TRANSINDIA
REAL ESTATE

August 07, 2026

To,	To,
BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001 **BSE Scrip Code:** 543955	**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: Outcome of the Board Meeting held on August 07, 2026

In continuation of our Intimation dated August 03, 2026 and pursuant to Regulation 30, 33 and other applicable provisions 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) Un-audited (Standalone and Consolidated) Financial Results of the Company for the quarter ended June 30, 2026, as recommended by Audit Committee, along with Limited Review Report Auditors as required under Regulation 33(3) of SEBI Listing Regulations is enclosed herewith as ***"Annexure-A"***.

2) Notice convening 5th Annual General Meeting of the Company which shall be circulated to the shareholders in due course, in accordance with the provisions of the Companies Act, 2013 and SEBI Listing Regulations.

Further, pursuant to Regulation 46 of SEBI Listing Regulations, the Outcome of the Board Meeting will also be made available on the Company's website **www.transindia.co.in**.

The meeting of the Board of Directors commenced at 11:50 a.m. (IST) and concluded at 03:35 p.m. (IST).

Kindly take the same on your records.

Thanking you.

For **Transindia Real Estate Limited**

Khushboo Dinesh Mishra

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Khushboo Mishra
Company Secretary & Compliance Officer

Encl. a/a

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited 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
Transindia Real Estate Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Transindia Real Estate Ltd ("the Company") for the quarter ended 30 June, 2026 and year to date from April 01, 2026 to June 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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Ashish C. Dangi
Partner
Membership No.: 122926
UDIN : 26122926KYXULW1450
Place: Mumbai
Date: 07 August, 2026

TRANSINDIA REAL ESTATE

TRANSINDIA REAL ESTATE LIMITED

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

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs in crores, unless otherwise stated)

	Particulars	Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		Unaudited	Audited (note 3)	Unaudited	Audited
	Continuing Operations:				
1	**Income**				
(a)	Income from operations	11.87	11.83	12.43	46.97
(b)	Other income	9.88	7.12	7.62	35.59
	Total income	**21.75**	**18.95**	**20.05**	**82.56**
2	**Expenses**				
(a)	Operating expenses	0.37	0.54	0.40	1.80
(b)	Employee benefits expenses	3.13	4.61	3.45	16.03
(c)	Finance costs	0.20	0.19	0.15	0.69
(d)	Depreciation and amortisation expense	1.67	1.63	1.64	6.67
(e)	Other expenses	4.42	5.56	1.70	22.74
	Total expenses	**9.79**	**12.52**	**7.34**	**47.92**
3	**Profit before tax and exceptional items for the period / year from continuing operations (1-2)**	**11.96**	**6.43**	**12.71**	**34.64**
4	Exceptional items (refer note 5)	-	-	-	1.75
5	**Profit before tax (3+4)**	**11.96**	**6.43**	**12.71**	**36.39**
6	**Tax expense**				
(a)	- Current tax charge	1.66	1.30	1.24	7.94
(b)	- Taxes of earlier years	-	1.20	-	(1.05)
(c)	- Deferred tax charge/(credit)	(0.62)	(1.33)	1.27	2.04
	Total Tax Expense	**1.04**	**1.17**	**2.51**	**8.93**
7	**Profit after tax for the period / year from continuing operations (5-6)**	**10.92**	**5.26**	**10.19**	**27.46**
8	***Discontinued Operations:***				
	Profit before tax from discontinued operations	**-**	-	**-**	-
9	Exceptional items (refer note 5)	-	0.13	(2.77)	(2.42)
10	**Profit before tax after exceptional item (8+9)**	**-**	**0.13**	**(2.77)**	**(2.42)**
11	Tax Income/ (expense) on discontinued operations	-	-	**-**	**-**
12	**Profit after tax for the period/year from discontinued operations (10+11)**	**-**	**0.13**	**(2.77)**	**(2.42)**
13	**Profit after tax for the period/year from Continuing and discontinued operations (7+12)**	**10.92**	**5.39**	**7.42**	**25.04**
14	**Other comprehensive income / (expense)**				
	(i) Items that will not be reclassified to profit or loss	0.34	(0.24)	(0.01)	(0.14)
	(ii) Items that will be reclassified to profit or loss (net of tax)	-	-	-	**-**
	Other comprehensive income / (expense) for the period/year	**0.34**	**(0.24)**	**(0.01)**	**(0.14)**
15	**Total comprehensive income (13+14)**	**11.26**	**5.15**	**7.41**	**24.90**
16	Paid-up equity share capital (Face value of Rs. 2 each)	49.14	49.14	49.14	49.14
17	Other Equity				1,246.87
18	**Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):**				
(a)	Basic	**0.44**	**0.22**	**0.30**	**1.02**
(b)	Diluted	**0.44**	**0.22**	**0.30**	**1.02**
19	**Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):**				
(a)	Basic	**0.44**	**0.21**	**0.41**	**1.12**
(b)	Diluted	**0.44**	**0.21**	**0.41**	**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**	**(0.11)**	**(0.10)**
(b)	Diluted	**-**	**0.01**	**(0.11)**	**(0.10)**

