

August 7, 2024

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| 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: Outcome of Board Meeting in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") – Financial Results & Interim Dividend

Pursuant to the provisions of Regulation 33 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR), we wish to inform you that the Board of Directors of Transindia Real Estate Limited (“the Company”), at its meeting held today i.e. on **Wednesday, August 07, 2024**, has considered and approved the following matters:

1. **Financial Results:**

The Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended June 30, 2024. A copy of Unaudited Financial Results along with the Limited Review Report of the Auditors of the Company are enclosed herewith as 'Annexure-1'.

2. **Interim Dividend:**

Payment of interim dividend of Rs. 0.50 per equity share of the face value of Rs.2 each for the F.Y. 2024-2025. The record date for the purpose of determining the entitlement of the shareholders for interim dividend has been fixed as Friday, August 16, 2024, and the dividend will be paid to the shareholders on or before September 05, 2024.

3. **3rd Annual General Meeting (AGM):**

3rd Annual General Meeting (AGM) of the Company for the Financial Year 2024-2025 has been scheduled to be held on **Thursday, September 26, 2024** through Video Conferencing ('VC')/ Other Audio Visual Means ('OVAM') facility pursuant to Circular No. 14/2020 dated April 8, 2020, Circular No. 17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 05, 2020, Circular No. 21/2021 dated December 14, 2021, Circular No. 02/2021 dated January 13, 2021, Circular No. 22/2020 dated June 15, 2020, Circular No. 33/2020 dated September 28, 2020, Circular No. 39/2020 dated December 31, 2020, Circular No. 10/2021 dated June 23, 2021, Circular No. 20/2021 dated December 8, 2021, Circular No. 3/2022 dated May 5, 2022, Circular No. 11/2022 dated December 28, 2022 and Circular No. 09/2023

dated September 25, 2023 issued by Ministry of Corporate Affairs (“MCA Circulars”) which does not require physical presence of members at a common venue. The deemed venue for the 3rd AGM shall be the Registered Office of the Company.

As per Regulation 46 of LODR, the Outcome of Board Meeting would be made available on the website of the Company at <https://www.transindia.co.in/investors->

The meeting of Board of Directors commenced at 1:00 p.m. (IST) and concluded at 5:10 p.m. (IST).

Kindly acknowledge and take the same on record.

Thanking you.

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

Khushboo Dinesh Mishra
Company Secretary & Compliance Officer

Place: Mumbai

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 the 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 Ltd ("the Company") for the quarter ended 30th June, 2024 and year to date from April 01, 2024 to June 30, 2024 ("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 Statements are 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 Regulation, 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 C. Dangi

Partner

Membership No.: 122926

UDIN: 24122926BKFSPT6103

Place: Mumbai

Date: 7th August 2024

TRANSINDIA REAL ESTATE LIMITED

(Formerly known as Transindia Realty and Logistics Parks 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, 2024

(Rs. in Lakhs)

