

May 14, 2026

To, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001 BSE Scrip Code: 543955	To, National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 NSE Symbol: TREL
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Dear Sir/Madam,

Subject: Outcome of the Board Meeting

We would like to inform you that the Board Meeting of the Company was held today, i.e. on Thursday, May 14, 2026, at the registered office of the Company. In pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has considered and approved the following matters amongst others:

- 1) The Audited (Standalone and Consolidated) Financial Results of the Company for the quarter and year ended March 31, 2026, as recommended by Audit Committee, along with Auditor's Report with unmodified opinion along with the disclosure required under Regulation 33(3) of SEBI Listing Regulations is enclosed herewith as "**Annexure-A**".
- 2) Audited (Standalone and Consolidated) Financial Statements of the Company for the year ending March 31, 2026, as recommended by Audit Committee.
- 3) Acquisition of 7,00,000 Class A Equity Shares of Comptech Solutions Private Limited ("**CSPL**"), a Related Party of the Company, for a total consideration of approx. ₹24 cr., representing 48.28% of the shareholding and 100% voting rights in CSPL, subject to the approval of the shareholders of the Company and/or such other approvals, as may be required, if any.

Consequent upon the acquisition, CSPL shall become a subsidiary of the Company.

- 4) Re-appointment of Mr. Yogesh Singh, as an Internal Auditor of the Company for the F.Y. 2026-27, pursuant to the provisions of Section 138 of the Companies Act, 2013 read with Rule 13 of the Companies (Accounts) Rules, 2014.
- 5) Scheme of Merger of wholly owned subsidiaries viz., Avvashya Inland Park Private Limited ("**Transferor Company 1**"), Dankuni Industrial Parks Private Limited ("**Transferor Company 2**"), Avvashya Projects Private Limited ("**Transferor Company 3**"), Bhiwandi Multimodal Private Limited, ("**Transferor Company 4**"), Hoskote Warehousing Private Limited ("**Transferor Company 5**") (Collectively referred as "**Transferor Companies**") with Transindia Real Estate Limited, the Holding Company ("**Transferee Company**") and their respective shareholders and creditors under Section 230 to 232 and other applicable provisions of the Companies Act, 2013.

The Scheme is subject to receipt of requisite approvals, as may be required, including that of Hon'ble National Company Law Tribunal, Mumbai Bench. The Scheme will be filed with the Stock Exchanges in terms of the provisions of Regulation 37(6) of SEBI Listing Regulations.

- 6) Appointment of Mr. Manish Kumar Sinha as Head - Real Estate, designated as Senior Management Personnel of the Company pursuant to Regulation 16 of SEBI Listing Regulations.

TRANSINDIA REAL ESTATE LIMITED

- 7) Noting of offer of equity shares by Allcargo Group Services Private Limited (*Erstwhile Allcargo Warehousing Management Private Limited*), a wholly owned subsidiary of the Company, not a material subsidiary, by way of private placement/preferential issue.

Further, the post-allotment shareholding status of the Company shall be duly informed to the stakeholders in accordance with Regulation 30 of SEBI Listing Regulations read with circulars issued by SEBI, upon completion of the allotment by the wholly owned subsidiary.

- 8) Entering into Framework Agreement with Vantrock Ventures LLP (“LLP”) for the development of various proposed projects of the Company. The LLP is promoted by Mr. Anshul Singhal, a professional with extensive experience in warehousing and related infrastructure developments.

Mr. Anshul Singhal has led the development of various warehousing spaces and several other real estate and infrastructure projects during his tenure as CEO, Managing Director and partner across various organizations. His significant industry expertise, strong execution capabilities and proven track record in large-scale developments are expected to provide substantial strategic and operational value to the Company’s proposed projects.

The LLP shall act for development and asset management for identified portfolio of assets, covering the entire lifecycle of each asset of the Company and shall also manage the activities relating to feasibility assessment and long-term asset management. Further, the LLP may also, with the prior approval of the Company and all requisite regulatory approvals, engage in development, sales, leasing, and disposition of assets.

Further, as part of its future growth strategy, the LLP will continue to explore and evaluate new opportunities in the real assets sector for the Company.

The Company shall duly inform the stakeholders in accordance with Regulation 30 of SEBI Listing Regulations read with circulars issued by SEBI, upon execution of the Agreement.

Disclosures pursuant to Regulation 30 of SEBI Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, for Sr. No. 3 to 6 are enclosed herewith as ‘*Annexure-B*’ to ‘*Annexure-E*’.

Further, pursuant to Regulation 46 of SEBI Listing Regulations, the Outcome of the Board Meeting would be made available on the website of the Company at www.transindia.co.in.

The meeting of the Board of Directors commenced at 12:30 p.m. (IST) and concluded at 04:45 p.m. (IST).

Kindly take the same on your records.

Thanking you.

For **Transindia Real Estate Limited**

Khushboo Mishra
Company Secretary & Compliance Officer

Encl. a/a

C C Dangi & Associates

Chartered Accountants

Independent Auditors' Report on the Quarterly and Year to Date Standalone Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To
The Board of Directors of
Transindia Real Estate Limited

Report on the Audit of the Standalone Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date standalone financial results of Transindia Real Estate Limited ("the Company") for the quarter ended 31 March 2026 and for the year ended 31 March 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- a) is presented in accordance with the requirements of the Listing Regulations in this regard; and
- b) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended 31 March 2026 and for the year ended 31 March 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013, as amended (the "Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The Statement includes the results for the quarter ended 31 March 2026 being the balancing figure between the audited figures in respect of the full financial year ended 31 March 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year which were subjected to limited review by us, as required under the Listing Regulations.

For C.C. Dangi & Associates

Chartered Accountants

ICAI Firm Registration No: 102105W

Ashish C. Dangi

Partner

Membership No: 122926

UDIN: 26122926SNAHJW6076

Place: Mumbai

Date: 14 May 2026

TRANSINDIA REAL ESTATE LIMITED

Regd Office: Allcargo House, 6th Floor, CST Road, Kalina, Santacruz (E), Mumbai - 400 098

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

(Rs. in Crores, unless otherwise stated)

