15 + 16)	744	3,234	469	5,258
18	Profit attributable to				
(a)	Owners of the Company	745	3,254	473	5,263
(b)	Non-controlling interest	(0)	(1)	-	0
19	Other Comprehensive Income/(Expense)				
(a)	Owners of the Company	(1)	(19)	(4)	(5)
(b)	Non-controlling interest	-	-	-	-
20	Total Comprehensive Income				
(a)	Owners of the Company	744	3,235	469	5,258
(b)	Non-controlling interest	(0)	(1)	-	0
21	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914
22	Other Equity				1,19,332
23	Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):				
(a)	Basic	0.31	1.32	0.19	2.14
(b)	Diluted	0.31	1.32	0.19	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	0.42	1.32	0.19	2.14
(b)	Diluted	0.42	1.32	0.19	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	(0.11)	-	-	-
(b)	Diluted	(0.11)	-	-	-

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

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

Sr.No	Particulars	(Rs in lakhs, unless otherwise stated)			
		Quarter ended		Year ended	
		30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
		(Unaudited)	(Audited) (refer note 3)	(Unaudited)	(Audited)
1	Segment revenue				
	From continuing operations:				
	a. Logistics Park and commercial properties	2,022	2,002	1,683	7,709
	b. Equipment Hiring (Non crane)	74	0	185	465
	Segment revenue from continuing operations:	2,096	2,002	1,868	8,174
	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	2,096	2,002	1,868	8,174
2	Segment results				
	a. Logistics Park and commercial properties	913	366	266	2,400
	b. Equipment Hiring (Non crane)	46	(469)	(152)	(550)
	Total	959	(103)	114	1,850
	Less: Finance costs	(34)	(31)	(120)	(337)
	Add: Other income	360	814	966	2,717
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	1,285	680	960	4,230
	Share of profit from associates and joint ventures	-	-	-	-
	Profit before tax and exceptional item from continuing operations	1,285	680	960	4,230
	Exceptional item (refer note 5 (a))	-	3,212	-	3,212
	Profits before tax from continuing operations	1,285	3,892	960	7,442
	Add : Profits before tax from discontinued operations				
	a. Logistics Park and commercial properties	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-
	Less: exceptional items (refer note 5 (b))	(277)	-	-	-
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	(277)	-	-	-
	Total Profit before tax from Continuing and discontinued operations	1,008	3,892	960	7,442
3	Segment assets				
	a. Logistics Park and commercial properties	1,31,837	1,30,724	1,32,292	1,30,724
	b. Equipment Hiring (Non crane)	1,414	1,425	3,419	1,425
	Total segment assets from continuing operations	1,33,251	1,32,149	1,35,711	1,32,149
4	Segment liabilities				
	a. Logistics Park and commercial properties	5,326	5,291	4,941	5,291
	b. Equipment Hiring (Non crane)	410	223	369	223
	Total segment liabilities from continuing operations	5,736	5,514	5,310	5,514

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

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Notes :

- 1) The unaudited consolidated financial results of Transindia Real Estate Limited ("the Holding Company ") and it's subsidiaries ("together referred as the Group") for quarter ended June 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.
- 2) The unaudited consolidated financial results for the quarter ended June 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 07, 2025. The Statutory Auditors have conducted 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) The figures for the quarter ended 31 March 2025 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 previous quarter ended 31 March 2025, following 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 had executed final Sales Deed in this regard with Caterpillar India Private Limited (hereinafter referred to as 'buyer') and the said transaction was concluded in the previous quarter.
 - (ii) 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:-

Particulars	(Rs in lakhs, unless otherwise stated)			
	Quarter ended		Year ended	
	30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
(A) Continuing operations				
Cost incurred towards conversion closing milestone. (refer note 5 (a)).	-	(235)	-	(235)
Gain on sale of Investment Property (refer note 4 (i))	-	3,447	-	3,447
Total (A)	-	3,212	-	3,212
(B) Discontinued operations				
Expense incurred towards contractual obligation (refer note 5 (b)).	(277)	-	-	-
Total (B)	(277)	-	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	(277)	3,212	-	3,212

- 5 (a) In the previous quarter ended 31 March 2025, the Holding Company incurred Rs 235 lakhs 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 277 Lakhs 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.
- 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: August 07, 2025
Place: Mumbai

