

TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

Regd. Off.: Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai 400 022. Tel: +91(22) 62704900.

Web: www.terraformrealstate.com E-mail: secretarial@terraformrealty.com

07th August, 2025

To,
Department of Corporate Services - CRD
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001.

Company Code: 512157

Dear Sir/Madam,

Sub: Outcome of Board Meeting held on 07th August, 2025 and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to **Regulation 33 and Regulation 30** read with Schedule III of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015, we are pleased to inform you that the Board of Directors of the Company at its Meeting held on August 07, 2025 at 11:30 a.m. and concluded at 12:30 p.m. inter-alia, considered and approved the following business:

1. Un-audited Financial Results of the Company for the First Quarter ended on June 30, 2025;
2. Limited Review Report of the Statutory Auditors of the Company for the said period; and

We request you to take the above information on record.

Thanking You,

Yours Faithfully,

FOR TERRAFORM REALSTATE LIMITED

Ankita



Ankita Gupta
Company Secretary and Compliance Officer

Encl: As above

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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025

	Particulars	(Amt in Lakhs. Except EPS)			
		Figures for the Quarter ended on			Figures for the year ended on
		6/30/2025 Unaudited	3/31/2025 Audited	6/30/2024 Unaudited	3/31/2025 Audited
	Income				
1	Revenue From Operations	-	-	-	-
2	Other Income	0.01	0.01	0.00	0.01
3	Total Income	0.01	0.01	0.00	0.01
	Expenses				
	a) Cost Of Materials Consumed	-	-	-	-
	b) Purchase Of Stock-In-Trade	-	-	-	-
	c) Change In Inventories Of Finished Goods, Work-In-Progress And Stock-In-Trade	-	-	-	-
	d) Employee Benefits Expense	-	-	-	-
	e) Finance Costs	-	0.57	-	0.57
	f) Depreciation And Amortization Expense	-	-	-	-
	g) Other Expenses	1.28	1.99	1.23	7.12
	Total Expenses	1.28	2.56	1.23	7.69
5	Profit / (Loss) before Exceptional And Tax (3 ± 4)	(1.28)	(2.55)	(1.23)	(7.67)
6	Exceptional Items	-	-	-	-
7	Profit / (Loss) before extraordinary items and tax (5-6)	(1.28)	(2.55)	(1.23)	(7.67)
8	Extraordinary items	-	-	-	-
9	Profit / (Loss) before tax	(1.28)	(2.55)	(1.23)	(7.67)
	Tax Expense				
10	a) Current Tax	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-
	c) Deferred Tax	(0.73)	(0.78)	0.32	0.55
11	Profit / (Loss) for the Period from continuing operation (9-10)	(2.01)	(3.34)	(0.91)	(7.13)
12	Profit/(Loss) from discontinuing operation	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-
14	Profit/(Loss) from discontinuing operation (after tax) (10 ± 11)	-	-	-	-
15	Profit/(Loss) for the period (11+14)	(2.01)	(3.34)	(0.91)	(7.13)
16	Other Comprehensive Income (OCI)	-	-	-	-
17	Total Comprehensive income for the period (15+16)	(2.01)	(3.34)	(0.91)	(7.13)
18	Share of Profit / (Loss) of Associates	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-
20	Non-Controlling Interest	-	-	-	-
21	Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (15 ± 16 ± 17 ± 18)	(2.01)	(3.34)	(0.91)	(7.13)
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	50.00	50.00	50.00	50.00
23	Other Equity	-	-	-	(9.18)
24.i	Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):				
	(a) Basic	(0.40)	(0.67)	(0.18)	(1.43)
	(b) Diluted				
24.ii	Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)				
	(a) Basic	(0.40)	(0.67)	(0.18)	(1.43)
	(b) Diluted				

- The above results for the quarter ended 30th June 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 7th August 2025 and are subjected to a "Limited Review Report" by the Statutory Auditor.
- The results of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.
- The above statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised aaccounting practices and policies to the extent applicable.
- The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
- The figures in ` Lakhs are rounded off to two decimals.

DATE : 7th August, 2025
PLACE : Mumbai



Bhavisha

BHAVISHA DEDHIA
MANAGING DIRECTOR

DIN No. 09471104

Independent Auditor's Review Report on Unaudited Quarterly Standalone Financial Results of **TERRAFORM REALSTATE LIMITED** pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
TERRAFORM REALSTATE LIMITED

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **TERRAFORM REALSTATE LIMITED** ("the Company") for the quarter ended 30th June 2025 ("The Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations");

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended. Our responsibility is to express a conclusion on the Statement based on our review;

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 statement is 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;

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Standalone Financial Results prepared in accordance with applicable Indian Accounting Standards, prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting practices generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains any material misstatement.

For J. D. Zatakia & Company
Chartered Accountants
Firm Regn. No. 111777W



J. D. Zatakia - Proprietor
Membership No. 17669

UDIN: 25017669B07JA004201



Place: Mumbai

Date: - 7 AUG 2025