

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

Regd. Off.: Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai 400 022. Tel: +91(22) 62704900
Web: www.terraformmagnum.com E-mail: secretarial@terraformrealty.com

February 11, 2026

To,
Corporate Service Department
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai- 400 001.

Company Code: 506162

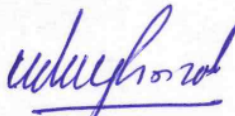
Dear Sir,

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

Pursuant to Regulation 33 and Regulation 30 read with Schedule III of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015, we are pleased to inform you that the Board of Directors of the Company at its meeting held on **February 11, 2026** commenced at **03:00 P.M.** and concluded at 04:30 P.M inter-alia, considered and approved the following business:

1. Un-audited Financial Results of the Company for the Quarter and Nine Months Ended December 31, 2025. (Copies enclosed herewith).
2. Took note of Limited Review Report of the Statutory Auditors of the Company for the said period; (Copy of Limited Review Report enclosed herewith).
3. Appointment of Company Secretary and Compliance Officer Designated as Key Managerial Personnel of the Company. (Further Brief Profile enclosed as per SEBI Master Circular No SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 enclosed herewith in Annexure -A)

Thanking You,
Yours faithfully,



Mr. Uday Kuverji Mota
Managing Director
DIN : 08635338



Encl: As above

TERRAFORM MAGNUM LIMITED

CIN: L65990MH1982PLC040684

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.
T: + 91 (22) 62704900. Web: www.Terraformmagnum.com E-mail: secretarial@terraformrealty.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

	Particulars	(Amt in Lakhs. Except EPS)					
		Figures for the Quarter ended on			Figures for the Nine-Months ended on		Figures for the year ended on
		31-12-2025 Unaudited	30-09-2025 Unaudited	31-12-2024 Unaudited	31-12-2025 Unaudited	31-12-2024 Unaudited	31-03-2025 Audited
	Income						
1	Revenue From Operations	-	-	-	-	-	-
2	Other Income	0.00	0.00	0.03	0.02	0.11	0.18
3	Total Income	0.00	0.00	0.03	0.02	0.11	0.18
	Expenses						
	a) Cost Of Materials Consumed	-	-	-	-	-	-
	b) Purchase Of Stock-In-Trade	-	-	-	-	-	-
	c) Change In Inventories Of Finished Goods, Work-In-Progress And Stock-In-Trade	-	-	-	-	-	-
	d) Employee Benefits Expense	-	-	-	-	-	-
	e) Finance Costs	-	0.00	-	0.05	-	0.00
	f) Depreciation And Amortization Expense	-	-	-	-	-	-
	g) Other Expenses	1.32	1.21	3.22	5.39	7.40	8.72
	Total Expenses	1.32	1.21	3.22	5.44	7.40	8.72
5	Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4)	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
6	Exceptional Items	-	-	-	-	-	-
7	Profit / (Loss) before Exceptional and Extraordinary and Tax Tax	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
8	Extraordinary items	-	-	-	-	-	-
9	Profit / (Loss) before tax (7 ± 8)	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
10	Tax Expense						
	a) Current Tax	-	-	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-	-	-
	c) Deferred Tax	-	-	-	-	-	-
11	Profit / (Loss) for the Period from continuing operation (9-10)	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
12	Profit/(Loss) from discontinuing operation	-	-	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-	-	-
14	Profit/(Loss) from discontinuing operation (after tax) (12± 13)	-	-	-	-	-	-
15	Profit/(Loss) for the period (11+14)	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
16	Other Comprehensive Income (OCI)	-	-	-	-	-	-
17	Total Comprehensive Income for the period (15±16)	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
18	Share of Profit / (Loss) of Associates	-	-	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-	-	-
20	Non-Controlling Interest	-	-	-	-	-	-
21	Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (17 ± 18 ± 19 ± 20)	(1.32)	(1.21)	(3.19)	(5.42)	(7.29)	(8.54)
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	24.00	24.00	24.00	24.00	24.00	24.00
23	Other Equity	-	-	-	-	-	(1,854.80)
24.i	Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):						
	(a) Basic						
	(b) Diluted	(0.55)	(0.50)	(1.33)	(2.26)	(3.04)	(3.56)
24.ii	Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)						
	(a) Basic						
	(b) Diluted	(0.55)	(0.50)	(1.33)	(2.26)	(3.04)	(3.56)