❖ Details pertaining to Merger/Amalgamation

Sr. No.	Description	Particulars												
1)	Name of the entity(ies) forming part of the amalgamation/merger ,details in brief such as, size, turnover etc.	<p>Merger of Madanahatti Logistics and Industrial Parks Private Limited, a Wholly Owned Subsidiary (“Transferor Company”) with Transindia Real Estate Limited, the Holding Company (“Transferee Company”).</p> <p>Details as on March 31, 2025, are mentioned below: (Rs. In Lakhs)</p> <table><tr><th>Name of the Entity</th><th>Paid-up Capital</th><th>Net worth</th><th>Turnover</th></tr><tr><td>Madanahatti Logistics and Industrial Parks Private Limited</td><td>60</td><td>4030.62</td><td>235.96</td></tr><tr><td>Transindia Real Estate Limited</td><td>4913.91</td><td>42422.31</td><td>5485.35</td></tr></table>	Name of the Entity	Paid-up Capital	Net worth	Turnover	Madanahatti Logistics and Industrial Parks Private Limited	60	4030.62	235.96	Transindia Real Estate Limited	4913.91	42422.31	5485.35
Name of the Entity	Paid-up Capital	Net worth	Turnover											
Madanahatti Logistics and Industrial Parks Private Limited	60	4030.62	235.96											
Transindia Real Estate Limited	4913.91	42422.31	5485.35											
2)	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm’s length"	<p>Yes, the transaction would fall within the Related Party Transactions as the transaction is between the Holding Company and its Wholly Owned Subsidiary Company. However, the compliance requirements under Regulation 23(5)(b) of SEBI Listing Regulations are exempted.</p> <p>Further, the Ministry of Corporate Affairs, vide General Circular No. 30/2014 dated July 17, 2014, has clarified that transactions arising out of compromises, arrangements, and amalgamations, which are governed by specific provisions of the Companies Act, 2013, shall not attract the requirements of Section 188 of the said Act.</p> <p>Additionally, compliance with the SEBI Master Circular No. SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, is not applicable in the case of a merger between a Holding Company and its Wholly Owned Subsidiary Company.</p>												
3)	Area of business of the entities	<p>Transferor Company: The Company is engaged in the business of storage, warehousing, transportation and handling of all kinds of cargo, etc.</p>												

		Transferee Company: The Company is engaged in the business of construction of Logistics Parks, Industrial Parks, Warehouses and Real Estate Developers, etc.
4)	Rationale for the Scheme of Amalgamation	<ul style="list-style-type: none"> • Greater integration and greater financial strength and flexibility and maximize overall shareholders' value. • Cost savings from more focused operational efforts, rationalization, standardization and simplification of business processes and productivity improvements. • Greater efficiency in cash management of the Transferee Company and unfettered access to cash flow generated by the combined businesses which can be deployed more efficiently to fund growth opportunities, to maximize shareholders' value. • Consolidation and improvement in the internal control systems and procedures, which will bring greater management and operational efficiency due to integration of various similar functions being carried out by the entities such as human resources, finance, legal, management etc. • Reduction in the multiplicity of legal and regulatory compliances required at present to be carried out by both the Transferor Company and the Transferee Company. • Enable unified accounting and auditing resulting in reduction in costs and time and efforts involved.
5)	In case of cash consideration - amount or otherwise share exchange ratio	<p>The entire share capital of the Transferor Company is held by the Transferee Company. Upon the Scheme becoming effective, no share of the Company shall be allotted in lieu or exchange of the holding of the Company in the Transferor Company and accordingly, equity shares held in the Transferor Company shall stand cancelled on the effective date without any further act/instrument or deed.</p> <p>Since the proposed merger will be between wholly owned subsidiary Company and the holding Company, no consideration would be involved.</p>
6)	Brief details of change in shareholding pattern (if any) of the listed entity	<p>There will be no change in the shareholding pattern of the Company pursuant to the merger as no shares are being issued by the Company in connection with the Scheme.</p>

❖ **Details pertaining to Appointment of Mr. Ram Walase**

Sr. No.	Particulars	Details
1)	Reason for change - Appointment	<p>Appointment of Mr. Ram Walase (DIN:00927502) as an Additional Director up to the date of ensuing AGM of the Company.</p> <p>Appointment of Mr. Ram Walase, Chief Executive Officer of the Company as Whole Time Director designated as Executive Director for a period of 3 years i.e. from August 07, 2025 to August 06, 2028.</p> <p>The aforesaid appointments are subject to the approval of the shareholders of the Company and such other approvals as may be required, if any.</p>
2)	Date of appointment/ term of appointment	August 07, 2025
3)	Brief profile (in case of appointment)	<p>Mr. Ram Walase, aged 50 years, has been the Chief Executive Officer of the Company since March 2024.</p> <p>He holds bachelor's degree in mechanical engineering from Government College of Engineering, Aurangabad and Post-graduation specialization in Industrial Engineering, with a focus on Logistics and Operations from Indian Institute of Management (IIM), Mumbai (erstwhile NITIE).</p> <p>He has extensive experience of 25 years in infrastructure, real estate, project finance and consulting.</p> <p>Mr. Walase brings forth leadership level experience of 15 years at Transindia Real Estate Limited, VBHC Value Homes Ltd., IL&FS, and in the early part of his career he worked with CRISIL Advisory and A F Ferguson.</p> <p>Over the years, he has been involved in conceptualizing and delivering large scale projects such as greenfield cities, townships, sports infrastructure, commercial real estate, affordable housing and premium housing projects.</p> <p>In his consulting and project finance roles, Mr. Walase has been involved in conceptualizing, privatizing and financing</p>

		projects in sectors such as seaports, airports, container terminals, bulk terminals and SEZs.
4)	Disclosure of relationships between directors (in case of appointment of a director).	Mr. Ram Walase is not related to any of the Directors/Key Managerial Personnels/Promoters and Promoter Group of the Company.
5)	Information as required pursuant to Circular No. LIST/COMP/14/2018-19 issued by BSE Limited and Circular No. NSE/CML/2018/24 issued by the National Stock Exchange of India Limited, dated June 20, 2018	Mr. Ram Walase is not debarred from holding the office of Director by virtue of any SEBI order or any other such authority.