| | Particulars | Quarter ended | | | Year ended |
|-----------|--|--------------------------|------------------------------------|--------------------------|------------------------|
| | | 30-Jun-24 (Unaudited) | 31-Mar-24 (Audited) (Note 9) | 30-Jun-23 (Unaudited) | 31-Mar-24 (Audited) |
| | <u>Continuing Operations:</u> | | | | |
| 1 | Income | | | | |
| (a) | Income from operations | 1,472 | 1,594 | 1,917 | 7,477 |
| (b) | Other income | 2,118 | 1,956 | 1,243 | 7,434 |
| | Total income | 3,590 | 3,550 | 3,160 | 14,911 |
| 2 | Expenses | | | | |
| (a) | Operating expenses | 185 | 211 | 603 | 1,710 |
| (b) | Employee benefits expenses | 537 | 262 | 185 | 947 |
| (c) | Finance costs | 111 | 118 | 266 | 726 |
| (d) | Depreciation and amortisation expense | 160 | 167 | 196 | 725 |
| (e) | Other expenses | 515 | 441 | 447 | 1,226 |
| | Total expenses | 1,508 | 1,199 | 1,697 | 5,334 |
| 3 | Profit before tax and exceptional items for the period / year from continuing operations (1 - 2) | 2,082 | 2,351 | 1,463 | 9,577 |
| 4 | Exceptional items (refer note 6) | - | 22,547 | (273) | 30,221 |
| 5 | Profit before tax (3+4) | 2,082 | 24,898 | 1,190 | 39,798 |
| 6 | Tax expense | | | | |
| (a) | - Current tax charge | 190 | 5,381 | 201 | 9,418 |
| (b) | - Deferred tax charge/(credit) | 343 | 182 | (49) | (148) |
| | Total Tax Expense | 533 | 5,563 | 152 | 9,270 |
| 7 | Profit after tax for the period / year from continuing operations (5-6) | 1,549 | 19,335 | 1,038 | 30,528 |
| 8 | <u>Discontinued Operations (refer note 8):</u> | | | | |
| | Profit before tax from discontinued operations | - | - | 1,564 | 1,488 |
| 9 | Exceptional items (refer note 6) | - | - | (1,564) | (1,488) |
| 10 | Profit before tax after exceptional item (8+9) | - | - | - | - |
| 11 | Tax Income/ (expense) on discontinued operations | - | - | - | - |
| 12 | Profit after tax for the period/year from discontinued operations (10+11) | - | - | - | - |
| 13 | Profits after tax from continuing and discontinued operations (7+12) | 1,549 | 19,335 | 1,038 | 30,528 |
| 14 | Other comprehensive income / (expense) | | | | |
| (i) | Items that will not be reclassified to profit or loss (net of tax) | (4) | 2 | (1) | (14) |
| (ii) | Items that will be reclassified to profit or loss (net of tax) | - | - | - | - |
| | Other comprehensive for the year / period | (4) | 2 | (1) | (14) |
| 15 | Total comprehensive income (13+14) | 1,545 | 19,337 | 1,037 | 30,514 |
| 16 | Paid-up equity share capital (Face value of Rs. 2 each) | 4,914 | 4,914 | 4,914 | 4,914 |
| 17 | Other Equity | - | - | - | 1,19,836 |
| 18 | Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees): | | | | |
| (a) | Basic | 0.63 | 7.87 | 0.42 | 12.43 |
| (b) | Diluted | 0.63 | 7.87 | 0.42 | 12.42 |
| 19 | Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees): | | | | |
| (a) | Basic | 0.63 | 7.87 | 0.42 | 12.43 |
| (b) | Diluted | 0.63 | 7.87 | 0.42 | 12.42 |
| 20 | Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees): | | | | |
| (a) | Basic | - | - | - | - |
| (b) | Diluted | - | - | - | - |

TRANSINDIA REAL ESTATE LIMITED

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

T: +91 22 6679 8110 | www.transindia.co.in | CIN: L61200MH2021PLC372756 | GSTN: 27AAJCT0454D1ZI

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

Segmentwise revenue and results for the quarter ended June 30, 2024 and segmentwise assets and liabilities as at June 30, 2024:-

(Rs. in Lakhs)

