

August 29, 2023

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

Subject: Outcome of the Board Meeting held on Tuesday, August 29, 2023

We would like to inform you that the Board Meeting of the Company was held today i.e. Tuesday, August 29, 2023, at the registered office of the Company. In pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has considered and approved the following matter amongst others:

The Unaudited standalone and consolidated financial results of the Company for the quarter ended June 30, 2023. A copy of unaudited financial results along with the Limited Review Report of the Auditors of the Company are enclosed herewith as '**Annexure-1**'.

The meeting of Board of Directors commenced at 11:45 a.m. and concluded at 3:15 p.m.

Kindly take the above information on your record and acknowledge it.

Thanking you.

Yours Faithfully,

For Transindia Real Estate Limited
(Formerly known as Transindia Realty & Logistics Parks Limited)

Jatin Chokshi
Managing Director
(DIN: 00495015)

Encl: a/a

C C Dangi & Associates

Chartered Accountants

Independent Auditors' Review Report on quarterly unaudited standalone financial results pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

Review report to
The Board of Directors of
Transindia Real Estate Ltd

1. We have reviewed the accompanying statement of unaudited standalone financial results of Transindia Real Estate Ltd ("the Company") for the quarter ended June 30, 2023 attached herewith ("the Statement") 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 Statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. 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. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, 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 Regulation 33, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. The comparative Ind AS financial information of the Company for the corresponding quarter ended June 30, 2022 have not been subjected to review or audit by us or any other auditor and are approved by Board of Directors.

For C C Dangi & Associates

Chartered Accountants

Firm Regn. No. 102105W

Ashish C. Dangi

Partner

Membership No.: 122926

UDIN : 23122926BGZDAN9963

Place : Mumbai

Date : 29th August, 2023

TRANSINDIA REAL ESTATE LIMITED
(Formerly known as Transindia Realty and Logistics Parks Limited)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

(Rs. in Lakhs)

	Particulars	Quarter ended			Year ended
		30.06.2023	31.03.2023	30.06.2022	31.03.2023
		(Unaudited)	(Audited) Refer note 3	(Unaudited) Refer note 4	(Audited)
<u>Continuing Operations:</u>					
1	Income				
(a)	Income from operations	1,917	1,915	2,041	8,159
(b)	Other income	1,243	873	346	2,101
	Total income	3,160	2,788	2,386	10,260
2	Expenses				
(a)	Operating expenses	552	399	639	2,680
(b)	Employee benefits expenses	185	203	174	813
(c)	Finance costs	266	218	315	1,078
(d)	Depreciation and amortisation expense	196	119	181	714
(e)	Other expenses	498	908	127	1,703
	Total expenses	1,697	1,847	1,436	6,988
3	Profit before tax and exceptional items for the period / year from continuing operations (1 - 2)	1,463	942	951	3,272
4	Exceptional items (refer note 5)	(273)	375	-	375
5	Profit before tax (3+4)	1,189	1,317	951	3,647
6	Tax expense				
(a)	- Current tax charge	200	436	320	848
(b)	- Deferred tax charge/(credit)	(49)	(27)	(1,042)	(824)
	Total Tax Expense	151	409	(722)	24
7	Profit after tax for the period / year from continuing operations (5-6)	1,038	908	1,673	3,623
8	<u>Discontinued Operations (refer note 7):</u>				
	Profit before tax from discontinued operations	1,564	138	489	1,282
9	Exceptional item (refer note 5)	(1,564)	-	-	-
10	Profit before tax after exceptional item (8+9)	-	138	489	1,282
11	Tax (Income)/ expense on discontinued operations		(34)	(12)	(215)
12	Profit after tax for the period/year from discontinuing operations (10+11)	-	104	477	1,067
13	Profit for the year / period (7+12)	1,038	1,012	2,150	4,690
14	Other comprehensive income / (expense)				
(i)	Items that will not be reclassified to profit or loss	(1)	(5)	1	(2)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-
	Other comprehensive for the year / period	(1)	(5)	1	(2)
15	Total comprehensive income (13+14)	1,037	1,007	2,151	4,688
16	Paid-up equity share capital (Face value of Rs. 2 each) (Refer note 6)	4,913.91	0*	0*	0*
17	Equity shares issuable pursuant to demerger (Face value of Rs 2 each) (Refer note 6)	-	2,457	2,457	2,457
18	Other Equity	-	-	-	89,323
19	Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):				
(a)	Basic	0.42	2,74,40,947	5,46,02,631	1,33,99,339
(b)	Diluted	0.42	0.78	1.56	1.91
20	Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):				
(a)	Basic	0.42	1,29,77,616	2,38,95,217	1,03,51,026
(b)	Diluted	0.42	0.37	0.68	1.47
21	Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):				
(a)	Basic	-	1,44,63,330	3,07,07,413	30,48,314
(b)	Diluted	-	0.41	0.87	0.43

