TERRAFORM REALSTATE LIMITED
CIN: L27200MH1985PLC035841

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.
T: + 91 (22) 62704900. Web: www.Terraformrealstate.com E-mail: secretarial@terraformrealty.com

AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED AS ON 31ST MARCH, 2026

(Amt in Lakhs. Except EPS)

	Particulars	Figures for the Quarter ended on			Figures for the year ended on	
		31-03-2026 Audited	31-12-2025 Unaudited	31-03-2025 Audited	31-03-2026 Audited	31-03-2025 Audited
	Income					
1	Revenue From Operations	-	-	-	-	-
2	Other Income	23.47	0.00	0.01	23.48	0.01
3	Net gain on de-recognition of financial assets at amortized cost	-	-	-	-	-
4	Net gain on reclassification of financial assets	-	-	-	-	-
5	**Total Income**	23.47	0.00	0.01	23.48	0.01
6	**Expenses**					
	Cost Of Materials Consumed	-	-	-	-	-
	Excise Duty					
	Purchase Of Stock-In-Trade	-	-	-	-	-
	Change In Inventories Of Finished Goods, Work-In-Progress And Stock-In-Trade	-	-	-	-	-
	Employee Benefits Expense	-	-	-	-	-
	Finance Costs	-	-	0.57	-	0.57
	Depreciation And Amortization Expense	-	-	-	-	-
	Impairment losses	-	-	-	-	-
	Net loss on de-recognition of financial assets at amortized cost	-	-	-	-	-
	Net loss on reclassification of financial assets	-	-	-	-	-
	Other Expenses	1.57	7.14	1.99	11.25	7.12
	Total Expenses	1.57	7.14	2.56	11.25	7.69
7	**Profit / (Loss) before Exceptional And Tax (5 ± 6)**	21.89	(7.14)	(2.55)	12.23	(7.67)
8	Exceptional Items	-	-	-	-	-
9	**Profit / (Loss) before tax**	21.89	(7.14)	(2.55)	12.23	(7.67)
10	Tax Expense					
	a) Current Tax	-	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-	-
	c) Deferred Tax	(4.39)	1.80	(0.78)	(3.01)	0.55
11	**Profit / (Loss) for the Period from continuing operation (9-10)**	17.51	(5.34)	(3.34)	9.23	(7.13)
12	Profit/(Loss) from discontinuing operation	-	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-	-
14	**Profit/(Loss) from discontinuing operation (after tax) (12 ± 13)**	-	-	-	-	-
15	**Profit/(Loss) for the period (11 ± 14)**	17.51	(5.34)	(3.34)	9.23	(7.13)
16	**Other Comprehensive Income (OCI)**	-	-	-	-	-
	a) Items That Will Not Be Reclassified To Profit Or Loss	-	-	-	-	-
	b) Income Tax Relating To Items That Will Not Be Reclassified To Profit Of Loss	-	-	-	-	-
	c) Items That Will Be Reclassifies To Profit Or Loss	-	-	-	-	-
	d) Income Tax Relating To Items That Will Be Reclassified To Profit Or Loss	-	-	-	-	-
17	**Total Comprehensive Income for the period (15±16)**	17.51	(5.34)	(3.34)	9.23	(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 (17 ± 18 ± 19± 20)**	17.51	(5.34)	(3.34)	9.23	(7.13)
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	50.00	50.00	50.00	50.00	50.00
23	Other Equity	-	-	-	0.04	(9.18)
24.i	**Earnings per Share (Before Extraordinary items)**					
	(of Rs. Nil each) (Not Annualised):					
	(a) Basic (b) Diluted	3.50	(1.07)	(0.67)	1.85	(1.43)
24.ii	**Earnings per Share (After Extraordinary items)**					
	(of Rs. Nil each) (Not Annualised)					
	(a) Basic (b) Diluted	3.50	(1.07)	(0.67)	1.85	(1.43)

1	**The above Audited Results for the quarter and Year ended 31st March 2026 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 26th May 2026 and are subjected to a "Audit Report" by the Statutory Auditor.**
2	**The Audited Finacial Results of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.**
3	**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.**
4	**The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.**
5	**The figures in ` Lakhs are rounded off to two decimals.**

For TERRAFORM REALSTATE LIMITED

Terraform Realstate Ltd. Mumbai

UDAY MOTA
MANAGING DIRECTOR
DIN No. 08635338

DATE : 26th May, 2026
PLACE : Mumbai

TERRAFORM REALSTATE LIMITED

CIN- L27200MH1985PLC035841

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AUDITED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENED MARCH 31, 2026

(Amounts are in lakhs unless stated otherwise)