| Sr.No | Particulars | Quarter ended | | | Year ended |
|-------|---|--------------------------|------------------------------------|--------------------------|------------------------|
| | | 30-Jun-24 (Unaudited) | 31-Mar-24 (Audited) (Note 9) | 30-Jun-23 (Unaudited) | 31-Mar-24 (Audited) |
| 1 | Segment revenue | | | | |
| | Segment revenue from continuing operations | | | | |
| | a. Logistics Park | 1,287 | 1,188 | 1,176 | 4,646 |
| | b. Equipment Hiring (Non crane) | 185 | 406 | 741 | 2,831 |
| | Net revenue from continuing operations | 1,472 | 1,594 | 1,917 | 7,477 |
| | Segment revenue from discontinued operations | | | | |
| | c. Equipment Hiring (Crane) | - | - | 2,488 | 2,481 |
| | Net revenue from discontinued operations | - | - | 2,488 | 2,481 |
| | Net income from continuing and discontinued operations | 1,472 | 1,594 | 4,405 | 9,958 |
| 2 | Segment results | | | | |
| | a. Logistics Park | 226 | 481 | 568 | 2,221 |
| | b. Equipment Hiring (Non crane) | (152) | 32 | (83) | 648 |
| | Less: Finance costs | (111) | (118) | (266) | (726) |
| | Add: Other income | 2,118 | 1,956 | 1,243 | 7,434 |
| | Profit before tax and exceptional items | 2,081 | 2,351 | 1,462 | 9,577 |
| | Add: exceptional items (refer note 6) | - | 22,547 | (273) | 30,221 |
| | Total Profit before tax from Continuing operations | 2,081 | 24,898 | 1,189 | 39,798 |
| | Profit before tax from discontinued operations | | | | |
| | c. Equipment Hiring (Crane) | - | - | 1,564 | 1,488 |
| | Less: exceptional items (refer note 6) | - | - | (1,564) | (1,488) |
| | Total Profit before tax from Continuing and discontinued operations | 2,081 | 24,898 | 1,189 | 39,798 |
| 3 | Segment assets | | | | |
| | a. Logistics Park | 1,35,721 | 1,33,430 | 86,629 | 1,33,430 |
| | b. Equipment Hiring (Non crane) | 3,419 | 3,175 | 4,885 | 3,175 |
| | Total segment asset from Continuing operations | 1,39,140 | 1,36,605 | 91,514 | 1,36,605 |
| 4 | Segment liabilities | | | | |
| | a. Logistics Park | 4,062 | 3,397 | 6,205 | 3,397 |
| | b. Equipment Hiring (Non crane) | 369 | 388 | 338 | 388 |
| | Total segment liabilities from Continuing operations | 4,431 | 3,785 | 6,543 | 3,785 |
| | Net assets pertaining to discontinued operation [Logistics Park (Specified subsidiaries)] | - | - | 19,027 | - |
| | Net assets pertaining to discontinued operation [Equipment hiring (Crane)] | - | - | 2,972 | - |
| | Total net assets of discontinued operations | - | - | 21,999 | - |

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

TRANSINDIA REAL ESTATE LIMITED

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

NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

Notes:

- 1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter ended June 30, 2024 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 June 30, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 07, 2024. 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 Board of directors of the Company at its meeting held on 21 May 2024 has considered and approved inter-alia following matters which has taken place with the related parties. Since they were material related party transactions, the Company has gone ahead with shareholders' approval through postal ballot process whose outcome was pending as on 30 June 2024 (substantive condition precedent) and were subject to the execution of requisite definitive documentation. Hence the management of the Company has treated these events as Non adjusting event and accordingly no effect/adjustments of the said transaction have been considered in the financial statements of the Company for the quarter ended 30 June 2024. The consent of the shareholders were received subsequently on 22 July 2024 in favor of the Company :-
 - (i) In view of strategic move for further expansion in warehousing and real estate business, the management of the Company has considered and approved the acquisition of Gorsai Logistics Park Private Limited, Dighanta Landscape Private Limited, Panchghara Landscape Private Limited, Panchghara Logistics Park Private Limited, PCPL Industrial & Logistics Park (Hoskote) Private Limited (hereinafter called as 'Target companies') for the total consideration of Rs 27,778 lakhs. The Company will be paying part consideration of Rs.16,158 lakhs to 'Talentos Entertainment Private Limited' and 'Talentos Warehousing and Industrial Parks Private Limited' (which are the part of promoter group companies) for acquisition / transfer of rights and interest held by them in the shares of such Target companies in favor of the Company and balance consideration of Rs 11,620 lakhs will be infused in target companies.
 - (ii) The management of the Company has considered and approved the Property purchases through its Subsidiary Company namely AGL Warehousing Private Limited from Allnet Financial Services Private Limited, Sealand Cranes Private Limited, Talentos (India) Private Limited and Avash Builders & Infrastructure Private Limited for the total consideration of Rs.10,730 lakhs.
- 4) The Board of directors at its meeting held on 21 May 2024 has considered and approved the following matters:-
 - (i) Buying of 100% controlling stake in Transindia Freight Services Private Limited. The Company has not executed definitive transaction document and no share transfer has been effected for the quarter ended 30 June 2024.
 - (ii) Also, it has approved the buy-out of Non-controlling interests in AGL Warehousing Private Limited for a total consideration of Rs 593 lakhs. The Company has executed Share Purchase Agreement (SPA) as well as effected share transfer subsequent to 30 June 2024.
- 5) The Board of Directors at its meeting held on August 07, 2024, have declared an interim dividend of Rs. 0.50 per equity share.
- 6) Exceptional item includes the following:-