TRANSINDIA REAL ESTATE

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

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

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

(Rs. in crores, unless otherwise stated)

Sr.No	Particulars	Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		Unaudited	Audited (note 3)	Unaudited	Audited
1	**Segment revenue**				
	Segment revenue from continuing operations				
	a. Logistics Park and commercial properties	11.66	11.61	11.70	45.45
	b. Equipment Hiring (Non crane)	0.21	0.22	0.74	1.52
	Net revenue from continuing operations	**11.87**	**11.83**	**12.43**	**46.97**
	Segment revenue from discontinued operations				
	c. Equipment Hiring (Crane)	-	-	-	-
	Net revenue from discontinued operations	**-**	**-**	**-**	**-**
	Net income from continuing and discontinued operations	**11.87**	**11.83**	**12.43**	**46.97**
2	**Segment results**				
	a. Logistics Park and commercial properties	2.31	(0.31)	4.78	(0.48)
	b. Equipment Hiring (Non crane)	(0.03)	(0.19)	0.46	0.22
	Less:Finance costs	(0.20)	(0.19)	(0.15)	(0.69)
	Add: Other income	9.88	7.12	7.62	35.59
	Profit before tax and exceptional items	**11.96**	**6.43**	**12.71**	**34.64**
	Add/(Less):Exceptional items (refer note 5 (a))	-	-	-	1.75
	Total Profit before tax from Continuing operations	**11.96**	**6.43**	**12.71**	**36.39**
	Profit before tax from discontinued operations				
	c. Equipment Hiring (Crane)	-	-	-	-
	Add/(Less):Exceptional items (refer note 5 (b))	-	0.13	(2.77)	(2.42)
	Total Profit before tax from Continuing and discontinued operations	**11.96**	**6.56**	**9.94**	**33.98**
3	**Segment assets**				
	a. Logistics Park and commercial properties	1,365.57	1,363.84	1,333.62	1,363.84
	b. Equipment Hiring (Non crane)	7.12	8.31	14.14	8.31
	Total segment assets from continuing operations	**1,372.69**	**1,372.14**	**1,347.76**	**1,372.14**
4	**Segment liabilities**				
	a. Logistics Park and commercial properties	34.88	44.28	36.05	44.28
	b. Equipment Hiring (Non crane)	1.32	2.00	4.10	2.00
	Total segment liabilities from continuing operations	**36.20**	**46.28**	**40.15**	**46.28**

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

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NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

Notes:-

1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter ended 30 June 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 unaudited standalone financial results for the quarter ended 30 June 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 07 August 2026. The Statutory Auditors have conducted 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) The figures for the quarter ended 31 March 2026 are 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 previous quarter ended 31 March 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. 5 Crs. from ATL during the previous 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 Crs. 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 subsequent quarter, an impairment gain of Rs. 0.14 Crs. was recognized, resulting in a net impairment impact of Rs.8.45 Crs.