*Denotes less than Rs 1 lakh

TRANSINDIA REAL ESTATE LIMITED
(Formerly known as Transindia Realty and Logistics Parks Limited)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

Notes:

- 1) The financial results of Transindia Real Estate Limited ("the Company") for quarter ended June 30, 2023 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The statement of unaudited financial results for the quarter ended June 30, 2023 has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 29, 2023. 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 March 31, 2023 are the balancing figures between the audited figures in respect of the full financial year ended March 31, 2023 and the audited year to date figures upto December 31, 2022.
- 4) The unaudited financial results for the quarter ended June 30, 2023 are drawn up for the first time in accordance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The unaudited financial results for quarter ended June 30, 2022 as reported in these financial results are as prepared and certified by the management.

- 5) Exceptional item includes the following:-

Particulars	Quarter ended			Year ended
	30.06.2023	31.03.2023	30.06.2022	31.03.2023
Continuing operations				
Gain on sale of stake in subsidiary	-	375	-	375
Cost incurred towards conversion closing milestone	(273)	-	-	-
Discontinuing operations				
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 7)	(1,564)	-	-	-
Exceptional items from continuing and discontinuing operations	(1,837)	375	-	375

- 6) The Company along with Allcargo Logistics Limited and Transindia Real Estate Limited (Formerly Known as Transindia Realty and Logistics Parks Limited)had filed a Scheme of Arrangement and Demerger ("Scheme") with the National Company Law Tribunal ("NCLT") whereby Business of Leasing of land and commercial properties, Logistics Park, Warehousing , Real Estate Development & Leasing Activities , Engineering & Equipment Hiring Solutions and other related business of Allcargo Logistics Limited would be transferred to the Company with effect from appointed date April 01, 2022.

The Hon'ble National Company Law Tribunal ("NCLT"), Mumbai bench approved the Scheme on January 05, 2023. The Certified True Copy of the Order along with the sanctioned Scheme was received on March 10, 2023 which was filed with Registrar of Companies ("ROC") on April 01, 2023. As per the accounting treatment specified in the Scheme and Ministry of Corporate Affairs General Circular No. 09/2019 dated 21st August 2019 ("MCA circular"), assets and liabilities relating to Warehousing & Equipment Hiring have been recognised at book values as appearing in the books of the Allcargo Logistics Limited in the books of Company from the appointed date. During the quarter ended March 31, 2023, 7 equity shares of Rs. 10 each were subdivided into 35 equity shares of Rs. 2 each. The Company in its Board Meeting held on April 24, 2023 allotted 24,56,95,524 equity shares to the shareholders of Allcargo Logistics Limited as on record date i.e April 18, 2023 as consideration in accordance with the Scheme. Further, with issuance and allotment of equity shares by the Company, in accordance with the Scheme the initial issued and paid-up equity capital comprising of 35 equity shares of Rs.2 each aggregating to Rs.70 were cancelled. The shares of the Company were listed on BSE and NSE on August 10, 2023.