(Rs in lakhs)

| Particulars | Quarter ended | | | Year ended |
|--|---------------|-----------|-----------|------------|
| | 30-Jun-24 | 31-Mar-24 | 30-Jun-23 | 31-Mar-24 |
| (A) Continuing operations | | | | |
| Gain on sale of Equipment Hiring (Crane) division(refer note 8). | - | - | - | 9,679 |
| Gain on sale of controlling stake in subsidiaries and other companies under definitive documentation (refer note 7). | - | 22,831 | - | 22,831 |
| Cost incurred towards conversion closing milestone. | - | (284) | (273) | (557) |
| Stamp duty payable/provided on adjudication process for assets acquired under demerger. | - | - | - | (1,732) |
| Total (A) | - | 22,547 | (273) | 30,221 |
| (B) Discontinued operations | | | | |
| Profit before tax till the date of fulfillment of conditions precedent | - | - | 1,564 | 1,488 |
| Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 8) | - | - | (1,564) | (1,488) |
| Total (B) | - | - | - | - |
| Exceptional items from continuing and discontinued operations (A) + (B) | - | 22,547 | (273) | 30,221 |

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TRANSINDIA REAL ESTATE LIMITED

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NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

- 7) In the preceding quarter ended 31 March 2024, the Company on 28 February 2024 has executed the Securities Subscription and Purchase Agreement (“SSPA”) between Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited and Panvel Warehousing Private Limited (collectively referred to as “Specified Companies”), Allcargo Logistics Limited (Demerged Company), Horizon Industrial Parks Private Limited (“HIPPL”) and BRE Asia Urban Holdings Ltd (“Investor”) to sell remaining 10% equity stake in the specified companies and 100% equity stake in Allcargo Multimodal Private Limited for an agreed consideration of Rs 25,136 lakhs. The Company has received Rs 23,036 lakhs and balance consideration of Rs 2,100 lakhs stands receivable from the investor and HIPPL subject to satisfaction of customary closing conditions as agreed in the SSPA. The Company has recognised a gain of Rs 22,831 lakhs on dilution of its equity stake in the said preceding quarter as shown under the exceptional item in its financial statements.
- 8) In the previous year, the Board of directors of the Company at its meeting held on 26 April 2023 had approved and signed Business Transfer Agreement with Premier Heavy Lift Private Limited, for sale of Crane Division as a going concern on a slump sale basis at a lump sum cash consideration of Rs 12,100 lakhs plus the net working capital as on 01 April 2023 being effective date. The related Conditions Precedents as mentioned in Business Transfer agreement has been complied by the Company to the satisfaction of the buyer on 04 July 2023 and Company recorded gain of Rs 9,679 lakhs as an exceptional item. Accordingly, revenue and corresponding expenses of the crane division for the period ended 4th July 2023 are incurred on behalf of the buyer. Thus profit / (loss) attributable to crane division does not impact Statement of Profit and Loss of the company.

| Particulars | Quarter ended | | | Year ended |
|---|---------------|-----------|-----------|------------|
| | 30-Jun-24 | 31-Mar-24 | 30-Jun-23 | 31-Mar-24 |
| Revenue from Operations | - | - | 2,488 | 2,481 |
| Other Income | - | - | 583 | 582 |
| Total Expenses | - | - | 1,507 | 1,575 |
| Liability towards profits earned in trust on behalf of the buyer before conversion closing date | - | - | (1,564) | (1,488) |
| Profits before tax from discontinued operation | - | - | - | - |

- 9) The figures for the quarter ended March 31, 2024 are the balancing figures between the audited figures in respect of the full financial year and unaudited published figures of the nine months ended 31 December 2023 which were subjected to limited review by the statutory auditors.
- 10) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.

