November 04, 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

Dear Sir/Madam,

Subject: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

We would like to inform you that the Board Meeting of the Company is being held today, i.e. on Wednesday, November 04, 2026. Pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**"SEBI Listing Regulations"**), the Board has considered and approved the following matters amongst others:

1) Un-audited (Standalone and Consolidated) Financial Results of the Company for the quarter and half year ended September 30, 2026, as recommended by Audit Committee, along with Limited Review Report of Auditors as required under Regulation 33(3) of SEBI Listing Regulations which is enclosed herewith as ***"Annexure-A".***

2) Noted the retirement of Mr. Jatin Chokshi (DIN: 00495015) from the position of Managing Director of the Company effective from the closure of business hours on December 31, 2026. Further, Mr. Chokshi will be taking up a new role within the Group w.e.f. January 01, 2027. A copy of the retirement letter dated November 04, 2026, is enclosed herewith as ***"Annexure-B"***.

3) Based on the recommendation of Nomination & Remuneration Committee, the Board has approved the appointment of Mr. Ravi Jakhar (DIN: 02188690) as an Additional Director in the category of Executive Director - Strategy w.e.f. November 04, 2026, until December 31, 2026 and thereafter as Managing Director of the Company, for a period of 3 (Three) consecutive years, from January 01, 2027 to December 31, 2029, subject to the approval of the Shareholders of the Company.

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. 2 and 3 are enclosed herewith as ***"Annexure-C"*** and ***"Annexure-D"*** respectively.

The meeting commenced at 04:05 p.m. (IST) and concluded at 07:15 p.m. (IST).

This intimation shall be uploaded on the Company's website at **www.transindia.co.in**.

Kindly take the same on your records.

Thanking you.

For **Transindia Real Estate Limited**

Khushboo Dinesh Mishra
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Date: 2026.11.04 21:47:00 +05'30'

Khushboo Mishra
Company Secretary & Compliance Officer

Encl. a/a

C C Dangi & Associates
Chartered Accountants

Independent Auditor's Review Report on Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

Review Report to
The Board of Directors
Transindia Real Estate Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for the quarter ended 30th September, 2026 and year to date from April 01, 2026 to September 30, 2026 ("the 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").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. 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.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ('Ind AS') specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For C.C. Dangi & Associates
Chartered Accountants
ICAI Firm Regn. No. 102105W

Ashish Chimanlal Dangi
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Date: 2026.11.04 21:43:37 +05'30'

Ashish C. Dangi
Partner
Membership No.: 122926
UDIN: 26122926DVGEWW4503
Place: Mumbai
Date: November 4, 2026

TRANSINDIA REAL ESTATE

TRANSINDIA REAL ESTATE LIMITED

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026

(Rs. in Lakhs)

	Particulars	Quarter ended			Six month ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Continuing Operations:						
1	**Income**						
(a)	Income from operations	1,194	1,187	1,121	2,381	2,364	4,697
(b)	Other income	733	988	1,205	1,721	1,967	3,559
	Total income	**1,927**	**2,175**	**2,326**	**4,102**	**4,331**	**8,256**
2	**Expenses**						
(a)	Operating expenses	31	37	44	68	84	180
(b)	Employee benefits expenses	354	313	424	667	769	1,603
(c)	Finance costs	87	20	16	107	31	69
(d)	Depreciation and amortisation expense	170	167	171	337	335	667
(e)	Other expenses	199	442	491	641	661	2,274
	Total expenses	**841**	**979**	**1,146**	**1,820**	**1,880**	**4,792**
3	**Profit before tax and exceptional items for the period / year from continuing operations (1-2)**	**1,086**	**1,196**	**1,180**	**2,282**	**2,451**	**3,464**
4	Exceptional items (refer note 4)	(11)	-	-	(11)	-	175
5	**Profit before tax (3+4)**	**1,075**	**1,196**	**1,180**	**2,271**	**2,451**	**3,639**
6	**Tax expense**						
(a)	- Current tax charge	238	166	265	405	389	794
(b)	- Taxes of earlier years	-	-	-	-	-	(105)
(c)	- Deferred tax charge/(credit)	43	(62)	46	(19)	173	204
	Total Tax Expense	**281**	**104**	**311**	**386**	**562**	**893**
7	**Profit after tax for the period / year from continuing operations (5-6)**	**794**	**1,092**	**870**	**1,885**	**1,889**	**2,746**
8	***Discontinued Operations:***						
	Profit before tax from discontinued operations	-	-	-	-	-	-
9	Exceptional items (refer note 4)	-	-	23	-	(254)	(242)
10	**Profit before tax after exceptional item (8+9)**	**-**	**-**	**23**	**-**	**(254)**	**(242)**
11	Tax Income/ (expense) on discontinued operations	-	-	-	-	-	-
12	**Profit after tax for the period/year from discontinued operations (10+11)**	**-**	**-**	**23**	**-**	**(254)**	**(242)**
13	**Profit after tax for the period/year from Continuing and discontinued operations (7+12)**	**794**	**1,092**	**893**	**1,885**	**1,635**	**2,504**
14	**Other comprehensive income / (expense)**						
	(i) Items that will not be reclassified to profit or loss	(24)	34	8	10	7	(14)
	(ii) Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Other comprehensive income / (expense) for the period/year	**(24)**	**34**	**8**	**10**	**7**	**(14)**
15	**Total comprehensive income (13+14)**	**770**	**1,126**	**901**	**1,895**	**1,642**	**2,490**
16	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914	4,914
17	Other Equity	**-**	**-**	**-**	**-**	**-**	1,24,687
18	**Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):**						
(a)	Basic	**0.32**	**0.44**	**0.37**	**0.77**	**0.67**	**1.02**
(b)	Diluted	**0.32**	**0.44**	**0.37**	**0.77**	**0.67**	**1.02**
19	**Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):**						
(a)	Basic	**0.32**	**0.44**	**0.36**	**0.77**	**0.77**	**1.12**
(b)	Diluted	**0.32**	**0.44**	**0.36**	**0.77**	**0.77**	**1.12**
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)**	**(0.10)**
(b)	Diluted	**-**	**-**	**0.01**	**-**	**(0.10)**	**(0.10)**