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. 0,03 Crs. 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.

The Department has further issued a notice under Section 158BFA(2) of the Income-tax Act, 1961, initiating penalty proceedings, and the company will submit its response within the prescribed time.

5) **Exceptional item includes the following:-** ***(Rs.in Crores, unless otherwise stated)***

Particulars	**Quarter ended**			**Year ended**
	30-Jun-26	**31-Mar-26**	**30-Jun-25**	**31-Mar-26**
(A) Continuing operations				
Profit arising on compulsory acquisition of Chennai land by NHAI [refer note 5 (a)]	-	-	-	1.75
Total (A)	**-**	**-**	**-**	**1.75**
(B) Discontinued operations				
Expense incurred towards contractual obligation (refer note 5 (b)).	-	0.13	(2.77)	(2.42)
Total (B)	**-**	**0.13**	**(2.77)**	**(2.42)**
Exceptional items from continuing and discontinued operations (A) + (B)	**-**	**0.13**	**(2.77)**	**(0.67)**

5 (a) Exceptional item includes Rs.1.75 Crs 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 Exceptional item includes expense amounting to Rs 2.42 Crs. 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. 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.

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) 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. 23.59 Crs., 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.

9) The Board approved merger 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. Scheme of Merger is pending to be filed with NCLT.

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

11) 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

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Jatin J Chokshi
Managing Director
DIN:00495015
Date: August 07, 2026
Place: Mumbai

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited 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
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 June, 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.	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.	Koproli Warehousing Private Limited	Subsidiary Company
12.	Marasandra Logistics and Industrial Parks Pvt Ltd	Subsidiary Company
13.	Madanahatti Logistics and Industrial Parks Pvt Ltd	Subsidiary Company
14.	Transindia Freight Services Private Limited	Subsidiary Company
15.	Panchghara Landscape Private Limited	Subsidiary Company
16.	Panchghara Logistics Parks Private Limited	Subsidiary Company
17.	Dighanta Landscape Private Limited	Subsidiary 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 the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards 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: 5 subsidiaries, whose unaudited interim financial results include total revenues of Rs. 5.55 Cr, total net profit /(loss) after tax of Rs. (0.13) Cr for the quarter ended 30 June, 2026 as considered in the statement which have been reviewed by its 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 report 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: 5 subsidiaries, whose interim financial results includes total revenues of Rs. NIL Cr, total net profit /(loss) after tax of Rs. (0.07) Cr for the quarter ended 30 June, 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.

   According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

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

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

Ashish Chimanlal Dangi
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Ashish C. Dangi
Partner
Membership No.: 122926
UDIN: 26122926RZPHEM8258
Place: Mumbai
Date: 07 August, 2026