Annexure-D

❖ Details pertaining to appointment of M/s. AVS & Associates, Practicing Company Secretaries as Secretarial Auditors of the Company

Sr. No.	Particulars	Details
1)	Reason for change – Appointment	Appointment of M/s. AVS & Associates, Practicing Company Secretary (Peer Review Certificate No. 1451/2021) as Secretarial Auditors of the Company.
2)	Date and term of appointment	The Board at its meeting held on August 07, 2025 based on the recommendation of Audit Committee, approved the appointment of M/s. AVS & Associates as Secretarial Auditors for a period of five consecutive years commencing from F.Y. 2025-26 to F.Y. 2029-30, subject to approval of the shareholders.
3)	Brief Profile	<p>AVS & Associates is a Peer Reviewed firm of Practicing Company Secretaries, registered with the Institute of Company Secretaries of India ('ICSI') under Peer Review Number: 1451/2021. The firm is well-regarded for its experience and expertise in Secretarial Audits, Corporate Law Compliance, and Advisory Services under the Companies Act, 2013, SEBI Listing Regulations, and other applicable corporate governance frameworks.</p> <p>AVS offers a wide range of professional services, including advisory governance and compliance, Secretarial Audit, and related certifications, catering to both listed and unlisted</p>

		entities. The firm is committed to upholding the highest standards of integrity, transparency, and regulatory compliance.
4)	Disclosure of relationships between directors (in case of appointment of Directors)	Not Applicable

Annexure-E

❖ Details pertaining to appointment of Mr. Sourav Dasgupta as Chief Information Officer of the Company

Sr. No.	Particulars	Details
1)	Reason for change - Appointment	Appointment of Mr. Sourav Dasgupta as Chief Information Officer Designated as Senior Management Personnel as per Regulation 16(1)(d) of SEBI Listing Regulations.
2)	Date of appointment/ term of appointment	August 07, 2025
3)	Brief profile (in case of appointment)	<p>By profession, Mr. Sourav Dasgupta holds a Bachelor's Degree in Science in Finance from New Jersey University, USA.</p> <p>Seasoned IT Executive with over 28 years of experience across logistics, consulting, BFSI and retail sectors.</p> <p>Mr. Sourav Dasgupta has a track record of delivering strategic IT initiatives and ensuring seamless business operations, he has consistently demonstrated strong leadership, technical expertise and a deep understanding of business needs.</p> <p>He is known for his collaborative leadership style, focus on execution and ability to align technology with strategic business objectives. His forward-looking mindset and commitment to digital excellence position him well to guide the organization's functions through its next phase of growth.</p>
4)	Disclosure of relationships between directors (in case of appointment of a director)	Mr. Sourav Dasgupta is not related to any of the Directors/Key Managerial Personnels/Promoters and Promoter Group of the Company.

❖ **Details pertaining to the appointment of Mr. Vishal Maheshwari as Senior General Manager of the Company**

Sr. No.	Particulars	Details
1)	Reason for change - Appointment	Appointment of Mr. Vishal Maheshwari as Senior General Manager Designated as Senior Management Personnel as per Regulation 16(1)(d) of SEBI Listing Regulations.
2)	Date of appointment/ term of appointment	August 07, 2025
3)	Brief profile (in case of appointment);	<p>By profession, Mr. Vishal Maheshwari holds a Bachelor's Degree in Civil Engineering and also Master's in Business Administration and Executive Programme in Business Management from IIM Calcutta.</p> <p>He has over 21 years of extensive experience in construction projects and land/property acquisition.</p> <p>Mr. Vishal Maheshwari has rich experience in leasing warehouses and corporate office space, land acquisition, and asset management of logistics parks, while also leading initiatives in Business Development. His efforts have consistently contributed to the organization's continuous business improvement processes and meeting business objectives. With demonstrated expertise in identifying and creating real estate opportunities, he possesses strong negotiation skills and understanding of the key-micro-markets enabling him to deliver high-value outcomes in competitive markets.</p> <p>His ability to build long-term relationships with stakeholders, coupled with a strong business acumen has positioned him as trusted leader in expanding the organization's footprint and driving sustainable growth.</p>
4)	Disclosure of relationships between directors (in case of appointment of a director).	Mr. Vishal Maheshwari is not related to any of the Directors /Key Managerial Personnels/Promoters and Promoter Group of the Company.