TRANSINDIA REAL ESTATE LIMITED

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026

Standalone Segmentwise revenue and results for the quarter and six months ended September 30, 2026 and segmentwise assets and liabilities as at September 30, 2026:-

(Rs. in Lakhs)

Sr.No	Particulars	Quarter ended			Six month ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Segment revenue**						
	Segment revenue from continuing operations						
	a. Logistics Park and commercial properties	1,173	1,166	1,084	2,339	2,254	4,545
	b. Equipment Hiring (Non crane)	21	21	37	42	110	152
	Net revenue from continuing operations	**1,194**	**1,187**	**1,121**	**2,381**	**2,364**	**4,697**
	Segment revenue from discontinued operations						
	c. Equipment Hiring (Crane)	-	-	-	-	-	-
	Net revenue from discontinued operations	**-**	**-**	**-**	**-**	**-**	**-**
	Net income from continuing and discontinued operations	**1,194**	**1,187**	**1,121**	**2,381**	**2,364**	**4,697**
2	**Segment results**						
	a. Logistics Park and commercial properties	442	231	(9)	672	469	(48)
	b. Equipment Hiring (Non crane)	(2)	(3)	0	(5)	46	22
	Less:Finance costs	(87)	(20)	(16)	(107)	(31)	(69)
	Add: Other income	733	988	1,205	1,721	1,967	3,559
	Profit before tax and exceptional items	**1,086**	**1,196**	**1,180**	**2,282**	**2,451**	**3,464**
	Add/(Less):Exceptional items [refer note 4]	(11)	**-**	**-**	(11)	-	175
	Total Profit before tax from Continuing operations	**1,075**	**1,196**	**1,180**	**2,271**	**2,451**	**3,639**
	Profit before tax from discontinued operations						
	c. Equipment Hiring (Crane)	-	-	-	-	-	-
	Add/(Less):Exceptional items [refer note 4]	-	-	23	-	(254)	(242)
	Total Profit before tax from Continuing and discontinued operations	**1,075**	**1,196**	**1,203**	**2,271**	**2,197**	**3,398**
3	**Segment assets**						
	a. Logistics Park and commercial properties	1,41,054	1,36,557	1,34,275	1,41,054	1,34,275	1,36,384
	b. Equipment Hiring (Non crane)	685	712	1,666	685	1,666	831
	Total segment assets from continuing operations	**1,41,739**	**1,37,269**	**1,35,941**	**1,41,739**	**1,35,941**	**1,37,214**
4	**Segment liabilities**						
	a. Logistics Park and commercial properties	7,157	3,488	3,844	7,157	3,844	4,428
	b. Equipment Hiring (Non crane)	119	132	389	119	389	200
	Total segment liabilities from continuing operations	**7,276**	**3,620**	**4,233**	**7,276**	**4,233**	**4,628**

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

TRANSINDIA REAL ESTATE

TRANSINDIA REAL ESTATE LIMITED
UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30,2026

(Rs. in Lakhs)

Particulars	As at September 30, 2026 Unaudited	As at March 31, 2026 Audited
Assets		
Non-current assets		
Property, plant and equipment	754	708
Investment property	22,372	22,594
Investment property under development	8,054	7,356
Other intangible assets	16	1
Investments in Associate, Joint ventures & subsidiaries	58,321	52,089
Investments	2,800	-
Financial assets		
Loans	17,514	18,342
Other financial assets	14,330	20,763
Income tax assets (net)	71	410
Other non-current assets	7,310	5,965
Total Non-current assets	**1,31,542**	**1,28,228**
Current assets		
Contract Assets	2	28
Financial assets		
Investments	8,502	7,889
Trade receivables	79	171
Cash and cash equivalents	531	98
Loans	366	366
Other financial assets	462	340
Other current assets	255	94
Total Current assets	**10,197**	**8,986**
Total Assets	**1,41,739**	**1,37,214**
Equity and liabilities		
Equity		
Equity share capital	4,914	4,914
Other equity	1,26,582	1,24,687
Total equity	**1,31,496**	**1,29,601**
Liabilities		
Non-current liabilities		
Financial liabilities		
Other financial liabilities	1,018	1,004
Deferred tax liabilities (net)	2,966	2,985
Other non-current liabilities	632	659
Total Non-current liabilities	**4,616**	**4,648**
Current liabilities		
Financial liabilities		
Borrowings	3,768	-
Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	38	106
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	65	73
Other payables	464	1,449
Other financial liabilities	976	975
Employee benefit obligation	106	112
Other current liabilities	210	250
Total Current liabilities	**5,627**	**2,965**
Total Equity and Liabilities	**1,41,739**	**1,37,214**

TRANSINDIA REAL ESTATE

TRANSINDIA REAL ESTATE LIMITED

STATEMENT OF UNAUDITED STANDALONE CASH FLOWS FOR THE SIX MONTHS ENDED SEPTEMBER 30, 2026

(Rs. in Lakhs)