TRANSINDIA REAL ESTATE LIMITED
(Formerly known as Transindia Realty and Logistics Parks Limited)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

- 7) The Board of directors of TRL in its meeting held on 28 April 2023 has approved and signed Business Transfer Agreement with Premier Heavy Lift Private Limited on April 27, 2023, for sale of Crane Division as a going concern on a slump sale basis to Premier Heavy Lift Private Limited, at a lump sum cash consideration of Rs 12,100 lakhs. As per the BTA, the effective date for transfer of equipment division is 1 April 2023, accordingly , revenue and corresponding expenses of the equipment division for the 3 months period ended June 2023 are incurred on behalf of the buyer. Thus profit / (loss) attributable to equipment division for the said period does not impact Statement of Profit and Loss of the company. The details for which are summarised below.

Particulars	Quarter ended			Year ended
	30.06.2023	31.03.2023	30.06.2022	31.03.2023
Revenue from Operations	2,488	2,522	2,472	9,763
Other Income	583	739	426	1,165
Total Expenses	1,506	3,123	2,409	9,646
Profits before tax from discontinuing operation	1,564	138	489	1,282

- 8) In the previous financial year ended March 31, 2023, TRL has executed a Securities Purchase Agreement (“SPA”) on February 21, 2023, with BRE Asia Urban Holdings Ltd. (the “Seller”) to acquire 90% stake in Madanahatti Logistics and Industrial Parks Private Limited (the “Target”).
- 9) During the quarter, the Board of directors of the Company at its meeting held on June 02, 2023, has considered and approved the proposal for divestment of balance stake (10%) held in Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited, Panvel Warehousing Private Limited as well as 100% stake sale in Allcargo Multimodal Private Limited to the BRE Asia Urban Holdings Limited subject to statutory approvals/compliances, if any. The management is yet to execute definitive transaction document in this regard and considered the said event as 'highly probable' and classified it as "discontinuing operations".

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

10) **Segmentwise revenue and results for the quarter ended June 30, 2023 and segmentwise assets and liabilities as at June 30, 2023:-**

Sr.No	Particulars	(Rs. in Lakhs)			
		Quarter ended			Year ended
		30.06.2023 (Unaudited)	31.03.2023 (Audited) Refer note 3	30.06.2022 (Unaudited) Refer note 4	31.03.2023 (Audited)
1	Segment revenue				
	Segment revenue from continuing operations				
	a. Logistics Park	1,175	1,174	1,177	4,709
	b. Equipment Hiring (Non crane)	741	741	863	3,449
	Net revenue from continuing operations	1,917	1,915	2,041	8,158
	Segment revenue from discontinuing operations				
	c. Equipment Hiring (Crane)	2,488	2,522	2,472	9,763
	Net revenue from discontinued operations (refer note 7)	2,488	2,522	2,472	9,763
	Net income from continuing and discontinuing operations	4,404	4,437	4,512	17,921
2	Segment results				
	a. Logistics Park	568	365	791	2,139
	b. Equipment Hiring (Non crane)	(83)	(79)	129	109
	Less: Finance costs	(266)	(218)	(315)	(1,078)
	Add: Other income	1,243	873	346	2,101
	Profit before tax and exceptional items	1,462	942	951	3,272
	Add: exceptional items (refer note 5)	(273)	375	-	375
	Total Profit before tax from Continuing operations	1,189	1,318	951	3,647
	Profit before tax from discontinuing operations				
	c. Equipment Hiring (Crane)	1,564	138	489	1,282
	Less: exceptional items (refer note 5)	(1,564)	-	-	-
	Total Profit before tax from Continuing and discontinuing operations	1,189	1,456	1,440	4,929
3	Segment assets				
	a. Logistics Park	86,629	76,711	59,026	76,711
	b. Equipment Hiring (Non crane)	4,885	7,426	5,774	7,426
	Total segment asset from Continuing operations	91,514	84,137	64,800	84,137
4	Segment liabilities				
	a. Logistics Park	6,205	680	2,095	680
	b. Equipment Hiring (Non crane)	338	477	1,003	477
	Total segment liabilities from Continuing operations	6,543	1,157	3,098	1,157
	Net assets pertaining to Discontinuing operation [Logistics Park (Specified subsidiaries)]	19,027	19,877	43,198	19,877
	Net assets pertaining to Discontinuing operation [Equipment hiring (Crane)]	2,972	4,542	7,079	4,542
	Total net assets of Discontinuing operations	21,999	24,419	50,277	24,419

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

11) The figures for the previous periods have been regrouped wherever necessary to conform to the current period presentation.