Transindia Real Estate Limited
CIN No:L61200MH2021PLC372756

Jatin J Chokshi
 Managing Director
 DIN:00495015
 Date: August 07, 2024
 Place: Mumbai

TRANSINDIA REAL ESTATE LIMITED

Allcargo House, 6th Floor, CST Road, Kalina, Santacruz (E), Mumbai - 400 098, Maharashtra, India
T: +91 22 6679 8110 | www.transindia.co.in | CIN: L61200MH2021PLC372756 | GSTN: 27AAJCT0454D1ZI

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 the 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 30th June, 2024 (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 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 Warehousing Management Pvt Ltd | Subsidiary Company |
| 7. | Bhiwandi Multimodal Private Limited | Subsidiary Company |
| 8. | Dankuni Industrial Parks Private Limited | Subsidiary Company |
| 9. | Hoskote Warehousing Private Limited | Subsidiary Company |
| 10. | Jhajjar Warehousing Private Limited | Subsidiary Company |
| 11. | Koprolu Warehousing Private Limited | Subsidiary Company |
| 12. | Marasandra Logistics and Industrial Park Pvt Ltd | Subsidiary Company |
| 13. | 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 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 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: 3 subsidiaries, whose unaudited interim financial results include total revenues of Rs 166.58 lacs, total net profit / (loss) after tax of Rs. (33.36) lacs for the quarter ended 30th June, 2024 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 lacs, total net profit / (loss) after tax of Rs. (7.39) lacs for the quarter ended 30th June, 2024. 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.

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

Ashish C. Dangi
Partner
Membership No.: 122926
UDIN: 24122926BKFSPS7581
Place: Mumbai
Date: 7th August 2024

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

(Rs. In Lakhs)

| Sr. No. | Particulars | Quarter ended | | Year ended | |
|-----------|--|--------------------------|--|--------------------------|------------------------|
| | | 30-Jun-24 (Unaudited) | 31-Mar-24 (Audited) (refer note 9) | 30-Jun-23 (Unaudited) | 31-Mar-24 (Audited) |
| | Continuing Operations: | | | | |
| 1 | Income | | | | |
| (a) | Income from operations | 1,868 | 2,008 | 2,631 | 9,682 |
| (b) | Other income | 966 | 687 | 125 | 2,351 |
| | Total income | 2,834 | 2,695 | 2,756 | 12,033 |
| 2 | Expenses | | | | |
| (a) | Operating expenses | 257 | 495 | 607 | 1,926 |
| (b) | Employee benefits expense | 537 | 262 | 185 | 947 |
| (c) | Finance cost | 120 | 126 | 303 | 818 |
| (d) | Depreciation and amortisation expense | 383 | 389 | 418 | 1,620 |
| (e) | Other expenses | 577 | 291 | 505 | 1,402 |
| | Total expenses | 1,874 | 1,563 | 2,018 | 6,713 |
| 3 | Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2) | 960 | 1,132 | 738 | 5,320 |
| 4 | Share of profit from associates and joint ventures | - | - | - | - |
| 5 | Profit before tax and exceptional item (3 + 4) | 960 | 1,132 | 738 | 5,320 |
| 6 | Exceptional items (refer note 6) | - | 20,482 | (273) | 28,156 |
| 7 | Profit before tax (5 + 6) | 960 | 21,614 | 465 | 33,476 |
| 8 | Tax expense | | | | |
| (a) | Current tax | 204 | 5,395 | 232 | 9,485 |
| (b) | Deferred tax charge/(credit) | 283 | 67 | (64) | (403) |
| | Total Tax Expense | 487 | 5,462 | 168 | 9,082 |
| 9 | Profit after tax for the period/year from continuing operations (7 - 8) | 473 | 16,152 | 297 | 24,394 |
| 10 | Discontinued Operation (refer note 8): | | | | |
| | Profit before tax from discontinued operations | - | (264) | 1,884 | 2,113 |
| 11 | Exceptional item (refer note 6) | - | - | (1,564) | (1,488) |
| 12 | Profit before tax after exceptional item (10 -11) | - | (264) | 320 | 625 |
| 13 | Tax (Income)/expense on discontinued operations | - | 12 | (5) | 27 |
| 14 | Profit for the year/period from discontinued operations (12 -13) | - | (252) | 315 | 652 |
| 15 | Profit for the year/period from continuing and discontinued (9 + 14) | 473 | 15,900 | 612 | 25,046 |
| 16 | Other Comprehensive Income/(Expense) | | | | |
| (a) | Items that will not be reclassified to profit or loss (net of tax) | (4) | 2 | (1) | (14) |
| (b) | Items that will be reclassified to profit or loss | - | - | - | - |
| | Other Comprehensive Income/(Expense) | (4) | 2 | (1) | (14) |
| 17 | Total comprehensive income (15 + 16) | 469 | 15,902 | 611 | 25,032 |
| 18 | Profit attributable to | | | | |
| (a) | Owners of the Company | 473 | 15,903 | 605 | 25,041 |
| (b) | Non-controlling interest | - | (3) | 6 | 5 |
| 19 | Other Comprehensive Income/(Expense) | | | | |
| (a) | Owners of the Company | (4) | 2 | (1) | (14) |
| (b) | Non-controlling interest | - | - | - | - |
| 20 | Total Comprehensive Income | | | | |
| (a) | Owners of the Company | 469 | 15,905 | 604 | 25,027 |
| (b) | Non-controlling interest | - | (3) | 6 | 5 |
| 21 | Paid-up equity share capital (Face value of Rs. 2 each) | 4,914 | 4,914 | 4,914 | 4,914 |
| 22 | Other Equity | - | - | - | 1,16,834 |
| 23 | Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees): | | | | |
| (a) | Basic | 0.19 | 6.48 | 0.25 | 10.20 |
| (b) | Diluted | 0.19 | 6.48 | 0.25 | 10.20 |
| 24 | Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees): | | | | |
| (a) | Basic | 0.19 | 6.58 | 0.12 | 9.93 |
| (b) | Diluted | 0.19 | 6.58 | 0.12 | 9.93 |
| 25 | Earnings Per Share for discontinued operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees): | | | | |
| (a) | Basic | - | (0.10) | 0.13 | 0.27 |
| (b) | Diluted | - | (0.10) | 0.13 | 0.27 |