	Particulars	As at March 31, 2026	As at March 31, 2025
A	**ASSETS**		
1	**Non-current Assets**		
	Property, plant and equipment	-	-
	Capital work-in-progress	-	-
	Investment property	-	-
	Goodwill	-	-
	Other intangible assets	-	-
	Intangible assets under development	-	-
	Biological Assets other than bearer plants	-	-
	Financial Assets		
	i. Investments	50.57	39.63
	ii. Trade Receivables	-	-
	iii. Loans	-	-
	iv. Other financial assets	-	0.15
	Deferred tax assets (net)	6.88	9.88
	Other Non Current Assets	-	-
	Total Non-Current Assets	**57.44**	**49.67**
2	**Current Assets**		
	Inventories	-	-
	Financial Assets		
	i. Investments	-	-
	ii. Trade Receivables	-	-
	iii. Cash and Cash Equivalents	0.27	0.10
	iv. Bank balances other than (iii) above	-	0.15
	v. Loans	-	-
	vi. Other Financial Assrts	-	0.00
	Current Tax Assets (Net)	-	-
	Other Current Assets	2.03	5.28
	Total Current Assets	**2.30**	**5.54**
	Assets held-for-sale / Assets included in disposal group(s) held for-sale	-	-
	Total assets	**59.74**	**55.21**
B	**EQUITY AND LIABILITIES**		
1	**Equity**		
	Equity Share Capital	50.00	50.00
	Instruments entirely equity in nature	-	-
	Other Equity	0.04	(9.18)
	Total equity	**50.04**	**40.82**
2	**Liabilities**		
1	**Non-Current Liabilities**		
	Financial Liabilities		
	i. Borrowings	-	-
	i.a.Lease Liabilities	-	-
	ii. Trade payables		
	(a)total outstanding dues of micro enterprises and small enterprises; and	-	-
	(b) total outstanding dues of creditors other than micro enterprises and small enterprises.	-	-
	iii. Other financial liabilities	-	0.57
	Provisions		
	Deferred Tax Liabilities	-	-
	Other Non-Current Liabilities	-	-
	Total Non-Current Liabilities	-	**0.57**
2	**Current Liabilities**		
	Financial Liabilities		
	i. Borrowings	9.50	9.50
	i.a.Lease Liabilities	-	-
	ii. Trade Payables		
	(a)total outstanding dues of micro enterprises and small enterprises; and	-	-
	(b) total outstanding dues of creditors other than micro enterprises and small enterprises.	0.04	-
	iii. Other Financial Liabilities	0.15	4.31
	Other Current Liabilities	0.01	0.01
	Provisions	-	-
	Total Current Liabilities	**9.70**	**13.82**
	Total Equity and Liabilities	**59.74**	**55.21**

For TERRAFORM REALSTATE LIMITED

Terraform Realstate Ltd. Mumbai

UDAY MOTA
MANAGING DIRECTOR
DIN No. 08635338

DATE : 26th May, 2026
PLACE : Mumbai

TERRAFORM REALSTATE LIMITED

CIN - L27200MH1985PLC035841

CASH FLOW STATEMENT FOR THE PERIOD ENDED 31ST MARCH 2026

(Rupees of Lakhs)

Particulars	As at March 31, 2026		As at March 31, 2025	
A Cash flow from operating activities :				
Profit before tax		**12.23**		**(7.67)**
Adjustments for:				
Interest Expenses	-		0.57	
Interest Received	(0.01)		(0.01)	
Share of (profit)/Loss from partnership firm	-		(0.00)	
		(0.01)		0.56
Operating profit before working capital changes		**12.22**		**(7.12)**
Adjustments for:				
Decrease/(increase) in non-current Investments	(10.93)		7.00	
Decrease/(increase) in non-current financial assets	-		-	
Decrease/(increase) in current financial assets	0.00		0.00	
Decrease/(increase) in other current assets	3.25		(0.78)	
Decrease/Increase in Non current financial liabilities	(0.57)		0.57	
Decrease/Increase in trade payables	0.04		(0.28)	
Decrease/Increase in current financial liabilities	(4.16)		0.42	
Increase in other current laibilites	0.00		(0.01)	
		(12.37)		6.92
Cash generated from operating activities		**(0.15)**		**(0.20)**
Income Tax Paid (net)		-		-
Net cash generated from operating activities		**(0.15)**		**(0.20)**
B Cash flow from investing activities:				
Interest Received	0.01		0.01	
Fixed Deposit not considered in cash and cash equivalent	0.15		(0.15)	
Other Bank Balance not considered in cash & cash equivalent	0.15		-	
Share of profit/(Loss) from partnership firm	-		0.00	
Net cash used in investing activities		**0.31**		**(0.14)**
C Cash flow from financing activities:				
(Repayment)/proceeds of Long term borrowings, net	-		-	
(Repayment)/proceeds of short term borrowings, net	-		-	
Interest Expenses	-		(0.57)	
Net cash generated from financing activities		-		**(0.57)**
Net increase in cash and cash equivalents (A+B+C)		0.17		(0.90)
Cash and cash equivalents at the beginning of the year		0.10		1.00
Cash and cash equivalents at the end of the year		**0.27**		**0.10**

1) Figures in bracket represent cash outflow.
2) Direct taxes paid are treated as arising from operating activities and are not bifercated between Investing and financing activities.
3) The Cash and cash equivalents figures are net off overdrawn balance with bank.

For TERRAFORM REALSTATE LIMITED

Terraform Realstate Ltd. Mumbai

UDAY MOTA
MANAGING DIRECTOR
DIN No. 08635338

DATE : 26th May, 2026
PLACE : Mumbai