Transindia Real Estate Limited
(Formerly known as Transindia Realty and Logistics Parks Limited)
CIN No:U61200MH2021PLC372756

For C C Dangi & Associates
ICAI firm registration No: 102105W
Chartered Accountants

Jatin J Chokshi
Managing Director
DIN:00495015

Ashish C. Dangi
Partner
Membership No: 122926

Date: August 29,2023
Place: Mumbai

Date: August 29,2023
Place: Mumbai

C C Dangi & Associates

Chartered Accountants

Independent Auditors' Review Report on quarterly unaudited consolidated financial results pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

**Review Report to
The Board of Directors of
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 June 30, 2023, (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation 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 Statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. 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. We have not performed an audit and accordingly, we do not express an audit opinion.

We also performed the procedures in accordance with Circular No. CIR/ CFD/ CMD1/ 44/ 2019 dated 29 March 2019 issued by 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 Multimodal Private Limited	Subsidiary Company
4.	Allcargo Inland Park Private Limited	Subsidiary Company
5.	Avvashya Inland Park Private Limited	Subsidiary Company
6.	Avvashya Projects Private Limited	Subsidiary Company
7.	Allcargo Warehousing Management Pvt Ltd	Subsidiary Company
8.	Bhiwandi Multimodal Private Limited	Subsidiary Company
9.	Dankuni Industrial Parks Private Limited	Subsidiary Company
10.	Hoskote Warehousing Private Limited	Subsidiary Company
11.	Jhajjar Warehousing Private Limited	Subsidiary Company
12.	Koprolu Warehousing Private Limited	Subsidiary Company
13.	Marasandra Logistics and Industrial Park Pvt Ltd	Subsidiary Company
14.	Madanahatti Logistics and Industrial Parks Pvt Ltd	Subsidiary Company

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of 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 specified under Section 133 of the Act, 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 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:
3 subsidiaries, whose unaudited interim financial results include total revenues of Rs 1799.75 lakhs, total net profit / (loss) of Rs. (208.78) lakhs, total comprehensive income of Rs. (208.78) lakhs for the quarter ended June 30, 2023 which have been reviewed by its 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: 7 subsidiaries, whose interim financial results includes total revenues of Rs 66.07 lakhs, total net profit / (loss) of Rs. (32.19) lakhs, total comprehensive income of Rs. (32.19) lakhs for the quarter ended June 30, 2023. The unaudited interim financial results and other unaudited financial information of these subsidiaries has 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.

8. The comparative Ind AS financial information of the Group for the corresponding quarter ended June 30, 2022, have not been subjected to review or audit by us or any other auditor and are approved by Board of Directors of the Holding Company.

