

**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.  
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**STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025**

	Particulars	(Amt in Lakhs. Except EPS)					
		Figures for the Quarter ended on			Figures for the Nine-Months ended on		Figures for the year ended on
		31-12-2025 Unaudited	30-09-2025 Unaudited	31-12-2024 Unaudited	31-12-2025 Unaudited	31-12-2024 Unaudited	31-03-2025 Audited
	<b>Income</b>						
1	Revenue From Operations	-	-	-	-	-	-
2	Other Income	0.00	0.00	0.00	0.01	0.01	0.01
3	<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>	<b>0.01</b>	<b>0.01</b>
	<b>Expenses</b>						
4	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
	f) Depreciation And Amortization Expense	-	-	-	-	-	-
	g) Other Expenses	7.14	1.25	2.71	9.67	5.12	7.12
	<b>Total Expenses</b>	<b>7.14</b>	<b>1.25</b>	<b>2.71</b>	<b>9.67</b>	<b>5.12</b>	<b>7.69</b>
5	<b>Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4)</b>	<b>(7.14)</b>	<b>(1.24)</b>	<b>(2.70)</b>	<b>(9.66)</b>	<b>(5.11)</b>	<b>(7.67)</b>
6	Exceptional Items	-	-	-	-	-	-
7	<b>Profit / (Loss) before extraordinary items and tax (5-6)</b>	<b>(7.14)</b>	<b>(1.24)</b>	<b>(2.70)</b>	<b>(9.66)</b>	<b>(5.11)</b>	<b>(7.67)</b>
8	Extraordinary items	-	-	-	-	-	-
9	<b>Profit / (Loss) before tax (7 ± 8)</b>	<b>(7.14)</b>	<b>(1.24)</b>	<b>(2.70)</b>	<b>(9.66)</b>	<b>(5.11)</b>	<b>(7.67)</b>
	Tax Expense						
10	a) Current Tax	-	-	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-	-	-
	c) Deferred Tax	1.80	0.31	0.70	1.38	1.33	0.55
11	<b>Profit / (Loss) for the Period from continuing operation (9-10)</b>	<b>(5.34)</b>	<b>(0.93)</b>	<b>(2.00)</b>	<b>(8.28)</b>	<b>(3.78)</b>	<b>(7.13)</b>
12	Profit/(Loss) from discontinuing operation	-	-	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-	-	-
14	<b>Profit/(Loss) from discontinuing operation (after tax) (12 ± 13)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
15	<b>Profit/(Loss) for the period (11+14)</b>	<b>(5.34)</b>	<b>(0.93)</b>	<b>(2.00)</b>	<b>(8.28)</b>	<b>(3.78)</b>	<b>(7.13)</b>
16	<b>Other Comprehensive income (OCI)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
17	<b>Total Comprehensive income for the period (15+16)</b>	<b>(5.34)</b>	<b>(0.93)</b>	<b>(2.00)</b>	<b>(8.28)</b>	<b>(3.78)</b>	<b>(7.13)</b>
18	Share of Profit / (Loss) of Associates	-	-	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-	-	-
20	Non-Controlling Interest	-	-	-	-	-	-
21	<b>Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (17 ± 18 ± 19 ± 20)</b>	<b>(5.34)</b>	<b>(0.93)</b>	<b>(2.00)</b>	<b>(8.28)</b>	<b>(3.78)</b>	<b>(7.13)</b>
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	-	-	-	-	-	(9.18)
24.i	<b>Earnings per Share (Before Extraordinary items)</b> (of Rs. Nil each) (Not Annualised):						
	(a) Basic	(1.07)	(0.19)	(0.40)	(1.66)	(0.76)	(1.43)
	(b) Diluted						
24.ii	<b>Earnings per Share (After Extraordinary items)</b> (of Rs. Nil each) (Not Annualised)						
	(a) Basic	(1.07)	(0.19)	(0.40)	(1.66)	(0.76)	(1.43)
	(b) Diluted						

- 1 The above unaudited results for the quarter and nine months ended 31st December 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 11th February 2026 and are subjected to a "Limited Review Report" by the Statutory Auditor.
- 2 The 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 accounting 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.

DATE : 11th February, 2026  
PLACE : Mumbai

For TERRAFORM REALSTATE LIMITED



**UDAY KUVIRJI MOTA**  
Managing Director  
DIN: 08635338

Independent Auditor's Review Report on Unaudited Quarterly and Year to Date 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 and nine months ended 31<sup>st</sup> December 2025 and year to date from 1<sup>st</sup> April 2025 to 31<sup>st</sup> December 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 its 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 as amended, read with relevant rules issued thereunder 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 ("Listing Regulation"). 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 ("ICAI"). 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 recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS"), 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, 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: 26017669TUSKBY1162

Place: Mumbai

Date: 11/02/2026.