Particulars	September 30, 2026	September 30, 2025
	Unaudited	Unaudited
Operating activities		
Profit before tax and after exceptional item - Continuing operations	2,271	2,451
Profit before tax and after exceptional item - Discontinued operations	-	(254)
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation expenses	337	335
Impairment gain recognised under expected credit loss model (net of recovery)	-	(279)
Bad debts written off	-	3
Sundry balances written off	-	2
Fair value (gain) on financial instruments through profit or loss	(51)	(43)
Fair value loss on financial instruments through profit or loss	232	192
Finance costs	107	31
Finance income	(1,157)	(911)
(Gain) on disposal of property, plant and equipment (net)	(4)	(41)
Expense incurred towards contractual obligation	-	277
Profit on sale of current investments (net)	(364)	(565)
Provision for diminuition in Long term investments (Impairment gain)	(26)	-
	1,345	**1,198**
Working capital adjustments:		
Decrease / (increase) in trade receivables	92	(89)
Increase in other current and non current assets	(1,271)	(264)
Decrease in financial current and non current assets	11,413	140
Decrease in other current and non current liabilities	(335)	(127)
Increase in financial current and non current liabilities	16	122
Increase in Provision for employee defined benefit liabilities	(6)	21
Decrease / (increase) in trade and other payables	(1,061)	114
Cash generated from operating activities	**10,192**	**1,115**
Income tax paid (net of refunds) (net)	(66)	(403)
Net cash flows from operating activities (A)	**10,126**	**712**
Investing activities		
Proceeds from sale of property, plant and equipment (including advance received towards sale of assets)	4	71
Purchase of Investment property, property, plant and equipment (including investment property under development and capital advances)	(906)	(5,158)
Purchase of intangible assets	(15)	0
Investments in Associate / Joint Venture	(106)	-
Investments in subsidiaries	(5,277)	
Investments in Non-Convertible Debentures	(3,100)	-
Redemption of Non-Convertible Debentures	300	-
Paid towards acquisition of rights and interests in target companies including advance towards shares Purchases.	(10,311)	(1,040)
Purchase of current investments	(15,433)	(3,388)
Sale of current investments	14,951	7,711
Interest income received	780	911
Interest income on NCD	143	
Loans and advances given to subsidiaries	(5,242)	(718)
Loans and advances received back from subsidiaries	10,750	765
Net cash flows generated (used in)/ from investing activities (B)	**(13,461)**	**(846)**
Financing activities		
Proceeds from Inter-Corporate Deposit	3,788	-
Repayment of Inter-Corporate Deposit	(20)	-
Finance costs	-	-
Net cash flows generate / (used) in financing activities (C)	**3,768**	**-**
Net (decrease) in cash and cash equivalents (A+B+C)	**433**	**(135)**
Cash and Cash Equivalent at the beginning of the year	98	225
Cash and cash equivalents at the end	**531**	**91**

TRANSINDIA REAL ESTATE

TRANSINDIA REAL ESTATE LIMITED

NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026

Notes:-

1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter and six months ended September 30, 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. During the quarter ended September 30, 2026, the Company has changed the unit of presentation of its financial results from ₹ crore to ₹ lakh, in accordance with the presentation requirements specified under Paragraph 5 of the General Instructions under Division II of Schedule III to the Companies Act, 2013. Accordingly, the figures for the current and comparative periods have been presented in ₹ lakh to ensure consistency and comparability. This change has no impact on the financial position or financial performance of the Company.

2) The unaudited standalone financial results for the quarter and six months ended September 30,2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 04, 2026. The Statutory Auditors have conducted a limited review 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. There are no qualifications in the report issued by the auditors.

3) For the previous year ended 31 March 2026 & previous quarter June 2026, following 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. 500 lakhs. from ATL during the quarter ended 31 March 2026 in accordance with the terms of the MOU.

(ii) During the year ended 31st March 2026, the Company recognised impairment aggregating to Rs. 859 lakhs 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. During the half yearly ended 30 September 2026, an impairment gain of Rs.26 lakhs. was recognized, resulting in a net impairment impact of Rs.833 lakhs.

The aforesaid impairment is limited to the standalone financial statements and has no impact on the consolidated financial statements.

(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 lakhs which has been 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.

Further the Company has received notice for penalty proceedings under section 158BF A(2) of the Income Tax Act, 1961, which is pending for adjudication.

4) **Exceptional item includes the following:-** ***(Rs.in Lakhs)***

Particulars	**Quarter ended**			**Six months ended**		**Year ended**
	30-Sep-26	**30-Jun-26**	**30-Sep-25**	**30-Sep-26**	**30-Sep-25**	**31-Mar-26**
(A) Continuing operations						
Expense incurred towards contractual obligation [refer note 4 (a)].	(11)	-	-	(11)		-
Profit arsing on compulsory acquisition of Chennai land by NHAI [refer note 4 (b)].	-	-	-	-	-	175
Total (A)	**(11)**	**-**	**-**	**(11)**	**-**	**175**
(B) Discontinued operations						
Expense incurred towards contractual obligation [refer note 4 (c)].	-	-	23	-	(254)	(242)
Total (B)	**-**	**-**	**23**	**-**	**(254)**	**(242)**
Exceptional items from continuing and discontinued operations (A) + (B)	**(11)**	**-**	**23**	**(11)**	**(254)**	**(67)**

4(a) The Company incurred Rs 11 lakh as cost towards fulfilling milestones in relation to securities subscription and purchase agreement ("SSPA") excecuted for dilution of its equity stake in specified companies.

4(b) Exceptional item includes Rs.175 lakhs 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).

4(c) Exceptional item includes expense amounting to Rs 242 lakhs incurred towards contractual obligation pertaining to demerged undertaking pursuant to NCLT demerger order.

