

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

Unaudited Statement of Assets and Liabilities as at 30th September 2025

| | Particulars | As at 30.09.2025 (Un- Audited) (Amount in Lakh) | As at 31.03.2025 (Audited) (Amount in Lakh) |
|----------|--------------------------------------|---|---|
| A | ASSETS | | |
| 1 | Non-current Assets | | |
| (a) | Property, plant and equipment | - | - |
| (b) | Intangible Asset | - | - |
| (c) | Capital work-in progress | - | - |
| (d) | Financial Assets | | |
| | i) Investments | 34.12 | 39.63 |
| | ii) Loans | - | - |
| | iii) Other financial assets | - | - |
| (e) | Deferred tax Assets | 9.47 | 0.15 |
| (f) | Other Non Current Assets | - | 9.88 |
| | Total Non-Current Assets | 43.58 | 49.67 |
| 2 | Current Assets | | |
| (a) | Inventories | - | - |
| (b) | Financial Assets | | |
| | (i) Investments | - | - |
| | (ii) Trade Receivables | - | - |
| | (iii) Cash and Cash Equivalents | 0.48 | 0.10 |
| | (iv) other Bank Balances | 0.25 | 0.15 |
| | (v) Loans and Advances | - | - |
| | (vi) Other Financial Assrts | 0.01 | 0.00 |
| (c) | other Current Assets | 7.65 | 5.28 |
| | Total Current Assets | 8.39 | 5.54 |
| | TOTAL ASSETS | 51.97 | 55.21 |
| B | EQUITY AND LIABILITIES | | |
| 1 | Equity | | |
| (a) | Equity Share Capital | 50.00 | 50.00 |
| (b) | Other Equity | | |
| | (i) Retained Earnings | - | - |
| | (ii) Reserves and surplus | (12.12) | (9.18) |
| | (ii) Other reserves | - | - |
| | Total Shareholders Funds | 37.88 | 40.82 |
| 2 | Liabilities | | |
| 1 | Non-Current Liabilities | | |
| (a) | Financial Liabilities | | |
| | (i) Borrowings | 9.50 | 9.50 |
| | (ii) Trade Payables | - | - |
| | (iii) Other financial liabilities | 0.57 | 0.57 |
| (b) | Deferred Tax Liabilities | - | - |
| (c) | other Non-Current Liabilities | - | - |
| | Total Non-Current Liabilities | 10.07 | 10.07 |
| 2 | Current Liabilities | | |
| (a) | Financial Liabilities | | |
| | (i) Borrowings | - | - |
| | (ii) Trade Payables | - | - |
| | (iii) other Financial Liabilities | 4.01 | 4.31 |
| (b) | Other Current Liabilities | 0.00 | 0.01 |
| (c) | Provisions | - | - |
| | Total Current Liabilities | 4.02 | 4.32 |
| | Total Equity and Liabilities | 51.97 | 55.21 |

For TERRAFORM REALSTATE LIMITED

UDAY MOTA
Director
DIN No. 08635338DATE : 05th November, 2025
PLACE : Mumbai

TERRAFORM REALSTATE LIMITED
CIN: L27200MH1985PLC035841

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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

| Particulars | (Amount in Lakhs. Except EPS) | | | | | |
|---|----------------------------------|-------------------------|-------------------------|-------------------------------------|-------------------------|-------------------------------|
| | Figures for the Quarter ended on | | | Figures for the Half- Year ended on | | Figures for the year ended on |
| | 30-09-2025 Unaudited | 30-06-2025 Unaudited | 30-09-2024 Unaudited | 30-09-2025 Unaudited | 30-09-2024 Unaudited | 31-03-2025 Audited |
| Income | | | | | | |
| 1 Revenue From Operations | - | - | - | - | - | - |
| 2 Other Income | - | - | - | - | - | - |
| 3 Total Income | 0.00 | 0.01 | 0.00 | 0.01 | 0.01 | 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 | - | - | - | - | - | - |
| f) Depreciation And Amortization Expense | - | - | - | - | - | - |
| g) Other Expenses | - | - | - | - | - | 0.57 |
| Total Expenses | 1.25 | 1.28 | 1.18 | 2.53 | 2.42 | 7.12 |
| 5 Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4) | | | 1.18 | 2.53 | 2.42 | 7.69 |
| 6 Exceptional Items | (1.24) | (1.28) | (1.18) | (2.52) | (2.41) | (7.67) |
| 7 Profit / (Loss) before extraordinary items and tax (5-6) | - | - | - | - | - | - |
| 8 Extraordinary items | (1.24) | (1.28) | (1.18) | (2.52) | (2.41) | (7.67) |
| 9 Profit / (Loss) before tax | - | - | - | - | - | - |
| Tax Expense | (1.24) | (1.28) | (1.18) | (2.52) | (2.41) | (7.67) |
| 10 a) Current Tax | - | - | - | - | - | - |
| b) Short/(Excess) Provision of earlier year | - | - | - | - | - | - |
| c) Deferred Tax | - | - | - | - | - | - |
| 11 Profit / (Loss) for the Period from continuing operation (9-10) | 0.31 | (0.73) | 0.31 | (0.42) | 0.63 | 0.55 |
| 12 Profit/(Loss) from discontinuing operation | (0.93) | (2.01) | (0.87) | (2.94) | (1.78) | (7.13) |
| 13 Tax expenses of Discontinuing operation | - | - | - | - | - | - |
| 14 Profit/(Loss) from discontinuing operation (after tax) (12 ± 13) | - | - | - | - | - | - |
| 15 Profit/(Loss) for the period (11+14) | - | - | - | - | - | - |
| 16 Other Comprehensive Income (OCI) | (0.93) | (2.01) | (0.87) | (2.94) | (1.78) | (7.13) |
| 17 Total Comprehensive income for the period (15+16) | - | - | - | - | - | - |
| 18 Share of Profit / (Loss) of Associates | (0.93) | (2.01) | (0.87) | (2.94) | (1.78) | (7.13) |
| 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) | (0.93) | (2.01) | (0.87) | (2.94) | (1.78) | (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 | 50.00 |
| 23 Other Equity | - | - | - | - | - | - |
| 24.i Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised): | | | | | | |
| (a) Basic | - | - | - | - | - | (9.18) |
| (b) Diluted | (0.19) | (0.40) | (0.17) | (0.59) | (0.36) | (1.43) |
| 24.ii Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised) | | | | | | |
| (a) Basic | - | - | - | - | - | - |
| (b) Diluted | (0.19) | (0.40) | (0.17) | (0.59) | (0.36) | (1.43) |

