TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

Regd. Off.: 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

November 04, 2026

To,
The Manager
Listing Compliance Department
BSE Limited P.J. Towers, Dalal Street,
Mumbai- 400 001.

Company Code: 512157

Dear Sir/Madam,

Subject: Outcome of Board Meeting and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to **Regulation 33 and Regulation 30** read with Schedule III of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015, we are pleased to inform you that the Board of Directors of Terraform Realstate Limited ("the Company"), at its meeting held on November 04, 2026 commenced at **11:00 A.M.** and concluded at **01:30 P.M**. **inter-alia considered the following matters and took the requisite decisions thereon:**

1. Approved Un-audited Financial Results of the Company for the Quarter and Half Year Ended September 30, 2026. (Copies enclosed herewith).

2. Took note of Limited Review Report of the Statutory Auditors of the Company for the said period; (Copy of Limited Review Report enclosed herewith).

We request you to take the above information on record.

Thanking You,

Yours faithfully,

FOR TERRAFORM REALSTATE LIMITED

KETAN MAFATLAL TRIVEDI

Digitally signed by KETAN MAFATLAL TRIVEDI
DN: cn=KETAN MAFATLAL TRIVEDI, c=IN, l=THANE, st=MAHARASHTRA, o=Personal, email=KETANTRIVEDI@TERRAFORMREALTY.COM, serialNumber=47c9e658d0b4bc5682656a3a893df0c6467e46558653bedb1d9bb7649c26b7c3c
Date: 2026.11.04 13:36:57 +05'30'

Mr. Ketan Trivedi
Company Secretary and Compliance Officer
Membership Number- A30695

Encl: As above

TERRAFORM REALSTATE LIMITED
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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2026

(Amt in Lakhs. Except EPS)

	Particulars	Figures for the Quarter ended on			Figures for the Half- Year ended on		Figures for the year ended on
		30-09-2026 Unaudited	30-06-2026 Unaudited	30-09-2025 Unaudited	30-09-2026 Unaudited	30-09-2025 Unaudited	31-03-2026 Audited
	Income						
1	Revenue From Operations	-	-	-	-	-	-
2	Other Income	0.44		0.00	0.44	0.01	23.48
3	**Total Income**	0.44	-	0.00	0.44	0.01	23.48
4	**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	1.39	1.88	1.25	3.27	2.53	11.25
	Total Expenses	1.39	1.88	1.25	3.27	2.53	11.25
5	**Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4)**	(0.95)	(1.88)	(1.24)	(2.83)	(2.52)	12.23
6	Exceptional Items	-	-	-	-	-	-
7	**Profit / (Loss) before extraordinary items and tax (5-6)**	(0.95)	(1.88)	(1.24)	(2.83)	(2.52)	12.23
8	Extraordinary items	-	-	-	-	-	-
9	**Profit / (Loss) before tax**	(0.95)	(1.88)	(1.24)	(2.83)	(2.52)	12.23
10	Tax Expense						
	a) Current Tax	-	-	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-	-	-
	c) Deferred Tax	0.35	0.47	0.31	0.82	(0.42)	(3.01)
11	**Profit / (Loss) for the Period from continuing operation (9-10)**	(0.60)	(1.40)	(0.93)	(2.01)	(2.94)	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)**	(0.60)	(1.40)	(0.93)	(2.01)	(2.94)	9.23
16	**Other Comprehensive Income (OCI)**	-	-	-			-
17	**Total Comprehensive income for the period (15+16)**	(0.60)	(1.40)	(0.93)	(2.01)	(2.94)	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)**	(0.60)	(1.40)	(0.93)	(2.01)	(2.94)	9.23
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	-	-	-	-	-	0.04
24.i	**Earnings per Share (Before Extraordinary items)**						
	(of Rs. Nil each) (Not Annualised):						
	(a) Basic	(0.12)	(0.28)	(0.19)	(0.40)	(0.59)	1.85
	(b) Diluted						
24.ii	**Earnings per Share (After Extraordinary items)**						
	(of Rs. Nil each) (Not Annualised)						
	(a) Basic	(0.12)	(0.28)	(0.19)	(0.40)	(0.59)	1.85
	(b) Diluted						

1. The above results for the quarter and half year ended 30th September 2026 were reviewed and recommended by the Audit Committee and approved by the Board of Directors in their meeting held on November 04, 2026 and are subject to "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.