	Particulars	Quarter ended			Year ended	
		31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
		Audited (Note 3)	Unaudited	Audited (Note 3)	Audited	Audited
	<u>Continuing Operations:</u>					
1	Income					
(a)	Income from operations	11.83	11.50	11.56	46.97	51.73
(b)	Other income	7.12	8.80	13.74	35.59	56.73
	Total income	18.95	20.30	25.30	82.56	108.46
2	Expenses					
(a)	Operating expenses	0.54	0.41	0.73	1.80	4.34
(b)	Employee benefits expenses	4.61	3.73	3.59	16.03	15.37
(c)	Finance costs	0.19	0.19	0.14	0.69	2.86
(d)	Depreciation and amortisation expense	1.63	1.69	1.63	6.67	6.47
(e)	Other expenses	5.56	10.58	15.36	22.74	25.23
	Total expenses	12.52	16.60	21.45	47.92	54.27
3	Profit before tax and exceptional items for the period / year from continuing operations (1-2)	6.43	3.70	3.84	34.64	54.19
4	Exceptional items (refer note 5)	-	1.75	(2.35)	1.75	(2.35)
5	Profit before tax (3+4)	6.43	5.45	1.49	36.39	51.84
6	Tax expense					
(a)	- Current tax charge	1.30	2.76	0.20	7.94	10.20
(b)	- Taxes of earlier years	1.20	(2.25)	(0.22)	(1.05)	0.27
(c)	- Deferred tax charge/(credit)	(1.33)	1.63	0.69	2.04	5.41
	Total Tax Expense	1.17	2.14	0.67	8.93	15.88
7	Profit after tax for the period / year from continuing operations (5-6)	5.26	3.31	0.82	27.46	35.96
8	<u>Discontinued Operations: (refer note 5)</u>					
	Profit before tax from discontinued operations	-	-	-	-	-
9	Exceptional items (refer note 5)	0.13	-	-	(2.42)	-
10	Profit before tax after exceptional item (8+9)	0.13	-	-	(2.42)	-
11	Tax Income/ (expense) on discontinued operations	-	-	-	-	-
12	Profit after tax for the period/year from discontinued operations (10+11)	0.13	-	-	(2.42)	-
13	Profit after tax for the period/year from Continuing and discontinued operations (7+12)	5.39	3.31	0.82	25.04	35.96
14	Other comprehensive income / (expense)					
(i)	Items that will not be reclassified to profit or loss	(0.24)	0.03	(0.19)	(0.14)	(0.05)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-
	Other comprehensive income / (expense) for the period/year	(0.24)	0.03	(0.19)	(0.14)	(0.05)
15	Total comprehensive income (13+14)	5.15	3.34	0.63	24.90	35.91
16	Paid-up equity share capital (Face value of Rs. 2 each)	49.14	49.14	49.14	49.14	49.14
17	Other Equity	-	-	-	1,246.87	1,221.97
18	Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):					
(a)	Basic	0.22	0.13	0.03	1.02	1.46
(b)	Diluted	0.22	0.13	0.03	1.02	1.46
19	Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):					
(a)	Basic	0.21	0.13	0.03	1.12	1.46
(b)	Diluted	0.21	0.13	0.03	1.12	1.46
20	Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):					
(a)	Basic	0.01	-	-	(0.10)	-
(b)	Diluted	0.01	-	-	(0.10)	-

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Standalone Segmentwise revenue and results for the quarter and year ended March 31, 2026 and segmentwise assets and liabilities as at March 31, 2026:-

(Rs. in Crores, unless otherwise stated)

Sr.No	Particulars	Quarter ended			Year ended	
		31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
		Audited (Note 3)	Unaudited	Audited (Note 3)	Audited	Audited
1	Segment revenue					
	Segment revenue from continuing operations					
	a. Logistics Park	11.61	11.29	11.56	45.45	47.08
	b. Equipment Hiring (Non crane)	0.22	0.21	0.00	1.52	4.65
	Net revenue from continuing operations	11.83	11.50	11.56	46.97	51.73
	Segment revenue from discontinued operations					
	c. Equipment Hiring (Crane)	-	-	-	-	-
	Net revenue from discontinued operations	-	-	-	-	-
	Net income from continuing and discontinued operations	11.83	11.50	11.56	46.97	51.73
2	Segment results					
	a. Logistics Park	(0.31)	(4.87)	(5.06)	(0.48)	5.81
	b. Equipment Hiring (Non crane)	(0.19)	(0.05)	(4.69)	0.22	(5.50)
	Finance costs	(0.19)	(0.19)	(0.14)	(0.69)	(2.87)
	Other income	7.12	8.80	13.74	35.59	56.73
	Profit before tax and exceptional items	6.43	3.70	3.84	34.64	54.18
	Add/(Less):Exceptional items (refer note 5)	-	1.75	(2.35)	1.75	(2.35)
	Total Profit before tax from Continuing operations	6.43	5.45	1.49	36.39	51.84
	Profit before tax from discontinued operations					
	c. Equipment Hiring (Crane)	-	-	-	-	-
	Add/(Less):Exceptional items (refer note 5)	0.13	-	-	(2.42)	-
	Total Profit before tax from Continuing and discontinued operations	6.56	5.45	1.49	33.98	51.84
3	Segment assets					
	a. Logistics Park	1,363.84	1,352.00	1,323.61	1,363.84	1,323.61
	b. Equipment Hiring (Non crane)	8.31	12.98	14.25	8.31	14.25
	Total segment assets	1,372.14	1,364.98	1,337.86	1,372.14	1,337.86
4	Segment liabilities					
	a. Logistics Park	44.28	40.07	36.70	44.28	36.70
	b. Equipment Hiring (Non crane)	2.00	2.85	2.23	2.00	2.23
	Total segment liabilities	46.28	42.92	38.93	46.28	38.93

Segment revenue, results, assets and liabilities represent amounts identifiable to each of the operating segments.

TRANSINDIA REAL ESTATE LIMITED

6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India

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TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

Statement of Audited standalone assets and liabilities as at 31 March 2026

(Rs. in Crores, unless othwise stated)

Particulars	As at	As at
	31 March 2026	31 March 2025
Assets		
Non-current assets		
Property, plant and equipment	7.08	8.21
Intangible assets	0.01	0.01
Investment property	225.94	227.81
Investment property under development	73.56	1.88
Investments in subsidiaries	520.89	526.13
Financial assets		
Loans	183.42	197.34
Other financial assets	207.63	190.07
Income tax assets (net)	4.10	2.97
Other non-current assets	59.65	51.72
	1,282.28	1,206.14
Current assets		
Contract Assets	0.28	0.26
Financial assets		
Investments	78.89	117.35
Trade receivables	1.71	0.69
Cash and cash equivalents	0.98	2.25
Loans	3.66	3.66
Other financial assets	3.40	4.52
Other current assets	0.94	2.99
	89.86	131.72
Total Assets	1,372.14	1,337.86
Equity and liabilities		
Equity		
Equity share capital	49.14	49.14
Other equity	1,246.87	1,221.97
Total equity	1,296.01	1,271.11
Liabilities		
Non-current liabilities		
Financial liabilities		
Other financial liabilities	10.04	7.53
Deferred tax liabilities (net)	29.85	27.82
Other non-current liabilities	6.59	7.20
	46.48	42.55
Current liabilities		
Financial liabilities		
Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	1.06	0.32
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	0.73	2.49
Other payables	14.49	12.49
Other financial liabilities	9.75	5.91
Employee benefit obligations	1.12	1.00
Other current liabilities	2.50	1.99
	29.65	24.20
Total Equity and Liabilities	1,372.14	1,337.86

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Statement of Audited Standalone Cash Flows for the year ended March 31, 2026