5) 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. Subsequently, on 15 July 2026, the Company received directions from Hon'ble National Company Law Tribunal, Mumbai Bench, in relation to the proposed Scheme. Pursuant to the said directions, the Company has been exempted from convening and holding meetings of its Equity Shareholders and Unsecured Creditors. However, the Company has been directed to issue notices, along with the Scheme and other relevant documents, to the concerned regulatory authorities and stakeholders as stipulated in the NCLT order. The Management is undertaking the necessary actions to ensure compliances with the directions of the Hon'ble NCLT. The matter was scheduled for hearing on 3rd November 2026 but was not taken up as the case was not listed.

6) 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

7) Transindia Real Estate Limited (the "Company") has completed the 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. Rs. 2359 lakhs, representing 48.28% of the shareholding and 100% voting rights in CSPL, Consequently, CSPL has become a subsidiary of the Company with effect from July 09, 2026.

8) The Board approved merger on 14th May, 2026 Avvashya Inland Park Private Limited, Dankuni Industrial Parks Private Limited, Avvashya Projects Private Limited, Bhiwandi Multimodal Private Limited and Hoskote Warehousing Private Limited, Wholly Owned Subsidiaries, with Transindia Real Estate Limited. Scheme of Merger is pending to be filed with NCLT.

9) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.

10) The standalone financial results of the Company are available on the Company's website.

For Transindia Real Estate Limited
CIN No:L61200MH2021PLC372756

Jatin Jayantilal Chokshi
Digitally signed by Jatin Jayantilal Chokshi
Date: 2026.11.04 21:44:57 +05'30'

Jatin J Chokshi
Managing Director
DIN:00495015
Date: November 04, 2026
Place: Mumbai

C C Dangi & Associates
Chartered Accountants

Independent Auditor's Review Report on Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

Review Report to
The Board of Directors
Transindia Real Estate Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Transindia Real Estate Ltd (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended 30 September, 2026 and year to date from April 01, 2026 to September 30, 2026 ("the Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. 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.

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

4. The Statement 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.	Bhiwandi Multimodal Private Limited	Subsidiary Company
7.	Dankuni Industrial Parks Private Limited	Subsidiary Company
8.	Hoskote Warehousing Private Limited	Subsidiary Company
9.	Jhajjar Warehousing Private Limited	Subsidiary Company
10.	Koproli Warehousing Private Limited	Subsidiary Company
11.	Marasandra Logistics and Industrial Park Private Limited	Subsidiary Company
12.	Madanahatti Logistics and Industrial Parks Private Limited	Subsidiary Company
13.	Transindia Freight Services Private Limited	Subsidiary Company
14	Panchghara Landscape Private Limited	Subsidiary Company
15.	Panchghara Logistics Parks Private Limited	Subsidiary Company
16.	Dighanta Landscape Private Limited	Subsidiary Company
17.	Comptech Solutions Private Limited	Subsidiary Company
18.	Allcargo Group Services Private Limited (Formerly Allcargo Warehousing Management Private Limited)	Associate Company

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of 6 subsidiaries, whose unaudited interim financial results include (before intercompany elimination) total assets of Rs. 48,164 lakh as at September 30, 2026, total revenues of Rs. 590 lakh and Rs. 1,145 lakh, total net profit / (loss) after tax of Rs. (14) lakh and Rs. (27) lakh, total comprehensive income of Rs. (14) lakh and Rs. (27) lakh, for the quarter ended September 30, 2026 and the period ended on that date respectively and net cash inflows of Rs. 102 lakh for the period from April 01, 2026 to September 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the reports of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of 4 subsidiaries, whose interim financial results include (before intercompany elimination) total assets of Rs. 13 lakh as at September 30, 2026 and total revenues of Rs. Nil and Rs. Nil, total net profit /(loss) after tax of Rs. (7) lakh and Rs. (14) lakh, total comprehensive loss of Rs. (7) lakh and Rs. (14) lakh, for the quarter ended September 30, 2026 and the period ended on that date respectively and net cash outflows of Rs. 0.08 lakh for the period from April 01, 2026 to September 30, 2026. The unaudited interim financial results and other unaudited financial information of these subsidiaries have not been reviewed by any auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiaries is based solely on such unaudited interim financial results and other unaudited financial information.

8. The accompanying Statement includes the Group's share of net profit after tax of Rs. 51 lakh and Rs. 51 lakh and total comprehensive income of Rs. 51 lakh and Rs. 51 lakh in respect of one associate company for the quarter ended September 30, 2026 and for the period from April 01, 2026 to September 30, 2026, respectively. The unaudited interim financial results and other financial information of the said associate company have not been reviewed by its auditor and have been approved and furnished to us by the Management. According to the information and explanations given to us by the Management, these interim financial results and other financial information are not material to the Group.

   Our conclusion on the Statement in respect of matters stated in paragraphs 6, 7 and 8 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results furnished by the Management.

For C.C. Dangi & Associates
Chartered Accountants
ICAI Firm Regn. No. 102105W
Ashish Chimanlal Dangi
Digitally signed by Ashish Chimanlal Dangi
Date: 2026.11.04 21:45:41 +05'30'
Ashish C. Dangi
Partner
Membership No.: 122926
UDIN: 26122926BGOLGW4507
Place: Mumbai
Date: November 4, 2026.