Consolidated Segmentwise revenue and results for the quarter ended June 30, 2024 and segmentwise assets and liabilities as at June 30, 2024:

| Sr.No | Particulars | (Rs. In Lakhs) | | | |
|-------|--|--------------------------|--|--------------------------|------------------------|
| | | Quarter ended | | | Year ended |
| | | 30-Jun-24 (Unaudited) | 31-Mar-24 (Audited) (refer note 9) | 30-Jun-23 (Unaudited) | 31-Mar-24 (Audited) |
| 1 | Segment revenue | | | | |
| | From continuing operations: | | | | |
| | a. Logistics Park | 1,683 | 1,602 | 1,890 | 6,851 |
| | b. Equipment Hiring (Non crane) | 185 | 406 | 741 | 2,831 |
| | Segment revenue from continuing operations: | 1,868 | 2,008 | 2,631 | 9,682 |
| | From discontinuing operations: | | | | |
| | a. Logistics Park | - | 1,126 | 1,585 | 5,959 |
| | b. Equipment Hiring (Crane) | - | - | 2,488 | 2,481 |
| | Net revenue from discontinuing operations | - | 1,126 | 4,073 | 8,440 |
| | Net revenue from continuing and discontinuing operations | 1,868 | 3,134 | 6,704 | 18,122 |
| 2 | Segment results | | | | |
| | a. Logistics Park | 266 | 539 | 999 | 3,139 |
| | b. Equipment Hiring (Non crane) | (152) | 33 | (83) | 648 |
| | Total | 114 | 572 | 916 | 3,787 |
| | Less: Finance costs | (120) | (126) | (303) | (818) |
| | Add: Other income | 966 | 687 | 125 | 2,351 |
| | Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations | 960 | 1,132 | 738 | 5,320 |
| | Share of profit from associates and joint ventures | - | - | - | - |
| | Profit before tax and exceptional item from continuing operations | 960 | 1,132 | 738 | 5,320 |
| | Exceptional item (refer note 6) | - | 20,482 | (273) | 28,156 |
| | Profits before tax from continuing operations | 960 | 21,614 | 465 | 33,476 |
| | Add : Profits before tax from discontinuing operations | | | | |
| | a. Logistics Park | - | (264) | 320 | 625 |
| | b. Equipment Hiring (Crane) | - | - | 1,564 | 1,488 |
| | Less: exceptional items (refer note 6) | - | - | (1,564) | (1,488) |
| | Profit before tax, minority interest and share of profits from associates and joint ventures from discontinuing operations | - | (264) | 320 | 625 |
| | Total Profit before tax from Continuing and discontinuing operations | 960 | 21,351 | 785 | 34,100 |
| 3 | Segment assets from continuing operations: | | | | |
| | a. Logistics Park | 1,32,292 | 1,31,095 | 84,075 | 1,31,095 |
| | b. Equipment Hiring (Non crane) | 3,419 | 3,175 | 7,615 | 3,175 |
| | Total segment assets from continuing operations | 1,35,711 | 1,34,270 | 91,690 | 1,34,270 |
| 4 | Segment liabilities from continuing operations | | | | |
| | a. Logistics Park | 4,941 | 4,234 | 7,053 | 4,234 |
| | b. Equipment Hiring (Non crane) | 369 | 388 | 338 | 388 |
| | Total segment liabilities from continuing operations | 5,310 | 4,622 | 7,391 | 4,622 |
| | Net assets pertaining to Discontinuing operation [Logistics Park (Specified subsidiaries)] | - | - | 49,440 | - |
| | Net assets pertaining to Discontinuing operation [Equipment hiring (Crane)] | - | - | 2,972 | - |
| | Total net assets of Discontinuing operations | - | - | 52,412 | - |