(Rs. in Crores, unless otherwise stated)

Particulars	March 31, 2026	March 31, 2025
Operating activities		
Profit before tax and after exceptional item	36.39	51.84
Profit before tax and after exceptional item - Discontinued operations	(2.42)	-
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation expenses	6.67	6.47
Impairment gain recognised under expected credit loss model (net of recovery)	(3.82)	(5.42)
Impairment loss recognised on redemption of Optionally Convertible Debentures	-	6.82
Bad debts / advances written off	0.04	3.17
Liabilities no longer required written back	-	(0.04)
Fair value gain on financial instruments through profit or loss	(0.93)	(0.82)
Fair value (gain) / loss on financial instruments through profit or loss	3.00	(3.49)
Finance costs	0.69	2.86
Finance income	(17.98)	(28.83)
Gain on disposal of property, plant and equipment (net)	(1.56)	(1.59)
Profit on sale of current investments (net)	(8.56)	(12.31)
Provision for diminution in Long term investments (Impairment Loss)	8.59	-
	20.12	18.66
Working capital adjustments:		
Decrease in trade receivables	2.76	16.13
Decrease / (Increase) in loans and advances	(0.03)	0.01
Decrease in Inventories	-	0.02
Decrease / (Increase) in other current and non current assets	(2.62)	1.14
Increase in financial current and non current assets	(0.24)	(0.46)
Decrease in other current and non current liabilities	(0.10)	(0.94)
Increase in financial current and non current liabilities	7.97	0.63
Increase / (Decrease) in Provision for Employee Benefit Obligations	(0.02)	0.04
Increase in trade and other payables	0.98	1.66
Cash generated from operating activities	28.81	36.89
Income tax paid (net of refunds)	(8.02)	(6.98)
Net cash flows from operating activities (A)	20.78	29.91
Investing activities		
Proceeds from sale of property, plant and equipment	2.01	1.15
Purchase of Investment property, property, plant and equipment (including Investment Property Under Development and Capital Advances)	(78.08)	(5.23)
Proceed from Redemption of Optionally Convertible Debentures	-	10.78
Purchase of Non-current investments in subsidiaries	-	(11.74)
Consideration received on sale of controlling stake in subsidiaries and other companies	-	21.00
Consideration received on sale of equipment business under slump sale arrangements	-	2.33
Paid towards acquisition of rights and interests in target companies including advance towards shares Purchases and Capital Advances.	(17.85)	(188.52)
Purchase of current investments (net)	(83.96)	(110.30)
Sale of current investments	127.97	422.35
Interest income received	16.34	14.47
Loans and advances given to subsidiaries	(13.13)	(145.78)
Loans and advances received back from subsidiaries	24.64	26.38
Net cash flows generated from / (used in) investing activities (B)	(22.05)	36.89
Financing activities		
Pre-payment/Repayment of non-current borrowings	-	(38.87)
Repayment of current borrowings	-	(19.43)
Payment of interim dividend	0.00	(12.28)
Finance costs	-	(2.32)
Net cash flows used in financing activities (C)	0.00	(72.90)
Net decrease in cash and cash equivalents (A+B+C)	(1.27)	(6.10)
Cash and Cash Equivalent at the beginning	2.25	8.35
Cash and cash equivalents at the end	0.98	2.25

TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098
STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

Notes:-

- 1) The audited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter and year ended 31 March 2026 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 (as amended) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The audited standalone financial results for the quarter and year ended 31 March 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 14 May 2026. The Statutory Auditors have conducted audit of these results pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The Statutory Auditors have issued an unmodified audit opinion on the aforesaid standalone financial results.
- 3) The figures for the quarter ended 31 March 2026 and 31 March 2025 represent the balancing figures between audited figures in respect of the full financial year and unaudited published year to date figures up to nine months of the respective financial year which were subjected to limited review by statutory auditors.
- 4) **For the quarter ended 31 March 2026, following material events have taken place:-**
 - (i) During the quarter ended 31st March 2026, the Company entered into a Memorandum of Understanding ("MOU") with Allcargo Terminals Limited ("ATL") in relation to the proposed development of a Private Freight Terminal at Farukhnagar through Allcargo Inland Park Private Limited ("AIPPL"), a wholly owned subsidiary of the Company. Pursuant to the MOU, the Company has received a deposit of Rs. 5 crore from ATL during the quarter in accordance with the terms of the MOU.
 - (ii) During the year ended 31st March 2026, the Company recognised impairment aggregating to Rs. 8.59 crore in the standalone financial statements towards its investments and loans relating to four subsidiaries, based on management's assessment of recoverability and underlying financial performance indicators of the respective subsidiaries. The aforesaid impairment has no impact on the consolidated financial statements, as the underlying losses of the respective subsidiaries had already been considered in the consolidated financial statements in earlier periods.
 - (iii) During the year ended 31st March 2025, the Income Tax Authorities conducted a search under Section 132 of the Income-tax Act, 1961 at the premises of the Company and the residence of one of the key management personnel. Necessary disclosures in this regard were made to the stock exchanges on 12th February 2025. Pursuant to the search proceedings, the Company received notice under Section 158BC of the Income-tax Act, 1961 for filing of return for the block period from 1st April 2018 to 5th April 2025. The Company filed the return in response to the said notice without revising the income assessed in earlier assessments. Subsequently, the Company received notice under Section 142(1) of the Income-tax Act, 1961 for the aforesaid block period and filed responses thereto. The Assessing Officer passed the block assessment order on 28th April 2026 raising a demand of Rs.3.12 lakhs. The aforesaid amount had already been provided under "Tax of Earlier Year Adjustments" and was paid on 8th May 2026. Further, the block assessment proceedings pertaining to one of the key management personnel were concluded vide order dated 15th April 2026 without any additions or disallowances. The Department has further issued a notice under Section 158BFA(2) of the Income-tax Act, 1961, initiating penalty proceedings, and the Company shall submit its response within the prescribed time.