For C C Dangi & Associates

Chartered Accountants

Firm Regn. No. 102105W

Ashish C. Dangi

Partner

Membership No.: 122926

UDIN : 23122926BGZDAO4291

Place : Mumbai

Date : 29th August, 2023

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2023 (Unaudited)	31.03.2023 (Audited) Refer note 3	30.06.2022 (Unaudited) Refer note 4	31.03.2023 (Audited)
	<u>Continuing Operations:</u>				
1	Income				
(a)	Income from operations	2,631	2,935	3,441	13,632
(b)	Other income	125	358	69	772
	Total income	2,756	3,293	3,509	14,404
2	Expenses				
(a)	Operating expenses	555	416	700	2,981
(b)	Employee benefits expense	185	203	174	813
(c)	Finance cost	303	1,175	539	3,841
(d)	Depreciation and amortisation expense	418	422	540	2,169
(e)	Other expenses	555	1,049	252	2,351
	Total expenses	2,018	3,265	2,206	12,155
3	Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)	738	29	1,304	2,249
4	Share of profit from associates and joint ventures	-	-	-	-
5	Profit before tax and exceptional item (3 + 4)	738	29	1,304	2,249
6	Exceptional items (refer note 5)	(273)	(1,346)	-	(1,346)
7	Profit before tax (5 + 6)	465	(1,317)	1,304	903
8	Tax expense				
(a)	Current tax	232	468	(99)	1,067
(b)	Deferred tax charge/(credit)	(64)	(200)	252	(893)
	Total Tax Expense	168	268	154	174
9	Profit after tax from continuing operations (7 - 8)	297	(1,585)	1,150	729
10	<u>Discontinuing Operation (refer note 7):</u>				
	Profit before tax from discontinuing operations	1,884	286	902	2,516
11	Exceptional item (refer note 5)	(1,564)	-	-	-
12	Profit before tax after exceptional item (10 -11)	320	286	902	2,516
13	Tax (Income)/expense on discontinuing operations	(5)	(32)	(108)	(461)
14	Profit for the year/period from discontinuing operations (12 -13)	315	254	794	2,055
15	Profit for the year/period from continuing and discontinuing (9 +14)	611	(1,331)	1,944	2,784
16	Other Comprehensive Income/(Expense)				
(a)	Items that will not be reclassified to profit or loss (net of tax)	(1)	(5)	3	(2)
(b)	Items that will be reclassified to profit or loss	-	-	-	-
	Other Comprehensive Income/(Expense)	(1)	(5)	3	(2)
17	Total comprehensive income (15 + 16)	611	(1,336)	1,946	2,782
18	Profit attributable to				
(a)	Owners of the Company	605	(1,352)	1,944	2,763
(b)	Non-controlling interest	6	21	-	21
19	Other Comprehensive Income/(Expense)				
(a)	Owners of the Company	(1)	(5)	3	(2)
(b)	Non-controlling interest	-	-	-	-
20	Total Comprehensive Income				
(a)	Owners of the Company	604	(1,357)	1,946	2,761
(b)	Non-controlling interest	6	21	-	21
21	Paid-up equity share capital (Face value of Rs. 2 each) (refer note 6)	4,913.91	0*	0*	0*
22	Equity shares issuable pursuant to demerger (Face value of Rs 2 each) (Refer note 6)	-	24,56,95,524	24,56,95,524	24,56,95,524
23	Other Equity	-	-	-	91,779
24	Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):				
(a)	Basic	0.25	(38,62,903)	2,77,66,182	78,92,798
(b)	Diluted	0.25	(0.55)	0.79	1.12
25	Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):				
(a)	Basic	0.12	(45,87,836)	1,64,30,297	20,23,859
(b)	Diluted	0.12	(0.65)	0.47	0.29
26	Earnings Per Share for discontinuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):				
(a)	Basic	0.13	7,24,933	1,13,35,886	58,68,939
(b)	Diluted	0.13	0.10	0.32	0.83

*Denotes less than Rs 1 lakh

TRANSINDIA REAL ESTATE LIMITED
(Formerly known as Transindia Realty and Logistics Park Limited)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30,2023

Notes:

- 1) The Consolidated financial results of Transindia Real Estate Limited ("the Holding Company") for quarter ended June 30, 2023 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules,2015, as amended.
- 2) The statement of unaudited consolidated financial results for the quarter ended June 30,2023 has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 29, 2023. 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 March 31, 2023 are the balancing figures between the audited figures in respect of the full financial year ended March 31, 2023 and the audited year to date figures upto December 31, 2022.
- 4) The unaudited financial results for the quarter ended June 30, 2023 are drawn up for the first time in accordance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The unaudited financial results for quarter ended June 30, 2022 as reported in these financial results are as prepared and certified by management.
- 5) Exceptional Items includes the following:-

Particulars	Quarter ended			Year ended
	30.06.2023	31.03.2023	30.06.2022	31.03.2023
Continuing operations				
Loss on substantial dilution of controlling stake	-	(1,346)	-	(1,346)
Cost incurred towards conversion closing milestone	(273)	-	-	-
Discontinuing operations				
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 7)	(1,564)			
Total	(1,838)	(1,346)	-	(1,346)

- 6) The Company along with Allcargo Logistics Limited and Transindia Real Estate Limited (Formerly Known as Transindia Realty and Logistics Parks Limited) had filed a Scheme of Arrangement and Demerger ("Scheme") with the National Company Law Tribunal ("NCLT") whereby Business of Leasing of land and commercial properties, Logistics Park, Warehousing , Real Estate Development & Leasing Activities , Engineering & Equipment Hiring Solutions and other related business of Allcargo Logistics Limited would be transferred to the Company with effect from appointed date April 01, 2022.