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

Notes to unaudited consolidated financial results:

- 1) The unaudited consolidated financial results of Transindia Real Estate Limited ("the Company") for quarter ended June 30, 2024 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, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 07, 2024. 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 Board of directors of the Company at its meeting held on 21 May 2024 has considered and approved inter-alia following matters which has taken place with the related parties. Since they were material related party transactions, the Company has gone ahead with shareholders' approval through postal ballot process whose outcome was pending as on 30 June 2024 (substantive condition precedent) and were subject to the execution of requisite definitive documentation. Hence, the management of the Company has treated these events as Non adjusting event and accordingly no effect/adjustments of the said transaction have been considered in the financial statements of the Company for the quarter ended 30 June 2024. The ascent of the shareholders were received subsequently on 22 July 2024 in favour of the Company :-
 - i) In view of strategic move for further expansion in warehousing and real estate business, the management of the Company has considered and approved the acquisition of Gorsai Logistics Park Private Limited, Dighanta Landscape Private Limited, Panchghara Landscape Private Limited, Panchghara Logistics Park Private Limited, PCPL Industrial & Logistics Park (Hoskote) Private Limited (hereinafter called as 'Target companies') for the total consideration of Rs 27,778 lakhs. The Company will be paying part consideration of Rs.16,158 lakhs to 'Talentos Entertainment Private Limited' and 'Talentos Warehousing and Industrial Parks Private Limited' (which are the part of promoter group companies) for acquisition / transfer of rights and interest held by them in the shares of such Target companies in favour of the Company and balance consideration of Rs 11,620 lakhs will be infused in target companies.
 - ii) The management of the Company has considered and approved the Property purchases through its Subsidiary Company namely AGL Warehousing Private Limited from Allnet Financial Services Private Limited, Sealand Cranes Private Limited, Talentos (India) Private Limited and Avash Builders & Infrastructure Private Limited for the total consideration of Rs10,730 lakhs.
- 4) The Board of directors at its meeting held on 21 May 2024 has considered and approved the following matters:-
 - i) Buying of 100% controlling stake in Transindia Freight Services Private Limited. The Company has not executed definitive transaction document and no share transfer has been effected for the quarter ended 30 June 2024.
 - ii) Also, it has approved the buy-out of Non-controlling interests in AGL Warehousing Private Limited for a total consideration of Rs 593 lakhs. The Company has executed Share Purchase Agreement (SPA) as well as effected share transfer subsequent to 30 June 2024.
- 5) The Board of Directors at its meeting held on 07 August 2024, have declared an interim dividend of Rs. 0.50 per equity share.
- 6) Exceptional Items includes the following:-