TERRAFORM MAGNUM LIMITED

CIN: L65990MH1982PLC040684

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.
T: + 91 (22) 62704900. Web: www.Terraformmagnum.com E-mail: secretarial@terraformrealty.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

1	The above unaudited results for the quarter and nine months ended 31st December 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 11th February, 2026 and are subjected to a "Limited Review Report" by the Statutory Auditor.
2	The results of the Company are available on the Company's website www.terraformmagnum.com and also available on BSE Ltd. respectively.
3	The Company has entered into a Deed of Assignment dated 26th April 2019 for the assignment of its rights in the property held as stock in trade at Kandivali (East) for an agreed consideration. The assignee has committed various defaults from time to time. The Company has served a notice to the assignee to comply with the contractual obligations by paying all the dues immediately. Since, significant uncertainties and disputes relating to the completion of the transaction are continued during the year, the Company will recognise revenue under Ind AS 115 on fulfilment of specific performance obligation and resolution of significant uncertainties
4	The Financial Result for the quarter and nine months ended 31st December 2025 have been prepared on the going concern basis based upon the estimated future cash flow projections, business prospect and on the basis of internal assessment, though the net worth of the Company continues to be negative.
5	The above statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
6	The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
7	The figures in ` Lakhs are rounded off to two decimals.

For TERRAFORM MAGNUM LIMITED



UDAY KUVERJI MOTA

Managing Director

DATE : 11th February, 2026

PLACE : Mumbai

DIN: 08635338

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

To
The Board of Directors of
TERRAFORM MAGNUM LIMITED

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **TERRAFORM MAGNUM LIMITED** ("the Company") for the quarter and nine months ended 31st December, 2025 and year to date from 1st April 2025 to 31st December 2025 ("The Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations");

This Statement, which is the responsibility of the Company's Management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("Listing Regulation"). Our responsibility is to express a conclusion on the Statement based on our review;

Material uncertainty Related to Going Concern

- We draw attention, in note no. 4 and as represented by the management that, they have prepared the financial result on a going concern basis based upon estimated future cash flow projections, business prospects and on the basis of internal assessment, though the net worth of company continues to be negative.

Our conclusion is not modified in respect of this matter.

Emphasis of Matter

- We draw attention to note no. 3, the Company has entered into a Deed of Assignment of Leasehold Rights and of Rights under agreement for Sale dated 26th April 2019 for assignment ("the agreement") of its rights in the property situated at Kandivali (East), receivable over an agreed period of time. The said property /rights in the property is treated as stock-in-trade in books of accounts. As agreed between the parties, the Company has right to terminate the agreement in the event there is a default to pay the consideration. The original documents relating to the title of the property, Power of attorney and other related documents are kept with escrow agent till the full consideration is received by the Company. However, the Company has not received payments as per schedule of payment agreed upon. In absence of which, the Company has recourse to the rights in the property by getting back documents lying with escrow agent and terminate the transaction. In view of these, there is significant uncertainties relating to completion of transaction under the above agreement. In view of the same, the Company will recognize revenue under Ind AS 115 on fulfilment of specific performance obligations.

Our conclusion is not modified in respect of this matter.



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 ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion;

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Standalone Financial Results, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS"), 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, 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 J. D. Zatakia & Company
Chartered Accountants
Firm Regn. No. 111777W



J. D. Zatakia - Proprietor
Membership No. 17669
UDIN: 26017669 CRSWQR2567



Place: Mumbai

Date: 11 FEB 2026

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

Regd. Off.: Godrej Coliseum, A-Wing 1301, 13th Floor, Behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai 400 022. Tel: +91(22) 62704900.
Web: www.terraformmagnum.com E-mail: secretarial@terraformrealty.com

Annexure – A

Disclosures as required under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

Disclosure Requirement	Details
1. Reason for Change viz appointment, resignation, • removal, death	Appointment of Mr. Harsh Shedge as a Company Secretary & Compliance Officer designated as Key Managerial Personnel of the Company
2. Date of Appointment & term of appointment	11 th February, 2026
3. Brief Profile	Mr. Harsh Shedge is a Qualified Company Secretary and also law graduate and having work experience of 2 years at Edelweiss Alternative Asset Advisors Limited as an intern. He has knowledge in field of legal and Compliance matters, regulatory frameworks and Corporate laws and governance practices.
4. Disclosure of Relationship between Directors (in case of appointment of Director)	Not Applicable