The Hon'ble National Company Law Tribunal ("NCLT"), Mumbai bench approved the Scheme on January 05, 2023. The Certified True Copy of the Order along with the sanctioned Scheme was received on March 10, 2023 which was filed with Registrar of Companies ("ROC") on April 01, 2023. As per the accounting treatment specified in the Scheme and Ministry of Corporate Affairs General Circular No. 09/2019 dated 21st August 2019 ("MCA circular"), assets and liabilities relating to Warehousing & Equipment Hiring have been recognised at book values as appearing in the books of the Allcargo Logistics Limited in the books of Company from the appointed date. During the quarter ended March 31, 2023, 7 equity shares of Rs. 10 each were subdivided into 35 equity shares of Rs. 2 each. The Company in its Board Meeting held on April 24, 2023 allotted 24,56,95,524 equity shares to the shareholders of Allcargo Logistics Limited as on record date i.e April 18, 2023 as consideration in accordance with the Scheme. Further, with issuance and allotment of equity shares by the Company, in accordance with the Scheme the initial issued and paid-up equity capital comprising of 35 equity shares of Rs.2 each aggregating to Rs.70 were cancelled. The shares of the Company were listed on BSE and NSE on August 10, 2023.

TRANSINDIA REAL ESTATE LIMITED
(Formerly known as Transindia Realty and Logistics Park Limited)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

- 7) (i) The Board of directors of TRL in its meeting held on 28 April 2023 has approved and signed Business Transfer Agreement with Premier Heavy Lift Private Limited on April 27, 2023, for sale of Crane Division as a going concern on a slump sale basis to Premier Heavy Lift Private Limited, at a lump sum cash consideration of Rs 12,100 lakhs. As per the BTA, the effective date for transfer of equipment division is 1 April 2023, accordingly, revenue and corresponding expenses of the equipment division for the 3 months period ended June 2023 are incurred on behalf of the buyer. Thus profit / (loss) attributable to equipment division for the said period does not impact Statement of Profit and Loss of the company.
- 7) (ii) During the quarter, the Board of directors of the Company at its meeting held on June 02, 2023, has considered and approved the proposal for divestment of balance stake (10%) held in Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited, Panvel Warehousing Private Limited as well as 100% stake sale in Allcargo Multimodal Private Limited to the BRE Asia Urban Holdings Limited subject to statutory approvals/compliances, if any. The management is yet to execute definitive transaction document in this regard and considered the said event as 'highly probable' and classified it as "discontinuing operations".
- 7) (iii) The extract of Revenues and expenses of Crane business as well as some of the entities falling under Logistics Park business are as under:-

Particulars	Quarter ended			Year ended
	30.06.2023	31.03.2023	30.06.2022	31.03.2023
Revenue from Operations	4,073	4,042	4,012	15,903
Other Income	618	801	457	1,351
Total Expenses	2,806	4,557	3,568	14,738
Profits before tax from discontinuing operation	1,884	286	902	2,516

- 8) In the previous financial year ended March 31, 2023, TRL has executed a Securities Purchase Agreement ("SPA") on February 21, 2023, with BRE Asia Urban Holdings Ltd. (the "Seller") to acquire 90% stake in Madanahatti Logistics and Industrial Parks Private Limited (the "Target").
- 9) A Scheme of Arrangement was approved between two of the subsidiaries, Allcargo Inland Park Private Limited (Demerged company) and Allcargo Multimodal Private Limited (Resulting company), and their respective shareholders to demerge their warehousing business (the demerged undertaking.) for transfer of warehousing business of demerged Company. The scheme got approved by NCLT vide its final order dated 01st March 2022. The said order stated that the appointed date for the said Arrangement to be April 01, 2021. During the previous financial year ended March 31, 2023, the management of the demerged company has observed a correction to be made in the Annexure of the aforesaid order and accordingly filed a rectification application to the NCLT order. There is no impact to the accounting treatment nor a change in the share exchange ratio due to the rectification application being made to the NCLT order.
- 10) Figures of the previous quarters / periods have been re-grouped where ever considered necessary.
- 11) The standalone and consolidated financial results of the Company are available on the Company's website.

