**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

**STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026**

(Amt in Lakhs. Except EPS)

| | Particulars | Figures for the Quarter ended on | | | Figures for the year ended on |
|---|---|---|---|---|---|
| | | 30-06-2026 Unaudited | 31-03-2026 Audited | 30-06-2025 Unaudited | 31-03-2026 Audited |
| | **Income** | | | | |
| 1 | Revenue From Operations | - | - | - | - |
| 2 | Other Income | | 23.47 | 0.01 | 23.48 |
| 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 | 0.01 | 23.48 |
| 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 | | | | |
| | 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 | 1.88 | 1.57 | 1.28 | 11.25 |
| | **Total Expenses** | 1.88 | 1.57 | 1.28 | 11.25 |
| 7 | **Profit / (Loss) before Exceptional And Tax (5 ± 6)** | (1.88) | 21.89 | (1.28) | 12.23 |
| 8 | Exceptional Items | - | - | - | - |
| 9 | **Profit / (Loss) before Tax (7 ± 8)** | (1.88) | 21.89 | (1.28) | 12.23 |
| 10 | Tax Expense | | | | |
| | a) Current Tax | - | - | - | - |
| | b) Short/(Excess) Provision of earlier year | - | - | - | - |
| | c) Prior period income tax | | | | |
| | d) Deferred Tax | 0.47 | (4.39) | (0.73) | (3.01) |
| 11 | **Profit / (Loss) for the Period from continuing operation (9-10)** | (1.40) | 17.51 | (2.01) | 9.23 |
| 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)** | (1.40) | 17.51 | (2.01) | 9.23 |
| 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)** | (1.40) | 17.51 | (2.01) | 9.23 |
| 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)** | (1.40) | 17.51 | (2.01) | 9.23 |
| 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 | - | - | - | 0.04 |
| 24 | **Earnings per Share (Not Annualised):** | | | | |
| | (a) Basic<br>(b) Diluted | (0.28) | 3.50 | (0.40) | 1.85 |

| | |
|---|---|
| 1 | **The above unaudited financial results for the quarter ended 30th June 2026 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 16th July 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 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.** |

Terraform Realstate Ltd. Mumbai

**For TERRAFORM REALSTATE LIMITED**

**DATE : 16th July, 2026**
**PLACE : Mumbai**

**UDAY MOTA**
**MANAGING DIRECTOR**
**DIN No. 08635338**

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 2026 ("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 Regulation 33 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 & CO. M. No. 017669 FRN: 111777W CHARTERED ACCOUNTANTS

**J. D. Zatakia - Proprietor**
**Membership No.17669**
**UDIN:** 26017669HNYPKA1746

Place: Mumbai
Date: 16 JUL 2026

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