- The above results for the quarter and half year ended 30th September 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 5th November 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 accounting 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 : 05th November, 2025
PLACE : Mumbai



For TERRAFORM REALSTATE LIMITED

Uday Mota
UDAY MOTA
Director
DIN No. 08635338

TERRAFORM REALSTATE LIMITED

CIN- L27200MH1985PLC035841

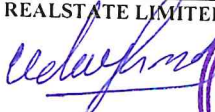
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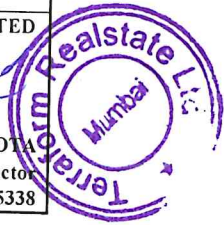
Un-Audited Statement of Cash Flow for the period ended September 30, 2025

| Particulars | As at 30.09.2025 (Un- Audited) (Amount in Lakh) | As at 30.09.2024 (Un- Audited) (Amount in Lakh) |
|---|---|---|
| A Cash flow from operating activities : | | |
| Profit before tax | (2.52) | (2.41) |
| Adjustments for: | | |
| Interest Expenses | - | |
| Interest received | (0.01) | (0.01) |
| Share of (profit)/Loss from partnership firm | | (0.00) |
| Operating profit before working capital changes | (2.53) | (2.42) |
| Adjustments for: | | |
| Decrease/(increase) in non-current Investments | 5.52 | 5.00 |
| Decrease/(increase) in non-current financial assets | - | - |
| Decrease/(increase) in current financial assets | (0.01) | - |
| Decrease/(increase) in other current assets | (2.36) | (2.32) |
| Decrease/(increase) in trade receivables | - | - |
| (Decrease)/Increase in trade payables | - | (0.25) |
| (Decrease)/Increase in current financial liabilities | (0.30) | (0.01) |
| (Decrease)/Increase in other current laibilities | (0.00) | - |
| Cash generated from operating activities | 2.85 | 2.41 |
| | 0.32 | (0.00) |
| Short Provision of earlier years | - | - |
| Income Tax Paid (net) | - | - |
| Net cash generated from operating activities | 0.32 | (0.00) |
| B Cash flow from investing activities: | | |
| Interest received | 0.01 | 0.01 |
| Fixed Deposit not considered in cash and cash equivalent | 0.15 | - |
| Other Bank Balance not considered in cash & cash equivalent | (0.10) | - |
| Share of (profit)/Loss from partnership firm | - | 0.00 |
| | 0.06 | 0.01 |
| C Cash flow from financing activities: | | |
| (Repayment)/proceeds of Long term borrowings, net | - | - |
| (Repayment)/proceeds of short term borrowings, net | - | - |
| Interest Expenses | - | - |
| Net cash generated from financing activities | - | - |
| Net increase in cash and cash equivalents (A+B+C) | 0.38 | 0.00 |
| Cash and cash equivalents at the beginning of the year | 0.10 | 1.16 |
| Cash and cash equivalents at the end of the year | 0.48 | 1.16 |

- 1 Figures in bracket represent cash outflow.
- 2 The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.
- 3 Direct taxes paid are treated as arising from operating activities and are not bifercated between Investing and financing activities.
- 4 The Cash and cash equivalents figures are net off overdrawn balance with bank reflected in other current liabilities.

For TERRAFORM REALSTATE LIMITED


UDAY MOHAN
 Director
 DIN No. 08635338



DATE : 05th November, 2025
PLACE : Mumbai