TRANSINDIA REAL ESTATE LIMITED
(Formerly known as Transindia Realty and Logistics Park Limited)

12) Consolidated Segmentwise revenue and results for the quarter ended June 30, 2023 and segmentwise assets and liabilities as at June 30, 2023:

Sr.No	Particulars	(Rs. In Lakhs)			
		Quarter ended			Year ended
		30.06.2023 (Unaudited)	31.03.2023 (Audited) Refer note 3	30.06.2022 (Unaudited) Refer note 4	31.03.2023 (Audited)
1	Segment revenue				
	From continuing operations:				
	a. Logistics Park	1,890	2,194	2,578	10,183
	b. Equipment Hiring (Non crane)	741	741	863	3,449
	Segment revenue from continuing operations:	2,631	2,935	3,441	13,632
	From discontinuing operations:				
	a. Logistics Park	1,585	1,520	1,541	6,140
	b. Equipment Hiring (Crane)	2,488	2,522	2,472	9,763
	Net revenue from discontinuing operations (refer note)	4,073	4,042	4,012	15,903
	Net revenue from continuing and discontinuing operations	6,704	6,977	7,453	29,535
2	Segment results				
	a. Logistics Park	999	926	1,645	5,210
	b. Equipment Hiring (Non crane)	(83)	(79)	129	109
	Total	916	846	1,774	5,319
	Less: Finance costs	(303)	(1,175)	(539)	(3,841)
	Add: Other income	125	358	69	772
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	738	30	1,304	2,249
	Share of profit from associates and joint ventures	-	-	-	-
	Profit before tax and exceptional item from continuing operations	738	30	1,304	2,249
	Exceptional item (refer note 5)	(273)	(1,346)	-	(1,346)
	Profits before tax from continuing operations	465	(1,316)	1,304	903
	Add : Profits before tax from discontinuing operations				
	a. Logistics Park	320	148	413	1,234
	b. Equipment Hiring (Crane)	1,564	138	489	1,282
	Less: exceptional items (refer note 5)	(1,564)	-	-	-
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinuing operations	320	287	902	2,516
	Total Profit before tax from Continuing and discontinuing operations	785	(1,030)	2,205	3,419
3	Segment assets from continuing operations:				
	a. Logistics Park	84,075	77,590	92,842	77,590
	b. Equipment Hiring (Non crane)	7,615	7,425	5,774	7,425
	Total segment assets from continuing operations	91,689	85,015	98,616	85,015
4	Segment liabilities from continuing operations				
	a. Logistics Park	7,053	2,034	3,634	2,034
	b. Equipment Hiring (Non crane)	338	478	2,095	478
	Total segment liabilities from continuing operations	7,391	2,512	5,729	2,512
	Net assets pertaining to Discontinuing operation [Logistics Park (Specified subsidiaries)]	49,440	22,885	70,584	22,885
	Net assets pertaining to Discontinuing operation [Equipment hiring (Crane)]	2,972	4,542	7,079	4,542
	Total net assets of Discontinuing operations	52,412	27,426	77,663	27,426

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

Transindia Real Estate Limited
(Formerly known as Transindia Realty and Logistics Parks Limited)
CIN No:U61200MH2021PLC372756

For C C Dangi & Associates
ICAI firm registration No: 102105W
Chartered Accountants

Jatin J Chokshi
Managing Director
DIN:00495015
Date: August 29,2023
Place: Mumbai

Ashish C. Dangi
Partner
Membership No: 122926
Date: August 29,2023
Place: Mumbai