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 ENDED 30TH JUNE, 2026

(Amt in Lakhs. Except EPS)

	Particulars	Figures for the Quarter ended on			Figures for the year ended on
		30-06-2026 Unaudited	31-03-2026 Audited	30-06-2025 Unaudited	31-03-2026 Audited
	Income				
1	Revenue From Operations	-	-	-	-
2	Other Income	-	11.13	0.02	11.16
3	Net gain on de-recognition of financial assets at amortized cost	-	-	-	-
4	Net gain on reclassification of financial assets	-	-	-	-
5	**Total Income**	-	**11.13**	**0.02**	**11.16**
6	**Expenses**				
	Cost Of Materials Consumed	-	-	-	-
	Excise Duty	-	-	-	-
	Purchase Of Stock-In-Trade	-	-	-	-
	Change In Inventories Of Finished Goods, Work-In-Progress And Stock-In-Trade	-	-	-	-
	Employee Benefits Expense	-	-	-	-
	Finance Costs		0.00	0.05	0.05
	Depreciation And Amortization Expense	-	-	-	-
	Impairment losses				
	Net loss on de-recognition of financial assets at amortized cost				
	Net loss on reclassification of financial assets				
	Other Expenses	1.89	1.55	2.85	6.94
	Total Expenses	**1.89**	**1.55**	**2.90**	**6.99**
7	**Profit / (Loss) before Exceptional And Tax (5 ± 6)**	**(1.89)**	**9.58**	**(2.88)**	**4.16**
8	Exceptional Items	-	-	-	-
9	**Profit / (Loss) before Tax (7 ± 8)**	**(1.89)**	**9.58**	**(2.88)**	**4.16**
10	Tax Expense				
	a) Current Tax	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-
	c) Prior period income tax				
	d) Deferred Tax	-	-		-
11	**Profit / (Loss) for the Period from continuing operation (9-10)**	**(1.89)**	**9.58**	**(2.88)**	**4.16**
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)**	**(1.89)**	**9.58**	**(2.88)**	**4.16**
16	**Other Comprehensive Income (OCI)**				
	a) Items That Will Not Be Reclassified To Profit Or Loss	-	-	-	-
	b) Income Tax Relating To Items That Will Not Be Reclassified To Profit Of Loss	-	-	-	-
	c) Items That Will Be Reclassifies To Profit Or Loss	-	-	-	-
	d) Income Tax Relating To Items That Will Be Reclassified To Profit Or Loss	-	-	-	-
17	**Total Comprehensive Income for the period (15±16)**	**(1.89)**	**9.58**	**(2.88)**	**4.16**
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)**	**(1.89)**	**9.58**	**(2.88)**	**4.16**
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	24.00	24.00	24.00	24.00
23	Other Equity	-	-	-	(1,850.63)
24	**Earnings per Share (Not Annualised):**				
	(a) Basic				
	(b) Diluted	**(0.79)**	**3.99**	**(1.20)**	**1.73**

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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026

1	**The above unaudited financial results for the quarter ended 30th June 2026 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 16th July 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 26 April 2019 for assignment of its rights in property held as stock-in-trade at Kandivali (East) for agreed consideration. The Company has also been impleaded as a party to ongoing litigation before the Hon'ble Bombay High Court concerning title and ownership rights in respect of the aforesaid property. Further, the assignee has allegedly committed various defaults/non-fulfilment of contractual obligations under the said agreement, pursuant to which the Company has issued notices calling upon the assignee to comply with the terms of the agreement and clear the outstanding dues. In view of the continuing disputes, litigations and significant uncertainties relating to completion and enforceability of the aforesaid transaction, the Company has deferred recognition of revenue under Indian Accounting Standards Ind AS 115 and shall recognise the same upon fulfilment of the relevant performance obligations and resolution of the aforesaid uncertainties/disputes.**
4	**The unaudited financial results for quarter ended 30th June 2026 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 continuess 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 aaccounting 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

Terraform Magnum Limited Mumbai

Udayhood

DATE : 16th July 2026

PLACE : Mumbai

UDAY MOTA

MANAGING DIRECTOR

DIN No. 08635338

INDIA

J. D. Zatakia & Co.
CHARTERED ACCOUNTANTS
Jitendra D. Zatakia B.Com., F.C.A.

Independent Auditor's Review Report on Unaudited Quarterly 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 ended 30th June 2026 ("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 the 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, 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. 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 opinion is not modified in respect of this matter.

Emphasis of Matter

- We draw attention to note no. 3 relating to leasehold property disclosed as Inventory/ Work-in-Progress ("WIP"), arrangements entered into for assignment/ development rights in respect thereof and related ongoing litigations/disputes. As more fully described in the aforesaid notes, the underlying rights in the said property and related development arrangements are subject matter of proceedings pending adjudication before the Hon'ble High Court, wherein the Company and the assignee have been impleaded as parties. Further, the Company has initiated legal/regulatory actions in relation to alleged breaches/non-fulfilment of contractual obligations by the assignee and alleged irregularities in obtaining certain documents, approvals and permissions relating to the project/property. The consideration under the aforesaid arrangements has also not been received in accordance with the agreed contractual terms.

  The management has represented that, based on legal assessment and written legal opinion/ confirmation obtained from the Company's legal counsel, it has a sustainable case in the aforesaid matters and accordingly no adjustment is considered necessary in the accompanying annual financial statements at this stage. The related property continues to be reflected as Inventory/Work-in-Progress pending final adjudication and resolution of the aforesaid matters. The ultimate outcome of the aforesaid litigations/proceedings and consequential impact, if any, on the accompanying result is presently indeterminable.

  Our opinion is not modified in respect of this matter.

J. D. ZATAKIA & CO. CHARTERED ACCOUNTANTS
M. No. 017669
FRN: 111777W

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85910 52011
jdzatakia@jdzatakia.com

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion;

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 applicable Indian Accounting Standards, prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting practices generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of 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 & CO. M. No. 017669 FRN: 111777W CHARTERED ACCOUNTANTS

J. D. Zatakia - Proprietor
Membership No.17669
UDIN: 26017669NLEEWN2259

Place: Mumbai
Date: 16 JUL 2026