5) **Exceptional item includes the following:-**

(Rs.in Crores, unless otherwise stated)

Particulars	Quarter ended			Year ended	
	31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
(A) Continuing operations					
Cost incurred towards conversion closing milestone [refer note 5 (a)].	-	-	(2.35)	-	(2.35)
Profit arising on compulsory acquisition of Chennai land by NHAI [refer note 5 (b)]	-	1.75	-	1.75	-
Total (A)	-	1.75	(2.35)	1.75	(2.35)
(B) Discontinued operations					
Expense incurred towards contractual obligation [refer note 5 (c)].	0.13	-	-	(2.42)	-
Total (B)	0.13	-	-	(2.42)	-
Exceptional items from continuing and discontinued operations (A) + (B)	0.13	1.75	(2.35)	(0.67)	(2.35)

- 5(a) In the previous year, the Company incurred Rs. 2.35 Crores as cost towards fulfilling milestones in relation to Securities Subscription and Purchase Agreement ("SSPA") executed for dilution of its equity stake in specified companies.
- 5(b) Exceptional item includes Rs.1.75 crores compensation received towards compulsory acquisition of land in Chennai by the National Highways Authority of India (NHAI). The said property had been transferred from Allcargo Logistics Limited to Transindia Real Estate Limited pursuant to the demerger order of the Hon'ble National Company Law Tribunal (NCLT).
- 5(c) Exceptional item includes expense amounting to Rs 2.42 Crores incurred towards contractual obligation pertaining to demerged undertaking pursuant to NCLT demerger order.
- 6) The Board of directors of the Company at its meeting held on 07 August 2025 has considered and approved the merger of Madanahatti Logistics and Industrial Parks Private Limited (Wholly Owned Subsidiary of the Company) with Transindia Real Estate Limited. The next date of hearing is scheduled on 2nd June 2026.
- 7) The Company entered into Share Purchase Agreements for the acquisition of 100% of the equity share capital of the following companies (collectively referred to as the "Target Companies"). Pursuant to completion of the respective share transfers, the Target Companies became wholly owned subsidiaries of the Company on the dates mentioned below:
 - 1.Panchghara Landscape Private Limited with effective date April 28, 2026
 - 2.Panchghara Logistics Parks Private Limited with effective date May 02, 2026
 - 3.Dighanta Landscape Private Limited with effective date May 06, 2026
- 8) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 9) The standalone financial results of the Company are available on the Company's website.

Transindia Real Estate Limited
CIN No:L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
DIN:00495015
Date: May 14, 2026
Place: Mumbai

C C Dangi & Associates

Chartered Accountants

Independent Auditors' Report on the Quarterly and Year to Date Consolidated Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

To
The Board of Directors of
Transindia Real Estate Limited

Report on the Audit of the Consolidated Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date consolidated financial results of Transindia Real Estate Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), for the quarter ended 31 March 2026 and for the year ended 31 March 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of such auditors on separate audited financial statements of the subsidiaries, the Statement:

a) Includes the results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	Transindia Real Estate Limited	Holding Company
2.	AGL Warehousing Private Limited	Subsidiary Company
3.	Allcargo Inland Park Private Limited	Subsidiary Company
4.	Avvashya Inland Park Private Limited	Subsidiary Company
5.	Avvashya Projects Private Limited	Subsidiary Company
6.	Allcargo Group Services Private Limited (Formerly Allcargo Warehousing Management Pvt Ltd)	Subsidiary Company
7.	Bhiwandi Multimodal Private Limited	Subsidiary Company
8.	Dankuni Industrial Parks Private Limited	Subsidiary Company
9.	Hoskote Warehousing Private Limited	Subsidiary Company
10.	Jhajjar Warehousing Private Limited	Subsidiary Company
11.	Koprolu Warehousing Private Limited	Subsidiary Company
12.	Marasandra Logistics and Industrial Parks Private Ltd	Subsidiary Company
13.	Madanahatti Logistics and Industrial Parks Pvt Ltd	Subsidiary Company
14.	Transindia Freight Services Private Limited	Subsidiary Company

- b) are presented in accordance with the requirements of the Listing Regulations in this regard; and
- c) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit/(loss) and other comprehensive income and other financial information of the Group for the quarter ended 31 March 2026 and for the year ended 31 March 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013, as amended (the “Act”). Our responsibilities under those Standards are further described in the “Auditors’ Responsibilities for the Audit of the Consolidated Financial Results” section of our report. We are independent of the Group, in accordance with the ‘Code of Ethics’ issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our Audit of the Consolidated Financial Results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other Auditors in terms of their reports referred to in “Other Matter” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management’s Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company’s Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of their respective Companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the Companies included in the Group are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of their respective companies.

Auditors' Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are

based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results / financial information of the entities within the Group of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the statement of which we are the independent auditors. For the other entities included in the Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the Independent Auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the Master Circular issued by Securities Exchange Board of India under Regulations 33(8) of the Listing Regulations, to the extent applicable.

Other Matter

The accompanying Statement includes the audited financial statements and other financial information, in respect of;

- Two subsidiaries, whose financial statements include total assets of Rs. 381.73 Crore as at 31 March 2026, total revenue of Rs. 5.04 Crore and Rs. 18.88 Crore, total net profit/ (loss) after tax of Rs. 0.04 Crore and Rs. 0.66 Crore, total comprehensive income of Rs. 0.04 Crore and Rs. 0.66 Crore for the quarter and the year ended on that date respectively and net cash inflow/ (outflow) amounting to Rs. (0.13) Crore, for the year ended 31 March 2026 as considered in the Statement which have been audited by its respective independent auditors.

These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of such auditors and the procedures performed by us as stated in the paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of such auditors.

The Statement includes the results for the quarter ended 31 March 2026 being the balancing figure between the audited figures in respect of the full financial year ended 31 March 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For C.C. Dangi & Associates