12th Floor, Ram Nimi, 12, Cawasji Patel Road, Fort, Mumbai – 400001, 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 UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs in crore, unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		(Unaudited)	(Audited) (refer note 3)	(Unaudited)	(Audited)
	Continuing Operations:				
1	**Income**				
(a)	Income from operations	21.85	21.58	20.96	83.75
(b)	Other income	6.07	3.54	3.60	19.85
	Total income	**27.92**	**25.12**	**24.56**	**103.60**
2	**Expenses**				
(a)	Operating expenses	1.53	1.61	1.24	6.05
(b)	Employee benefits expense	3.13	4.61	3.45	16.03
(c)	Finance cost	0.54	0.41	0.34	1.50
(d)	Depreciation and amortisation expense	4.38	4.31	4.33	17.48
(e)	Other expenses	5.20	2.79	2.36	16.04
	Total expenses	**14.78**	**13.73**	**11.71**	**57.10**
3	**Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)**	**13.14**	**11.39**	**12.85**	**46.50**
4	Share of profit from associates and joint ventures	-	-	-	-
5	**Profit before tax and exceptional item (3 + 4)**	**13.14**	**11.39**	**12.85**	**46.50**
6	Exceptional items (refer note 5)	-	-	-	2.89
7	**Profit before tax and after exceptional item (5 + 6)**	**13.14**	**11.39**	**12.85**	**49.39**
8	**Tax expense**				
(a)	Current tax	1.98	1.66	1.27	8.47
(b)	Deferred tax charge/(credit)	(0.31)	(1.50)	1.36	2.29
(c)	Tax adjustment pertaining to previous years	(0.01)	1.50	-	(0.75)
	Total Tax Expense	**1.66**	**1.66**	**2.63**	**10.01**
9	**Profit after tax for period/year from continuing operations (7 - 8)**	**11.48**	**9.73**	**10.22**	**39.38**
10	***Discontinued Operation :***				
	Profit before tax and exceptional item	-	-	-	-
11	Exceptional item (refer note 5)	-	0.13	(2.77)	**(2.42)**
12	**Profit before tax and after exceptional item (10 + 11)**	**-**	**0.13**	**(2.77)**	**(2.42)**
13	Tax Income/(expense) on discontinued operations	-	-	-	-
14	**Profit after tax for the period/year from discontinued operations (12 + 13)**	**-**	**0.13**	**(2.77)**	**(2.42)**
15	**Profit after tax for the period/year from continuing and discontinued operations (9 + 14)**	**11.48**	**9.86**	**7.45**	**36.96**
16	**Other Comprehensive Income/(Expense)**				
(a)	Items that will not be reclassified to profit or loss (net of tax)	0.34	(0.02)	(0.01)	(0.14)
(b)	Items that will be reclassified to profit or loss	-	-	-	-
	Other Comprehensive Income/(Expense)	**0.34**	**(0.02)**	**(0.01)**	**(0.14)**
17	**Total comprehensive income (15 + 16)**	**11.81**	**9.84**	**7.44**	**36.81**
18	**Profit attributable to**				
(a)	Owners of the Company	**11.47**	**9.85**	**7.45**	**36.94**
(b)	Non-controlling interest	0.00	0.00	0.00	0.01
19	**Other Comprehensive Income/(Expense)**				
(a)	Owners of the Company	**0.34**	**(0.02)**	**(0.01)**	**(0.14)**
(b)	Non-controlling interest	-	-	-	-
20	**Total Comprehensive Income**				
(a)	Owners of the Company	**11.81**	**9.84**	**7.44**	**36.80**
(b)	Non-controlling interest	-	0.00	0.00	0.01
21	Paid-up equity share capital (Face value of Rs. 2 each)	49.14	49.14	49.14	49.14
22	**Other Equity**				1,230.12
23	**Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):**				
(a)	Basic	0.47	0.40	0.30	1.50
(b)	Diluted	0.47	0.40	0.30	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	0.47	0.40	0.41	1.60
(b)	Diluted	0.47	0.40	0.41	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	(0.11)	(0.10)
(b)	Diluted	0.00	0.00	(0.11)	(0.10)