For TERRAFORM REALSTATE LIMITED

Terraform Realstate Ltd. Mumbai

UDAY MOTA
Managing Director
DIN No. 08635338

DATE : 04th November, 2026
PLACE : Mumbai

TERRAFORM REALSTATE LIMITED

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Unaudited Statement of Assets and Liabilities as at 30th September 2026

	Particulars	As at 30.09.2026 (Un- Audited) (Amount in Lakh)	As at 31.03.2026 (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	-	50.57
	ii) Loans	-	-
	iii) Other financial assets	-	-
(e)	Deferred tax Assets	7.70	6.88
(f)	Other Non Current Assets	-	-
	Total Non-Current Assets	**7.70**	**57.44**
2	**Current Assets**		
(a)	Inventories	-	-
(b)	Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	-	-
	(iii) Cash and Cash Equivalents	0.29	0.27
	(iv) Other Bank Balances		
	(v) Loans and Advances	-	-
	(vi) Other Financial Assets		
(c)	Other Current Assets	49.76	2.03
	Total Current Assets	**50.05**	**2.30**
	TOTAL ASSETS	**57.75**	**59.74**
B	**EQUITY AND LIABILITIES**		
1	**Equity**		
(a)	Equity Share Capital	50.00	50.00
(b)	Other Equity		
	(i) Retained Earings	-	-
	(ii) Reserves and surplus	(1.96)	0.04
	(ii) Other reserves	-	-
	Total Shareholders Funds	**48.04**	**50.04**
2	**Liabilities**		
1	**Non-Current Liabilities**		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	-	-
	(iii) Other financial liabilities	-	-
	(b) Deferred Tax Liabilities	-	-
	(c) other Non-Current Liabilities	-	-
	Total Non-Current Liabilities	-	-
2	**Current Liabilities**		
(a)	Financial Liabilities		
	(i) Borrowings	9.50	9.50
	(ii) Trade Payables	0.02	0.04
	(iii) other Financial Liabilities	0.19	0.15
(b)	Other Current Liabilities	0.01	0.01
(c)	Provisions	-	-
	Total Current Liabilities	**9.71**	**9.70**
	Total Equity and Liabilities	**57.75**	**59.74**

For TERRAFORM REALSTATE LIMITED

Terraform Realstate Ltd. Mumbai

UDAY MOTA
Managing Director
DIN No. 08635338

DATE : 04th November, 2026
PLACE : Mumbai

TERRAFORM REALSTATE LIMITED

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Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.

Un-Audited Statement of Cash Flow for the period ended September 30, 2026

Particulars	As at 30.09.2026 (Un- Audited) (Amount in Lakh)	As at 30.09.2025 (Un- Audited) (Amount in Lakh)
A Cash flow from operating activities :		
Profit before tax	(2.83)	(2.52)
Adjustments for:		
Interest received	-	(0.01)
Share of (profit)/Loss from partnership firm	(0.44)	-
Operating profit before working capital changes	**(3.27)**	**(2.53)**
Adjustments for:		
Decrease/(increase) in non-current Investments	50.57	5.52
Decrease/(increase) in non-current financial assets	-	-
Decrease/(increase) in current financial assets	-	(0.01)
Decrease/(increase) in other current assets	(47.72)	(2.36)
Decrease/(increase) in trade receivables	-	-
(Decrease)/Increase in trade payables	(0.02)	-
(Decrease)/Increase in current financial liabilities	0.04	(0.30)
(Decrease)/Increase in other current laibilites	(0.00)	(0.00)
	2.85	**2.85**
Cash generated from operating activities	**(0.42)**	**0.32**
Income Tax Paid (net)	-	-
Net cash generated from operating activities	**(0.42)**	**0.32**
B Cash flow from investing activities:		
Interest received	-	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	0.44	-
	0.44	**0.06**
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)	**0.02**	**0.38**
Cash and cash equivalents at the beginning of the year	0.27	0.10
Cash and cash equivalents at the end of the year	**0.29**	**0.48**

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 Standared (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

Terraform Realstate Ltd. Mumbai

UDAY MOTA
Managing Director
DIN No. 08635338

DATE : 04th November, 2026
PLACE : Mumbai

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 September 2026 and year to date results from 1st April 2026 to 30th September 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 the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains any material misstatement.

For, Ankit Goyanka and Associates
Chartered Accountant
ANKIT GOYANKA
Digitally signed by ANKIT GOYANKA
Date: 2026.11.04 13:14:52 +05'30'
Ankit Goyanka
(Proprietor)
Membership No- 142286
Firm Registration No -154590W
Place: Mumbai
Date: 04.11.2026
UDIN: 26142286ISMJTM4311