Chartered Accountants

ICAI Firm Registration. Number: 102105W

Ashish C. Dangi

Partner

Membership No.: 122926

UDIN: 26122926BAGLQV6388

Place: Mumbai

Date: 14th May, 2026

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026
 (Rs in Crore, unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Year ended	
		31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
		(Audited) (Refer Note 3)	(Unaudited)	(Audited) (Refer Note 3)	(Audited)	(Audited)
	Continuing Operations:					
1	Income					
(a)	Income from operations	21.58	21.06	20.02	83.75	81.74
(b)	Other income	3.54	4.79	8.14	19.85	27.17
	Total income	25.12	25.85	28.16	103.60	108.91
2	Expenses					
(a)	Operating expenses	1.61	1.45	1.55	6.05	7.92
(b)	Employee benefits expense	4.61	3.73	3.59	16.03	15.37
(c)	Finance cost	0.41	0.40	0.31	1.50	3.37
(d)	Depreciation and amortisation expense	4.31	4.42	4.45	17.48	16.98
(e)	Other expenses	2.79	5.54	11.46	16.04	22.96
	Total expenses	13.73	15.54	21.36	57.10	66.61
3	Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)	11.39	10.31	6.80	46.50	42.30
4	Share of profit from associates and joint ventures	-	-	-	-	-
5	Profit before tax and exceptional item (3 + 4)	11.39	10.31	6.80	46.50	42.30
6	Exceptional items (refer note 7)	-	2.89	32.12	2.89	32.12
7	Profit before tax and after exceptional item (5 + 6)	11.39	13.20	38.92	49.39	74.42
8	Tax expense					
(a)	Current tax	1.66	2.90	6.81	8.47	17.01
(b)	Deferred tax charge/(credit)	(1.50)	1.70	(0.40)	2.29	4.31
(c)	Tax adjustment pertaining to previous years	1.50	(2.25)	(0.02)	(0.75)	0.47
	Total Tax Expense	1.66	2.34	6.39	10.01	21.79
9	Profit after tax for period/year from continuing operations (7 - 8)	9.73	10.86	32.53	39.38	52.63
10	Discontinued Operation (refer note 7):					
	Profit before tax and exceptional item	-	-	-	-	-
11	Exceptional item (refer note 7)	0.13	-	-	(2.42)	-
12	Profit before tax and after exceptional item (10 + 11)	0.13	-	-	(2.42)	-
13	Tax Income/(expense) on discontinued operations	-	-	-	-	-
14	Profit after tax for the period/year from discontinued operations (12 + 13)	0.13	-	-	(2.42)	-
15	Profit after tax for the period/year from continuing and discontinued operations (9 + 14)	9.86	10.86	32.53	36.96	52.63
16	Other Comprehensive Income/(Expense)					
(a)	Items that will not be reclassified to profit or loss (net of tax)	(0.02)	0.03	(0.19)	(0.14)	(0.05)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-
	Other Comprehensive Income/(Expense)	(0.02)	0.03	(0.19)	(0.14)	(0.05)
17	Total comprehensive income (15 + 16)	9.84	10.89	32.34	36.81	52.57
18	Profit attributable to					
(a)	Owners of the Company	9.85	10.85	32.54	36.94	52.63
(b)	Non-controlling interest	0.00	0.01	(0.01)	0.01	0.00
19	Other Comprehensive Income/(Expense)					
(a)	Owners of the Company	(0.02)	0.03	(0.19)	(0.14)	(0.05)
(b)	Non-controlling interest	-	-	-	-	-
20	Total Comprehensive Income					
(a)	Owners of the Company	9.84	10.88	32.35	36.80	52.57
(b)	Non-controlling interest	0.00	0.01	(0.01)	0.01	0.00
21	Paid-up equity share capital (Face value of Rs. 2 each)	49.14	49.14	49.14	49.14	49.14
22	Other Equity				1,230.12	1,193.32
23	Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):					
(a)	Basic	0.40	0.44	1.32	1.50	2.14
(b)	Diluted	0.40	0.44	1.32	1.50	2.14
24	Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):					
(a)	Basic	0.40	0.44	1.32	1.60	2.14
(b)	Diluted	0.40	0.44	1.32	1.60	2.14
25	Earnings Per Share for discontinued operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):					
(a)	Basic	0.00	-	-	(0.10)	-
(b)	Diluted	0.00	-	-	(0.10)	-

TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

Audited Consolidated statement of Assets and Liabilities as at March 31, 2026

(Rs in Crore, unless otherwise stated)

Particulars	As at March 31, 2026	As at March 31, 2025
Assets		
Non-current assets		
Property, plant and equipment	8.43	9.48
Intangible assets	0.01	0.01
Investment property	809.95	834.01
Investment property under development	104.78	32.26
Financial assets		
Loans	0.04	0.00
Other financial assets	208.08	190.34
Deferred tax assets (net)	3.95	4.09
Income tax assets (net)	7.43	7.05
Other non-current assets	81.19	72.88
	1,223.86	1,150.13
Current assets		
Contract Assets	0.19	0.07
Financial assets		
Current Investments	138.54	121.24
Trade receivables	3.13	1.67
Cash and cash equivalents	1.41	44.23
Other bank balance	0.08	0.08
Loans	3.66	3.66
Other financial assets	0.01	0.01
Other current assets	2.09	4.51
	149.12	175.45
Total Assets	1,372.97	1,325.58
Equity and liabilities		
Equity		
Equity share capital	49.14	49.14
Other equity	1,230.12	1,193.32
Equity attributable to equity holders of the parent	1,279.26	1,242.46
Non-controlling interests	(0.13)	(0.14)
Total equity	1,279.13	1,242.32
Liabilities		
Non-current liabilities		
Financial liabilities		
Other financial liabilities	22.82	18.01
Deferred tax liabilities (net)	30.28	28.12
Other non-current liabilities	8.42	9.34
	61.53	55.47
Current liabilities		
Financial liabilities		
Trade payables:		
(i) Total outstanding dues to Micro enterprise and small enterprise	1.07	0.38
(ii) Total outstanding dues to other than Micro enterprise and small enterprise	0.85	3.65
Other payables	15.11	13.44
Other financial liabilities	9.76	5.95
Employee Benefit Obligations	1.12	1.00
Other current liabilities	4.14	3.38
Income tax liabilities (net)	0.25	-
	32.31	27.80
Total Equity and Liabilities	1,372.97	1,325.58

Audited Consolidated Statement of Cash Flows for the year ended March 31, 2026

(Rs in Crore, unless otherwise stated)

Particulars	31 March 2026	31 March 2025
Operating activities		
Profit before tax from continuing operations	49.39	74.42
Profit before tax from discontinued operations	(2.42)	-
Adjustments to reconcile profit before tax to net cash flow:		
Depreciation and amortisation expense	17.48	16.98
Bad debts written off	0.04	3.97
Fair Value loss on termination of rent agreement	0.19	1.55
Fair value loss on financial instruments	3.00	-
Fair value gain on financial instruments (net)	(3.49)	(3.49)
Impairment loss recognized under expected credit loss model	(3.91)	(5.32)
Liabilities no longer required written back	(0.03)	(0.05)
Finance costs	1.50	3.37
Finance income	(0.25)	(0.03)
Profit on sale of current investments (net)	(9.61)	(13.10)
Profit on sale of Investment Property (Exception Gain)	(1.14)	-
Profit on disposal of property, plant and equipment (net)	(1.56)	(36.07)
	49.20	42.24
Working capital adjustments:		
Decrease in trade receivables	2.41	14.61
Decrease in loans and advances and other current and non current financial assets	0.07	3.35
Decrease in inventories	-	0.02
(Increase)/Decrease in other current and non current assets and Contract Assets	(8.95)	34.10
Increase in trade payables, other current and non current liabilities and other current and non current financial liabilities	6.72	7.19
Increase/ (Decrease) in Provision for Employee Benefit Obligation	(0.02)	0.04
Increase in Trade and Other Payable	1.67	2.53
Cash generated from operating activities	51.10	104.08
Income tax paid (net of refunds)	(7.84)	(18.90)
Net cash flows from operating activities (A)	43.26	85.18
Investing activities		
Proceeds from sale of property, plant and equipment and Investment Property (including advances)	15.83	68.92
Purchase of property, plant and equipment and Investment Property (including movement in Investment Property Under Development and Capital Advances)	(75.26)	(180.93)
Purchase of current investments	(187.76)	(126.41)
Sale of current investments	178.72	443.68
Consideration received on sale of equipment business under slump sale arrangements	-	2.33
Consideration received on sale of controlling stake in subsidiaries and other companies under definitive documentation .	-	21.00
Paid towards acquisition of rights and interests in the in the target companies including Advances towards Shares Purchases and Capital Advances.	(17.85)	(188.52)
Interest income received	0.25	0.02
Inter-Corporate deposits received back	10.00	-
Inter-Corporate deposits given	(10.00)	-
Consideration paid towards acquiring the controlling stake in subsidiaries	-	(11.74)
Net cash flows generated from / (used in) investing activities (B)	(86.07)	28.35
Financing activities		
Cost of Increase in share capital	-	(4.42)
Repayment of non-current borrowings	(0.00)	(38.87)
Repayment of current borrowings	-	(20.62)
Dividend paid	(0.00)	(12.28)
Finance costs	-	(2.32)
Net cash flows (used in) in financing activities (C)	(0.00)	(78.51)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(42.82)	35.02
Add: Cash & cash equivalents on acquisition	-	0.04
Add: Cash & cash equivalents at the beginning	44.23	9.18
Cash and cash equivalents at the end	1.41	44.24