TRANSINDIA REAL ESTATE

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026

(Rs. in Lakhs)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Continuing Operations:						
1	**Income**						
(a)	Income from operations	2,268	2,185	2,014	4,453	4,110	8,375
(b)	Other income	349	607	793	956	1,153	1,985
	Total income	**2,617**	**2,792**	**2,807**	**5,409**	**5,263**	**10,360**
2	**Expenses**						
(a)	Operating expenses	152	153	175	305	298	605
(b)	Employee benefits expense	354	313	424	667	769	1,603
(c)	Finance cost	93	54	34	147	69	150
(d)	Depreciation and amortisation expense	447	438	443	885	875	1,748
(e)	Other expenses	362	520	536	884	771	1,604
	Total expenses	**1,409**	**1,478**	**1,612**	**2,887**	**2,783**	**5,710**
3	**Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)**	**1,208**	**1,314**	**1,195**	**2,522**	**2,480**	**4,650**
4	Share of profit from associates and joint ventures	51	-	-	51	-	-
5	**Profit before tax and exceptional item (3 + 4)**	**1,259**	**1,314**	**1,195**	**2,573**	**2,480**	**4,650**
6	Exceptional items (refer note 4)	**(11)**	**-**	**-**	**(11)**	**-**	**289**
7	**Profit before tax and after exceptional item (5 + 6)**	**1,249**	**1,314**	**1,195**	**2,562**	**2,480**	**4,939**
8	**Tax expense**						
(a)	Current tax	345	198	264	544	391	847
(b)	Deferred tax charge/(credit)	80	(31)	74	49	210	229
(c)	Tax adjustment pertaining to previous years	1	(1)	-	-	-	(75)
	Total Tax Expense	**426**	**166**	**338**	**592**	**601**	**1,001**
9	**Profit after tax for period/year from continuing operations (7 - 8)**	**822**	**1,148**	**857**	**1,970**	**1,879**	**3,938**
10	***Discontinued Operation :***						
	Profit before tax and exceptional item	-	-	-	-	-	-
11	Exceptional item (refer note 4)	**-**	**-**	**23**	**-**	(254)	**(242)**
12	**Profit before tax and after exceptional item (10 + 11)**	**-**	**-**	**23**	**-**	**(254)**	**(242)**
13	Tax Income/(expense) on discontinued operations	-	-	-	-	-	-
14	**Profit after tax for the period/year from discontinued operations (12 + 13)**	**-**	**-**	**23**	**-**	**(254)**	**(242)**
15	**Profit after tax for the period/year from continuing and discontinued operations (9 + 14)**	**822**	**1,148**	**880**	**1,970**	**1,625**	**3,696**
16	**Other Comprehensive Income/(Expense)**						
(a)	Items that will not be reclassified to profit or loss (net of tax)	(24)	34	8	10	7	(14)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Other Comprehensive Income/(Expense)	**(24)**	**34**	**8**	**10**	**7**	**(14)**
17	**Total comprehensive income (15 + 16)**	**799**	**1,181**	**888**	**1,980**	**1,631**	**3,681**
18	**Profit attributable to**						
(a)	Owners of the Company	**821**	**1,147**	**880**	**1,969**	**1,625**	**3,694**
(b)	Non-controlling interest	1	0	0	1	(0)	1
19	**Other Comprehensive Income/(Expense)**						
(a)	Owners of the Company	**(24)**	**34**	**8**	**10**	**7**	**(14)**
(b)	Non-controlling interest	-	-	-	-	-	-
20	**Total Comprehensive Income**						
(a)	Owners of the Company	**798**	**1,181**	**888**	**1,979**	**1,631**	**3,680**
(b)	Non-controlling interest	1	(0)	0	1	(0)	1
21	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914	4,914
22	**Other Equity**	**-**	**-**	**-**	**-**	**-**	1,23,012
23	**Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):**						
(a)	Basic	0.33	0.47	0.36	0.80	0.66	1.50
(b)	Diluted	0.33	0.47	0.36	0.80	0.66	1.50
24	**Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):**						
(a)	Basic	0.33	0.47	0.35	0.80	0.76	1.60
(b)	Diluted	0.33	0.47	0.35	0.80	0.76	1.60
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	0.00	0.01	0.00	(0.10)	(0.10)
(b)	Diluted	0.00	0.00	0.01	0.00	(0.10)	(0.10)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2026

Consolidated Segmentwise revenue and results for the quarter and six months ended September 30, 2026 and segmentwise assets and liabilities as at September 30, 2026:

(Rs in Lakhs)