TRANSINDIA REAL ESTATE

TRANSINDIA REAL ESTATE LIMITED

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

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

Sr.No	Particulars	(Rs in crore, unless otherwise stated)			
		Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		(Unaudited)	(Audited) (refer note 3)	(Unaudited)	(Audited)
1	**Segment revenue**				
	From continuing operations:				
	a. Logistics Park and commercial properties	21.64	21.37	20.22	82.23
	b. Equipment Hiring (Non crane)	0.21	0.21	0.74	1.52
	Segment revenue from continuing operations:	**21.85**	**21.58**	**20.96**	**83.75**
	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	**21.85**	**21.58**	**20.96**	**83.75**
2	**Segment results**				
	a. Logistics Park and commercial properties	7.64	8.46	9.13	27.93
	b. Equipment Hiring (Non crane)	(0.03)	(0.19)	0.46	0.22
	Total	**7.61**	**8.27**	**9.59**	**28.15**
	Less: Finance costs	(0.54)	(0.41)	(0.34)	(1.50)
	Add: Other income	6.07	3.54	3.60	19.85
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	**13.14**	**11.39**	**12.85**	**46.50**
	Share of profit from associates and joint ventures	-	-	-	-
	Profit before tax and exceptional item from continuing operations	**13.14**	**11.39**	**12.85**	**46.50**
	Exceptional item (refer note 5 (a))	-	-	-	2.89
	Profits before tax from continuing operations	**13.14**	**11.39**	**12.85**	**49.39**
	Add : Profits before tax from discontinued operations				
	a. Logistics Park and commercial properties	-	-	-	-
	b. Equipment Hiring (Crane)	-	-	-	-
	Less: exceptional items (refer note 5 (b))	-	0.13	(2.77)	(2.42)
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	**-**	**0.13**	**(2.77)**	**(2.42)**
	Total Profit before tax from Continuing and discontinued operations	**13.14**	**11.52**	**10.08**	**46.97**
3	**Segment assets**				
	a. Logistics Park and commercial properties	1,381.38	1,360.71	1,318.37	1,360.71
	b. Equipment Hiring (Non crane)	7.12	8.31	14.14	8.31
	Total segment assets from continuing operations	**1,388.50**	**1,369.02**	**1,332.51**	**1,369.02**
4	**Segment liabilities**				
	a. Logistics Park and commercial properties	63.40	61.56	53.26	61.56
	b. Equipment Hiring (Non crane)	1.32	2.00	4.10	2.00
	Total segment liabilities from continuing operations	**64.72**	**63.56**	**57.36**	**63.56**

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

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

Notes :

1) The unaudited consolidated financial results of Transindia Real Estate Limited ("the Holding Company ") and it's subsidiaries ("together referred as the Group") for quarter ended June 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.

2) The unaudited consolidated financial results for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 07, 2026. The Statutory Auditors have conducted 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) The figures for the quarter ended 31 March 2026 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 previous quarter ended 31 March 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. 5 crore from ATL during the previous 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 Holding Company received notice under Section 158BC of the Income-tax Act, 1961 for filing of return of income 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.3.12 lakhs which has been paid on 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 Holding Company will submit its response within the prescribed time.

(iii) 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.

5) Exceptional Items includes the following:-

(Rs in crore, unless otherwise stated)

Particulars	Quarter ended			Year ended
	30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
(A) Continuing operations				
Profit arising on compulsory acquisition of Chennai Land by NHAI [refer note 5(a)].	-	-		1.75
Gain on sale of Investment Property (refer note 4 (iii))	-	-	-	1.14
Total (A)	**-**	**-**	**-**	**2.89**
(B) Discontinued operations				
Expense incurred towards contractual obligation (refer note 5 (b)).	-	0.13	(2.77)	(2.42)
Total (B)	-	0.13	(2.77)	(2.42)
Exceptional items from continuing and discontinued operations (A) + (B)	**-**	**0.13**	**(2.77)**	**0.47**

5 (a) 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 (b) Exceptional item includes expense amounting to Rs 2.42 Crore incurred towards contractual obligation pertaning to demerged undertaking pursuant to NCLT demerger order.

6) The Board of directors of the Holding Company at it's 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 15th July 2026, the Company has 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 the compliances with the directions of the Hon'ble NCLT.

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

7) 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
The Figure for the quarter ended June 30, 2026, which includes the figures of above mentioned companies from their respective effective dates (mentioned above) to June 30 , 2026 are not comparable with the previous corresponding periods.

8) 8.73 acres has been identified for sale from Marasandra Logistics and Industrial Park Pvt. Ltd., against which the Group has received an advance of ₹0.50 Cr. As of June 30, 2026, the subsidiary company has not yet executed the final sale deed in favour of the buyer. Accordingly, the Group has classified the said investment property as "Asset Held for Sale" in the Consolidated Statement of Assets and Liabilities in accordance with the applicable accounting standards.

9) 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. 23.59 Crs., 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.

10) The Board approved merger 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. 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
DN: CN = Jatin Jayantilal Chokshi
C = IN O = Personal
Date: 2026.08.07 15:55:53 +05'30'

Jatin J Chokshi
Managing Director
DIN:00495015
Date: August 07, 2026
Place: Mumbai