Consolidated Segmentwise revenue and results for the quarter and year ended March 31, 2026 and segmentwise assets and liabilities as at March 31, 2026:

Sr.No	Particulars	(Rs in Crores, unless otherwise stated)				
		Quarter ended			Year ended	
		31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
	(Audited) (Refer Note 3)	(Unaudited)	(Audited) (Refer Note 3)	(Audited)	(Audited)	
1	Segment revenue					
	From continuing operations:					
	a. Logistics Park	21.37	20.86	20.02	82.23	77.09
	b. Equipment Hiring (Non crane)	0.21	0.20	-	1.52	4.65
	Segment revenue from continuing operations:	21.58	21.06	20.02	83.75	81.74
	From discontinued operations:					
	a. Logistics Park	-	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-	-
	Net revenue from discontinued operations (refer note 7)	-	-	-	-	-
	Net revenue from continuing and discontinued operations	21.58	21.06	20.02	83.75	81.74
2	Segment results					
	a. Logistics Park	8.46	5.97	3.66	27.93	24.00
	b. Equipment Hiring (Non crane)	(0.19)	(0.05)	(4.69)	0.22	(5.50)
	Total	8.27	5.92	(1.03)	28.15	18.50
	Less: Finance costs	(0.41)	(0.40)	(0.31)	(1.50)	(3.37)
	Add: Other income	3.54	4.79	8.14	19.85	27.17
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	11.39	10.31	6.80	46.50	42.30
	Share of profit from associates and joint ventures	-	-	-	-	-
	Profit before tax and exceptional item from continuing operations	11.39	10.31	6.80	46.50	42.30
	Exceptional item (refer note 7)	-	2.89	32.12	2.89	32.12
	Profits before tax from continuing operations	11.39	13.20	38.92	49.39	74.42
	Add : Profits before tax from discontinued operations					
	a. Logistics Park	-	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-	-
	Less: exceptional items (refer note 7)	0.13	-	-	(2.42)	-
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	0.13	-	-	(2.42)	-
	Total Profit before tax from Continuing and discontinued operations	11.52	13.20	38.92	46.97	74.42
3	Segment assets					
	a. Logistics Park	1,360.71	1,344.48	1,307.24	1,360.71	1,307.24
	b. Equipment Hiring (Non crane)	8.31	12.98	14.25	8.31	14.25
	Total segment assets	1,369.02	1,357.46	1,321.49	1,369.02	1,321.49
4	Segment liabilities					
	a. Logistics Park	61.56	57.26	52.91	61.56	52.91
	b. Equipment Hiring (Non crane)	2.00	2.85	2.23	2.00	2.23
	Total segment liabilities	63.56	60.11	55.14	63.56	55.14

Segment revenue, results, assets and liabilities represent amounts identifiable to each of the operating segments.

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

Notes :

- 1) The audited consolidated financial results of Transindia Real Estate Limited ("the Holding Company ") and its subsidiaries ("together referred as the Group") for quarter and year ended March 31, 2026 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 (as amended) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The audited consolidated financial results for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 14, 2026. The Statutory Auditors have conducted audit of these results pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The Statutory Auditors have issued an unmodified Audit opinion on the aforesaid Consolidated Financials Results.
- 3) The figures for the quarter ended 31 March 2026 and 31 March 2025 represent the balancing figures between audited figures in respect of the full financial year and unaudited published year to date figures up to nine months of the respective financial year which were subjected to limited review by statutory auditor.
- 4) **For the quarter ended 31 March 2026, following material events have taken place:-**
 - (i) During the quarter ended 31st March 2026, the Holding Company entered into a Memorandum of Understanding ("MOU") with Allcargo Terminals Limited ("ATL") in relation to the proposed development of a Private Freight Terminal at Farukhnagar through Allcargo Inland Park Private Limited ("AIPPL"), a wholly owned subsidiary of the Holding Company. Pursuant to the MOU, the Holding Company has received a deposit of Rs.5 crore from ATL during the quarter in accordance with the terms of the MOU.
 - (ii) During the year ended 31st March 2025, the Income Tax Authorities conducted a search under Section 132 of the Income-tax Act, 1961 at the premises of the Holding Company and the residence of one of the key management personnel. Necessary disclosures in this regard were made to the stock exchanges on 12th February 2025. Pursuant to the search proceedings, the Company received notice under Section 158BC of the Income-tax Act, 1961 for filing of return for the block period from 1st April 2018 to 5th April 2025. The Company filed the return in response to the said notice without revising the income assessed in earlier assessments. Subsequently, the Company received notice under Section 142(1) of the Income-tax Act, 1961 for the aforesaid block period and filed responses thereto. The Assessing Officer passed the block assessment order on 28th April 2026 raising a demand of Rs.3.12 lakhs. The aforesaid amount had already been provided under "Tax of Earlier Year Adjustments" and was paid on 8th May 2026. Further, the block assessment proceedings pertaining to one of the key management personnel were concluded vide order dated 15th April 2026 without any additions or disallowances. The Department has further issued a notice under Section 158BFA(2) of the Income-tax Act, 1961, initiating penalty proceedings, and the Company shall submit its response within the prescribed time.
- 5) In the previous year, Madanhatti Logistics and Industrial Parks Private Limited' (Wholly owned subsidiary of Transindia Real Estate Limited) had sold investment property (Land, building and other appurtenance) situated at Shoolagiri Taluka , Krishnagiri District, Tamil Nadu for a total consideration of Rs. 67.76 Crore pursuant to the approval of Board of Directors of Transindia Real Estate Limited ('the Holding Company') through a circular resolution dated 21 February 2025 (In principle Board approval was taken on 30 January 2025). The subsidiary Company had executed final Sales Deed in this regard with Caterpillar India Private Limited (hereinafter referred to as 'buyer') and the said transaction was concluded.
- 6) The Board of Directors of Avvashya Inland Park Private Limited, a wholly owned subsidiary of Transindia Real Estate Limited, had approved the sale of an investment property comprising land situated at Village Kandhroli Tarfe, Vankhal, and Wavandhal, Taluka Khalapur, District Raigad, Maharashtra, for a total consideration of Rs. 14.07 Crore. During the previous quarter the subsidiary company had executed a Sale Deed dated 12th November 2025 and 01st December, 2025 , the group recognised gain of Rs 1.14 Crore which is shown as Exceptional Item.
- 7) Exceptional Items includes the following:-