Sr. No	Particulars	Quarter ended			Six months ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	**Segment revenue**						
	From continuing operations:						
	a. Logistics Park and commercial properties	2,247	2,164	1,977	4,411	4,000	8,223
	b. Equipment Hiring (Non crane)	21	21	37	42	110	152
	Segment revenue from continuing operations:	**2,268**	**2,185**	**2,014**	**4,453**	**4,110**	**8,375**
	From discontinued operations:						
	a. Logistics Park and commercial properties	-	-	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-	-	-
	Net revenue from discontinued operations	**-**	**-**	**-**	**-**	**-**	**-**
	Net revenue from continuing and discontinued operations	**2,268**	**2,185**	**2,014**	**4,453**	**4,110**	**8,375**
2	**Segment results**						
	a. Logistics Park and commercial properties	953	764	437	1,718	1,350	2,793
	b. Equipment Hiring (Non crane)	(2)	(3)	-	(5)	46	22
	Total	**952**	**761**	**437**	**1,713**	**1,396**	**2,815**
	Less: Finance costs	(93)	(54)	(35)	(147)	(69)	(150)
	Add: Other income	349	607	793	956	1,153	1,985
	Profit before tax, exceptional item, non controlling interest and share of profits from associates and joint ventures from continuing operations	**1,208**	**1,314**	**1,195**	**2,522**	**2,480**	**4,650**
	Share of profit from associates and joint ventures	51	-	-	**51**	**-**	**-**
	Profit before tax and exceptional item from continuing operations	**1,259**	**1,314**	**1,195**	**2,573**	**2,480**	**4,650**
	Exceptional item [refer note 4]	(11)	-	-	(11)	**-**	289
	Profits before tax from continuing operations	**1,249**	**1,314**	**1,195**	**2,563**	**2,480**	**4,939**
	Add : Profits before tax from discontinued operations						
	a. Logistics Park and commercial properties	-	-	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-	-	-
	Add/Less: exceptional items [refer note 4]	-	-	23	-	(254)	(242)
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	**-**	**-**	**23**	**-**	**(254)**	**(242)**
	Total Profit before tax from Continuing and discontinued operations	**1,249**	**1,314**	**1,218**	**2,563**	**2,226**	**4,697**
3	**Segment assets**					**-**	
	a. Logistics Park and commercial properties	1,45,801	1,38,138	1,32,359	1,45,801	1,32,359	1,36,071
	b. Equipment Hiring (Non crane)	685	712	2,182	685	2,182	831
	Total segment assets from continuing operations	**1,46,486**	**1,38,850**	**1,34,541**	**1,46,486**	**1,34,541**	**1,36,902**
4	**Segment liabilities**						
	a. Logistics Park and commercial properties	5,660	6,340	5,720	5,660	5,720	6,156
	b. Equipment Hiring (Non crane)	119	132	344	119	344	200
	Total segment liabilities from continuing operations	**5,779**	**6,472**	**6,064**	**5,779**	**6,064**	**6,356**

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

TRANSINDIA REAL ESTATE LIMITED

STATEMENT OF UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2026

(Rs in Lakhs)

Particulars	As at Sep 30, 2026 Unaudited	As at March 31, 2026 Audited
Assets		
Non-current assets		
Property, plant and equipment	874	843
Investment property	89,299	80,995
Investment property under development	15,206	10,478
Intangible assets	16	1
Investment accounted for using the equity method		
Investment in Joint Ventures & Associates	157	-
Investments	2,800	-
Financial assets		
Loans	4	4
Other financial assets	14,722	20,808
Deferred tax assets (net)	332	395
Income tax assets (net)	551	743
Other non-current assets	9,594	8,119
Total Non Current Assets	**1,33,555**	**1,22,386**
Current assets		
Contract Assets	26	19
Financial assets		
Current Investments	10,548	13,854
Trade receivables	360	313
Cash and cash equivalents	782	141
Other bank balance	137	8
Loans	367	366
Other financial assets	5	1
Other current assets	465	209
Assets classified as Held for Sale	573	-
Total Current Assets	**13,263**	**14,912**
Total Assets	**1,46,818**	**1,37,297**
Equity and liabilities		
Equity		
Equity share capital	4,914	4,914
Other equity	1,24,353	1,23,012
Equity attributable to equity holders of the parent	**1,29,267**	**1,27,926**
Non-controlling interest	(87)	(13)
Total equity	**1,29,180**	**1,27,913**
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	7,285	-
Other financial liabilities	2,277	2,282
Deferred tax liabilities (net)	3,022	3,028
Other non-current liabilities	850	842
Total Non Current Liabilities	**13,434**	**6,153**
Current liabilities		
Financial liabilities		
Borrowings	1,551	-
Trade payables		
(i) Total outstanding dues to Micro enterprise and small enterprise	40	107
(ii) Total outstanding dues of creditors other than Micro Enterprise and Small Enterprise	110	85
Other payables	531	1,511
Other financial liabilities	1,345	976
Employee benefit obligations	106	112
Other current liabilities	460	414
Income tax liabilities (net)	60	25
Total Current Liabilities	**4,204**	**3,231**
Total Equity and Liabilities	**1,46,818**	**1,37,297**

STATEMENT OF UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SIX MONTH ENDED SEPTEMBER 30, 2026

(Rs in Lakh)

Particulars	For six month ended	
	30 September 2026	30 September 2025
	Unaudited	Unaudited
Operating activities		
Profit before tax and after Exceptional Item - Continuing operations	2,511	2,480
Profit before tax and after Exceptional Item - Discontinued operations	-	(254)
Adjustments to reconcile profit before tax to net cash flow:		
Depreciation and amortisation expense	885	875
Bad debts written off	0	3
Sundry balances written off	-	2
Fair Value loss on Termination of Rent Agreement	-	42
Fair value (gain) on financial instruments	(106)	(55)
Fair value Gain on financial instruments (net)	(42)	(119)
Fair value Loss on financial instruments (net)	384	210
Impairment loss recognized under expected credit loss model	-	279
Interest income on FDR	(11)	(5)
Liabilities no longer required written back	(0)	(3)
Finance costs	147	69
Finance income	(143)	(5)
Profit on sale of current investments (net)	(618)	(569)
Profit on disposal of property, plant and equipment (net)	(4)	(41)
	3,003	**2,909**
Working capital adjustments:		
(Increase)/ Decrease in trade receivables	(118)	(737)
(Increase)/ Decrease in loans and advances and contract assets	(15)	(170)
(Increase)/ Decrease in other current and non current assets & current and non current financial assets	14,049	(313)
Increase/ (Decrease) in trade payables, other current and non current liabilities and Other Payable, Provision for Employee Benefit Obligation, other Financial Liability	(3,237)	362
(Increase)/ Decrease in Asset Held for Sale	(573)	-
Cash generated from operating activities	**13,110**	**2,050**
Income tax paid (net of refunds)	(331)	(558)
Net cash flows from operating activities (A)	**12,779**	**1,492**
Investing activities		
Proceeds from sale of property, plant and equipment and Investment Property (including advances toward sale of assets)	4	171
Purchase of property, plant and equipment and Investment Property (including movement in capital work in progress and capital advances)	(5,327)	(5,233)
Paid toward Acquisition of rights and interest in the target companies including Capital Advance	(10,311)	(1,040)
Interest income on fixed deposit	11	5
Purchase of intangible assets	(15)	0
Purchase of Non-current investments in Subsdiaries	(5,277)	-
Purchase of current investments	(15,433)	(7,970)
Sale of current investments	19,021	8,405
Investment in Non Convertible Debentures	(3,100)	-
Redemption of Non Convertible Debentures	300	-
Interest on Non Convertible Debenture	143	-
Investment in Joint Venture and Associates	(106)	-
Net cash flows generated from / (used in) investing activities (B)	**(20,090)**	**(5,663)**
Financing activities		
Proceeds from current borrowings	551	-
Proceeds from non-current borrowings	7,286	-
Net cash flows (used in) in financing activities (C)	**7,837**	**-**
Net increase / (decrease) in cash and cash equivalents (A+B+C)	**526**	**(4,171)**
Add: Cash & cash equivalents on acquisition	245	
Add: Cash & cash equivalents at the beginning of the year	149	4,423
Cash and cash equivalents at the end	**920**	**251**