| Particulars | Quarter ended | | | Year ended |
|---|---------------|---------------|--------------|---------------|
| | 30-Jun-24 | 31-Mar-24 | 30-Jun-23 | 31-Mar-24 |
| (Rs in lakhs) | | | | |
| (A) Continuing operations | | | | |
| Gain on sale of Equipment Hiring (Crane) division. | - | - | - | 9,679 |
| Gain on sale of controlling stake in subsidiaries and other companies under definitive documentation . | - | 20,766 | - | 20,766 |
| Cost incurred towards conversion closing milestone. | - | (284) | (273) | (557) |
| Stamp duty payable/provided on adjudication process for assets acquired under demerger. | - | - | - | (1,732) |
| Total (A) | - | 20,482 | (273) | 28,156 |
| (B) Discontinued operations | | | | |
| Profit before tax till the date of fulfillment of conditions precedent | - | - | 1,564 | 1,488 |
| Liability towards profits earned in trust on behalf of the buyer before conversion closing date [refer note 8]. | - | - | (1,564) | (1,488) |
| Total (B) | - | - | - | - |
| Exceptional items from continuing and discontinued operations (A) + (B) | - | 20,482 | (273) | 28,156 |

- 7) In the preceding quarter ended 31 March 2024, the Company on 28 February 2024 has executed the Securities Subscription and Purchase Agreement ("SSPA") between Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited and Panvel Warehousing Private Limited (collectively referred to as "Specified Companies"), Allcargo Logistics Limited (Demerged Company), Horizon Industrial Parks Private Limited ("HIPPL") and BRE Asia Urban Holdings Ltd ("Investor") to sell remaining 10% equity stake in the specified companies and 100% equity stake in Allcargo Multimodal Private Limited for an agreed consideration of Rs 25,136 lakhs. The Company has received Rs 23,036 lakhs and balance consideration of Rs 2,100 lakhs stands receivable from the investor and HIPPL subject to satisfaction of customary closing conditions as agreed in the SSPA. The Company has recognised a gain of Rs 22,831 lakhs on dilution of its equity stake in the said preceding quarter as shown under the exceptional item in its financial statements.

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2024

- 8) In the previous year, the Board of directors of the Company at its meeting held on 26 April 2023 had approved and signed Business Transfer Agreement with Premier Heavy Lift Private Limited, for sale of Crane Division as a going concern on a slump sale basis at a lump sum cash consideration of Rs 12,100 lakhs plus the net working capital as on 01 April 2023 being effective date. The related Conditions Precedents as mentioned in Business Transfer agreement has been complied by the Company to the satisfaction of the buyer on 04 July 2023 and Company recorded gain of Rs 9,679 lakhs as an exceptional item. Accordingly, revenue and corresponding expenses of the crane division for the period ended 4th July 2023 are incurred on behalf of the buyer. Thus profit/(loss) attributable to crane division does not impact Statement of Profit and Loss of the company.

The extract of Revenues and expenses of Crane business upto 4th July 2023 as well as some of the entities falling under Logistics Park business (discontinuing operations) are as under:-

| Particulars | Quarter ended | | | Year ended |
|---|---------------|--------------|------------|------------|
| | 30-Jun-24 | 31-Mar-24 | 30-Jun-23 | 31-Mar-24 |
| Revenue from Operations | - | 1,125 | 4,073 | 8,440 |
| Other Income | - | 21 | 618 | 794 |
| Total Expenses | - | 1,410 | 2,807 | 7,121 |
| Liability towards profits earned in trust on behalf of the buyer before conversion closing date | - | - | (1,564) | (1,488) |
| Profits before tax from discontinued operation | - | (264) | 320 | 625 |

- 9) The figures for the quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year and unaudited published figures of the nine months ended 31 December 2023 which were subjected to limited review by the statutory auditors.
- 10) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 11) The standalone and consolidated financial results of the Company are available on the Company's website.

Transindia Real Estate Limited
CIN No: L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
DIN:00495015
Date: August 07, 2024
Place: Mumbai