(Rs in Crore, unless otherwise stated)

Particulars	Quarter ended			Year ended	
	31-Mar-26	31-Dec-25	31-Mar-25	31-Mar-26	31-Mar-25
(A) Continuing operations					
Cost incurred towards conversion closing milestone. (refer note 8).	-	-	(2.35)	-	(2.35)
Profit arising on compulsory acquisition of Chennai Land by NHA [refer note 9].	-	1.75	-	1.75	-
Gain on Sale of Investment Property [refer note 6]	-	1.14	-	1.14	-
Gain on sale of Investment Property (refer note 5)	-	-	34.47	-	34.47
Total (A)	-	2.89	32.12	2.89	32.12
(B) Discontinued operations					
Expense incurred towards contractual obligation [refer note 10].	0.13	-	-	(2.42)	-
Total (B)	0.13	-	-	(2.42)	-
Exceptional items from continuing and discontinued operations (A) + (B)	0.13	2.89	32.12	0.47	32.12

- 8) In the previous year, the Holding Company incurred Rs 2.35 Crore as cost towards fulfilling milestones in relation to Securities Subscription and Purchase Agreement ("SSPA") executed for dilution of its equity stake in specified companies.

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

- 9) Exceptional item includes Rs 1.75 Crore compensation received towards compulsory acquisition of land in Chennai by the National Highways Authority of India (NHA). The said property had been transferred from Allcargo Logistics Limited to Transindia Real Estate Limited pursuant to the demerger order of the Hon'ble National Company Law Tribunal (NCLT).
- 10) Exceptional item includes expense amounting to Rs 2.42 Crore incurred towards contractual obligation pertaining to demerged undertaking pursuant to NCLT demerger order.
- 11) The Board of directors of the Holding Company at its meeting held on 07 August 2025 has considered and approved the merger of Madanahatti Logistics and Industrial Parks Private Limited (Wholly Owned Subsidiary of the Holding Company) with Transindia Real Estate Limited. The next date of hearing is scheduled on 2nd June 2026.
- 12) The Holding Company entered into Share Purchase Agreements for the acquisition of 100% of the equity share capital of the following companies (collectively referred to as the "Target Companies"). Pursuant to completion of the respective share transfers, the Target Companies became wholly owned subsidiaries of the Company on the dates mentioned below:
 - 1.Panchghara Landscape Private Limited with effective date April 28, 2026
 - 2.Panchghara Logistics Parks Private Limited with effective date May 02, 2026
 - 3.Dighanta Landscape Private Limited with effective date May 06, 2026
- 13) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 14) The consolidated financial results of the Group are available on the Company's website.

For and on behalf of Board of Directors of Transindia Real Estate Limited
CIN : L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
DIN:00495015
Date: May 14, 2026
Place: Mumbai

May 14, 2026

To, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001 BSE Scrip Code: 543955	To, National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 NSE Symbol: TREL
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Dear Sir/Madam,

Sub.: Declaration of unmodified opinion pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), we wish to inform that M/s. C. C. Dangi & Associates, Chartered Accountants, (FRN:102105W), Statutory Auditors of the Company, have issued the Audit Report with unmodified opinion on Audited (Standalone and Consolidated) Financial Results of the Company for the financial year ended March 31, 2026.

Kindly take the same on your records.

Thanking you.

Yours Faithfully,
For **Transindia Real Estate Limited**

Nilesh Mishra
Chief Financial Officer

Annexure-B

Sr. No.	Particulars	Details
1.	Name of the Target Company	Comptech Solutions Private Limited (“CSPL”)
2.	Details of the Target Company	CSPL owns a commercial property situated at Gurugram, Haryana, which has been leased for the purpose of establishing and operating data processing centres, computer training institutions and consultancy services, along with developing, trading and managing computer software, systems and applications and also dealing in computer hardware, components and related equipment, including their manufacture, service and allied activities.
3.	Whether the acquisition would fall within related party transaction(s)	Yes, the transaction falls within Related Party Transaction(s).
4.	Whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms-length”	Yes, the promoter/ promoter group/ group companies have interest in the entity being acquired. The Related Party Relationship arises mainly due to common promoter control. The Company has obtained an independent valuation report, and the transaction will be undertaken on an arm’s length basis.
5.	Industry to which the entities being acquired belongs	As mentioned under Sr. No. 2.
6.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	The proposed acquisition is considered a strategically beneficial investment for the Company, as the underlying asset in CSPL is a prime commercial property with significant leasing potential for the Company. The Company expects to generate stable rental income thereby ensuring steady returns, long-term value creation and improve profitability.
7.	Brief details of any governmental or regulatory approvals required for the acquisition	Not Applicable
8.	Indicative time period for completion of the acquisition	Within 6 months
9.	Nature of consideration - whether cash consideration or share swap and details of the same	Cash Consideration
10.	Cost of acquisition and/or the price at which the shares are acquired	Approx. ₹24 cr. in accordance with the valuation report.
11.	Percentage of shareholding / control acquired and / or number of shares acquired	Acquisition of 7,00,000 (Seven Lakh) Class A Equity Shares representing 48.28% of the shareholding and 100% voting rights in the Target Company
12.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which	Business: As provided under Sr. No.2 Date of Incorporation: 25/04/1996 Country of Incorporation and Presence - India

TRANSINDIA REAL ESTATE LIMITED

	the acquired entity has presence and any other significant information (in brief)	Last 3 years Turnover (₹ in lakhs): 2025-26: 236.97 2024-25: 235.69 2023-24: 212.21
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TRANSINDIA REAL ESTATE LIMITED

Annexure-C

Sr. No.	Particulars	Description
1.	Reason for change - re-appointment	Re-appointment of Mr. Yogesh Singh as an Internal Auditor of the Company.
2.	Date of appointment and term of appointment	<u>Date of re-appointment:</u> May 14, 2026 <u>Term of re-appointment:</u> To conduct Internal Audit of the Company for the F.Y. 2026-27.
3.	Brief profile	Mr. Yogesh Singh is associated with Allcargo Group and is a highly experienced Senior Internal Auditor and Risk Management Executive with 18 years of expertise in the fields of Internal Auditing, Internal Financial Controls (IFC) and Continuous Control Monitoring. Adept in providing and ensuring robust control systems and driving continuous improvements. He is a professional with a deep understanding of risk management, compliance and governance processes across various industries like logistics, pharma, insurance including global operations. He is known for a strong track record in delivering effective audit solutions and influencing change to improve operational efficiency and mitigate risk within complex organizational environments. By qualification Mr. Singh is Company Secretary, Chartered Accountant (Inter) and M.com.
4.	Disclosure of Relationships between Directors (in case of appointment of a director)	Not applicable