Notes :

1) The unaudited Consolidated financial results of Transindia Real Estate Limited ("the Holding Company") for quarter and six months ended September 30, 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. During the quarter ended September 30, 2026, the Holding Company has changed the unit of presentation of its financial results from ₹ crore to ₹ lakh, in accordance with the presentation requirements specified under Paragraph 5 of the General Instructions under Division II of Schedule III to the Companies Act, 2013. Accordingly, the figures for the current and comparative periods have been presented in ₹ lakh to ensure consistency and comparability. This change has no impact on the financial position or financial performance of the Group.

2) The unaudited Consolidated financial results for the quarter and six months ended September 30,2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 4, 2026. The Statutory Auditors have conducted a limited review 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. There are no qualifications in the report issued by the auditors.

3) **For the previous year ended 31 March 2026 & previous quarter 30 June 2026, following 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 Company. Pursuant to the MOU, the Company has received a deposit of Rs. 500 lakh. from ATL during the quarter ended 31 March 2026 in accordance with the terms of the MOU.

(ii) 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. 1,407 Lakhs. During the previous year the subsidiary company had executed a Sale Deed dated 12th November 2025 and 01st December, 2025 , the group recognised gain of Rs. 114 Lakh which is shown as Exceptional Item.

(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 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 Holding 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 Holding Company filed the return in response to the said notice without revising the income assessed in earlier assessments.
Subsequently, the Holding 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 lakhs which has been 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.
Further the Holding Company has received notice for penalty proceedings under section 158BFA(2) of the Income Tax Act, 1961, which is pending for adjudication.

4) **Exceptional item includes the following:-** ***(Rs.in***

Particulars	**Quarter ended**			**Six months ended**		**Year ended**
	30-Sep-26	**30-Jun-26**	**30-Sep-25**	**30-Sep-26**	**30-Sep-25**	**31-Mar-26**
(A) Continuing operations						
Expense incurred towards contractual obligation [refer note 4 (a)].	(11.00)	-	-	(11.00)	-	-
Profit arising on compulsory acquisition of Chennai Land by NHAI [refer note 4(b)].	-	-	-	-	-	175.00
Gain on sale of Investment Property [refer note 3(ii)]	-	-	-	-	-	114.00
Total (A)	**(11.00)**	**-**	**-**	**(11.00)**	**-**	**289.00**
(B) Discontinued operations						
Expense incurred towards contractual obligation [refer note 4 (c)].	-	-	23.00	-	(254.00)	(242.00)
Total (B)	**-**	**-**	**23.00**	**-**	**(254.00)**	**(242.00)**
Exceptional items from continuing and discontinued operations (A) + (B)	**(11.00)**	**-**	**23.00**	**(11.00)**	**(254.00)**	**47.00**

4 (a) The Holding Company incurred Rs. 11 lakh as cost towards fulfilling milestones in relation to securities subscription and purchase agreement ("SSPA") excecuted for dilution of its equity stake in specified companies.

4 (b) Exceptional item includes Rs.175 Lakh 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).

4 (c) Exceptional item includes expense amounting to Rs. 242 Lakh incurred towards contractual obligation pertaning to demerged undertaking pursuant to NCLT demerger order.

5) 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 Company) with Transindia Real Estate Limited (the "Holding Company"). Subsequently, on 15 July 2026, the Company received directions from Hon'ble National Company Law Tribunal, Mumbai Bench, in relation to the proposed Scheme. Pursuant to the said directions, the Holding Company has been exempted from convening and holding meetings of its Equity Shareholders and Unsecured Creditors. However, the Holding Company has been directed to issue notices, along with the Scheme and other relevant documents, to the concerned regulatory authorities and stakeholders as stipulated in the NCLT order. The Management is undertaking the necessary actions to ensure compliances with the directions of the Hon'ble NCLT. The matter was scheduled for hearing on 3rd of November 2026, but was not taken up as the case was not listed.

6) 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

   Accordingly, the unaudited consolidated financial results for the quarter and half-year ended September 30, 2026 include the financial results of the aforesaid subsidiaries from their respective dates of acquisition. Consequently, the consolidated financial results for the current periods are not strictly comparable with those of the corresponding previous periods.

7) During the quarter ended September 30, 2026, Marasandra Logistics and Industrial Park Private Limited, a subsidiary of the Holding Company, identified certain land parcels for sale. The Group has classified the said investment property as "Asset Held for Sale" in the Consolidated Statement of Assets and Liabilities as at September 30, 2026, in accordance with Ind AS 105, "Non-current Assets Held for Sale and Discontinued Operations".
   Subsequent to the reporting date, the Board of Directors of the subsidiary approved the proposed sale of the said land parcels, and the subsidiary entered into an Agreement for Sale. An amount of Rs 1,043 lakh was received towards the sale consideration on October 27, 2026.

8) Transindia Real Estate Limited (the "Holding Company") has completed the 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. Rs. 2359 Lakhs., representing 48.28% of the shareholding and 100% voting rights in CSPL. Consequently, CSPL has become a subsidiary of the Company with effect from July 09, 2026.
   Accordingly, the unaudited consolidated financial results for the quarter and half-year ended September 30, 2026 include the financial results of the aforesaid subsidiaries from their respective dates of acquisition. Consequently, the consolidated financial results for the current periods are not strictly comparable with those of the corresponding previous periods.

9) With effect from 1 July 2026, Allcargo Group Service Private Limited (AGSPL) has become an associate of Transindia Real Estate Limited (TREL) (the "Holding Company") by virtue of TREL holding a 25% equity stake in AGSPL. Accordingly, TREL has recognised its proportionate share of 25% of the profit of AGSPL as its share of profit from associates in its financial statements, in accordance with the applicable accounting standards.

10) The Board approved merger on 14 May 2026, of Avvashya Inland Park Private Limited, Dankuni Industrial Parks Private Limited, Avvashya Projects Private Limited, Bhiwandi Multimodal Private Limited and Hoskote Warehousing Private Limited, Wholly Owned Subsidiaries, with Transindia Real Estate Limited (the "Holding Company"). Scheme of Merger is pending to be filed with NCLT.

11) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.

12) The consolidated financial results of the Group are available on the Company's website.

For Transindia Real Estate Limited
CIN : L61200MH2021PLC372756

Jatin Jayantilal Chokshi
Digitally signed by Jatin Jayantilal Chokshi
Date: 2026.11.04 21:46:15 +05'30'

Jatin J Chokshi
Managing Director
DIN:00495015
Date: Nov 4, 2026
Place: Mumbai

Annexure-B

JATIN CHOKSHI

November 04, 2026

To,
The Board of Directors
Transindia Real Estate Limited
6th Floor, B-wing, Allcargo House, CST Road,
Kalina, Santacruz (E), Mumbai-400 098

Subject: Intimation of Retirement from the Position as Managing Director of Transindia Real Estate Limited (the "Company")

Dear Board Members,

I would like to express my sincere gratitude to the Board of Directors for the trust, confidence, and support extended to me throughout my tenure as Managing Director of the Company.

After careful consideration, I have decided to retire from my position as Managing Director of the Company and accordingly request the Board to take note of my retirement and relieve me from my duties with effect from the close of business hours on December 31, 2026.

Serving the Company has been a privilege and a deeply rewarding experience. I am proud of the milestones we have achieved together and remain confident that the Company is well-positioned for sustained growth and success in the years ahead.

I would like to take this opportunity to thank my fellow Board Members, the management team, employees, shareholders and all other stakeholders for their unwavering support, cooperation and contribution during my tenure.

I extend my best wishes to the Board and the entire team of Transindia Real Estate Limited for continued growth, prosperity and success.

Thanking you.

Yours sincerely,

Jatin J. Chokshi

Jatin Chokshi
Managing Director
DIN: 00495015

Annexure-C

Sr. No.	Particulars	Details
1.	Reason for change	Retirement
2.	Date of Retirement	w.e.f. the closure of business hours on December 31, 2026
3.	Brief profile (in case of appointment)	Not Applicable
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

Annexure-D

Sr. No.	Particulars	Details
1.	Reason for change - Appointment	Based on the recommendation of Nomination & Remuneration Committee, the Board has approved the appointment of Mr. Ravi Jakhar (DIN: 02188690) as an Additional Director in the category of Executive Director - Strategy w.e.f. November 04, 2026, until December 31, 2026 and thereafter as Managing Director of the Company, for a period of 3 (Three) consecutive years, from January 01, 2027 to December 31, 2029, subject to the approval of the Shareholders of the Company.
2.	Date of appointment and terms of appointment	**Date of appointment:** Additional Director w.e.f. November 04, 2026 Managing Director w.e.f. January 01, 2027 **Terms of appointment:** 3 (Three) consecutive years
3.	Brief profile (in case of appointment)	Mr. Ravi Jakhar leads the overall strategy and finance functions for Allcargo group, besides overseeing the Allcargo Global business in North America, Latin America, Oceania and strategic joint ventures across the globe. He also oversees global operations, internal audit and legal function. With over two decades of experience in leadership/ CXO positions, Mr. Jakhar brings a unique blend of general management, entrepreneurship, business strategy and consulting experience. He has built ventures in technology, consumer electronics, sports and food, besides being a keen investor and mentor for a few AI and tech startups. Earlier, during 2005-06, he managed the South Asia business for British Maritime consulting. He has significant experience in value creation through M&A, corporate restructuring and stakeholder's engagement. Mr. Jakhar earned his B.Tech from IIT BHU and pursued a course on entrepreneurship from Harvard Business School.
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable
5.	Information as required pursuant to Circular No. LIST/COMP/14/2018-19 issued by BSE Limited and Circular No. NSE/CML/2018/24 issued by the National Stock Exchange of India Limited, dated June 20, 2018	Mr. Ravi Jakhar is not debarred from holding the office of Director by virtue of any SEBI order or any other authorities.