Sr. No.	Description	Particulars																												
1.	Name of the entity(ies) forming part of the amalgamation/merger, details in brief such as, size, turnover etc.	<p>Merger of Avvashya Inland Park Private Limited, Dankuni Industrial Parks Private Limited, Avvashya Projects Private Limited, Bhiwandi Multimodal Private Limited, Hoskote Warehousing Private Limited, wholly owned subsidiaries (“Transferor Companies”) with Transindia Real Estate Limited, the Holding Company (“Transferee Company”).</p> <p>Details as on March 31, 2026, are mentioned below:</p> <table border="1"> <thead> <tr> <th>Name of the Entity</th> <th>Paid-up Capital (in ₹)</th> <th>Net worth (₹ in lakhs)</th> <th>Turnover (₹ in lakhs)</th> </tr> </thead> <tbody> <tr> <td>Avvashya Inland Park Private Limited</td> <td>18,10,00,000</td> <td>1,285.56</td> <td>Nil</td> </tr> <tr> <td>Avvashya Projects Private Limited</td> <td>20</td> <td>(162.76)</td> <td>Nil</td> </tr> <tr> <td>Dankuni Industrial Parks Private Limited</td> <td>20</td> <td>(12.63)</td> <td>Nil</td> </tr> <tr> <td>Hoskote Warehousing Private Limited</td> <td>20</td> <td>(26.73)</td> <td>Nil</td> </tr> <tr> <td>Bhiwandi Multimodal Private Limited</td> <td>20</td> <td>(132.95)</td> <td>Nil</td> </tr> <tr> <td>Transindia Real Estate Limited</td> <td>49,13,91,048</td> <td>1,29,601.17</td> <td>4,696.87</td> </tr> </tbody> </table>	Name of the Entity	Paid-up Capital (in ₹)	Net worth (₹ in lakhs)	Turnover (₹ in lakhs)	Avvashya Inland Park Private Limited	18,10,00,000	1,285.56	Nil	Avvashya Projects Private Limited	20	(162.76)	Nil	Dankuni Industrial Parks Private Limited	20	(12.63)	Nil	Hoskote Warehousing Private Limited	20	(26.73)	Nil	Bhiwandi Multimodal Private Limited	20	(132.95)	Nil	Transindia Real Estate Limited	49,13,91,048	1,29,601.17	4,696.87
Name of the Entity	Paid-up Capital (in ₹)	Net worth (₹ in lakhs)	Turnover (₹ in lakhs)																											
Avvashya Inland Park Private Limited	18,10,00,000	1,285.56	Nil																											
Avvashya Projects Private Limited	20	(162.76)	Nil																											
Dankuni Industrial Parks Private Limited	20	(12.63)	Nil																											
Hoskote Warehousing Private Limited	20	(26.73)	Nil																											
Bhiwandi Multimodal Private Limited	20	(132.95)	Nil																											
Transindia Real Estate Limited	49,13,91,048	1,29,601.17	4,696.87																											
2.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	<p>Yes, the transaction would fall within Related Party Transactions as the transaction is between the Holding Company and its Wholly Owned Subsidiaries. However, the compliance requirements under Regulation 23(5)(b) of SEBI Listing Regulations are exempted.</p> <p>Further, the Ministry of Corporate Affairs, vide General Circular No. 30/2014 dated July 17, 2014, has clarified that transactions arising out of compromises, arrangements and amalgamations, which are governed by specific provisions of the Companies Act, 2013, shall not attract the requirements of Section 188 of the said Act.</p> <p>Additionally, compliance with the SEBI Master Circular No. SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, is not applicable in the case of a merger between a Holding Company and its Wholly Owned Subsidiaries.</p>																												
3.	Area of business of the entities	<p>Transferor Companies The objects of the Transferor Companies as per the Memorandum of Association is to carry the business of storage, warehousing, transportation and handling of all kinds of cargo and other allied businesses.</p> <p>Transferee Company The Company is engaged in the business of construction of Logistics Parks, Industrial Parks, Warehouses and Real Estate and other allied businesses.</p>																												
4.	Rationale for the Scheme of Amalgamation in brief	<ul style="list-style-type: none"> Greater integration and greater financial strength and flexibility and maximize overall shareholders' value. Cost savings through optimization, rationalization, standardization, and simplification of various internal processes, coupled with greater efficiency in cash management and unfettered access to 																												

		<p>cash flows, enabling efficient deployment of funds towards growth opportunities and maximization of shareholders' value.</p> <ul style="list-style-type: none"> • Consolidation and improvement in the internal control systems and procedures, which will bring greater management and operational efficiency due to integration of various similar functions being carried out by the entities such as human resources, finance, legal, management etc. • Reduction in the multiplicity of legal and regulatory compliances required at present to be carried out by both the Transferor Company and the Transferee Company. • Enable unified accounting and auditing resulting in reduction in costs and time and efforts involved. • Simplification of group structure.
5.	In case of cash consideration - amount or otherwise share exchange ratio	<p>The entire share capital of the Transferor Companies is held by the Transferee Company. Upon the Scheme becoming effective, no share of the Companies shall be allotted in lieu or exchange of the holding of the Company in the Transferor Companies and accordingly, equity shares held in the Transferor Companies shall stand cancelled on the effective date without any further act/instrument or deed.</p> <p>Since the proposed merger will be between wholly owned subsidiary companies and the holding company, no consideration would be involved.</p>
6.	Brief details of change in shareholding pattern (if any) of the listed entity	<p>There will be no change in the shareholding pattern of the Company pursuant to the merger as no shares are being issued by the Company in connection with the Scheme.</p>

Annexure-E

Sr. No.	Particulars	Details
1.	Reason for change - Appointment	Appointment of Mr. Manish Kumar Sinha as Head - Real Estate designated as Senior Management Personnel as per Regulation 16(1)(d) of SEBI Listing Regulations.
2.	Date of appointment/ term of appointment	May 14, 2026
3.	Brief profile (in case of appointment)	<p>Mr. Manish Kumar Sinha is an accomplished real estate investment and development professional with nearly two decades of experience, he leads strategic growth at Embassy Developments, where they are spearheading the firm's expansion into the Mumbai Metropolitan Region (MMR). Expertise spans the full lifecycle of Real Estate Development, including high-value Joint Developments, complex PTC clubbing deals and large-scale land optimization across residential, SEZ and SCO asset classes.</p> <p>With a deep foundation in Private Equity, NBFC lending and Investment Banking, Mr. Sinha has a proven track record of delivering superior returns, having managed large funds and executed transactions ranging from distressed asset turnarounds to forward sales.</p> <p>His career includes significant tenures at Samsara Finance and Catalyst Samsara India Opportunities Fund, where he managed diverse portfolios across residential, hospitality, and IT sectors.</p> <p>He holds a PGDBM in Finance from Chetana Institute of Management and specialized certification in Real Estate Modelling from Terrapinn Financial, Hong Kong.</p>
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable.