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 HALF YEAR ENDED 30TH SEPTEMBER, 2026

(Amt in Lakhs. Except EPS)

	Particulars	Figures for the Quarter ended on			Figures for the Half- Year ended on		Figures for the year ended on
		30-09-2026 Unaudited	30-06-2026 Unaudited	30-09-2025 Unaudited	30-09-2026 Unaudited	30-09-2025 Unaudited	31-03-2026 Audited
	Income						
1	Revenue From Operations	-	-	-	-	-	-
2	Other Income			0.00		0.02	11.16
3	**Total Income**	-	-	**0.00**	-	**0.02**	**11.16**
4	**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	0.05
	f) Depreciation And Amortization Expense						-
	g) Other Expenses	1.41	1.89	1.21	3.29	4.06	6.94
	Total Expenses	**1.41**	**1.89**	**1.21**	**3.29**	**4.12**	**6.99**
5	**Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4)**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**4.16**
6	Exceptional Items	-	-	-	-		-
7	**Profit / (Loss) before Tax (5 ± 6)**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**4.16**
8	Extraordinary items						
9	**Profit / (Loss) before tax**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**4.16**
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)**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**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)**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**4.16**
16	**Other Comprehensive Income (OCI)**	-	-	-			-
17	**Total Comprehensive Income for the period (15±16)**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**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)**	**(1.41)**	**(1.89)**	**(1.21)**	**(3.29)**	**(4.10)**	**4.16**
22	Paid-up Equity Share Capital	24.00	24.00	24.00	24.00	24.00	24.00
	(Face Value of the Share shall be Indicated)						
23	Other Equity	-	-	-		-	(1,850.63)
24.i	**Earnings per Share (Before Extraordinary items)**						
	(of Rs. Nil each) (Not Annualised):						
	(a) Basic	**(0.59)**	**(0.79)**	**(0.50)**	**(1.37)**	**(1.71)**	**1.73**
	(b) Diluted						
24.ii	**Earnings per Share (After Extraordinary items)**						
	(of Rs. Nil each) (Not Annualised)						
	(a) Basic	**(0.59)**	**(0.79)**	**(0.50)**	**(1.37)**	**(1.71)**	**1.73**
	(b) Diluted						

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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2026

1	The above results for the quarter and half year ended 30th September 2026 were reviewed and recommended by the Audit Committee and approved by the Board of Directors in their meetings held on November 04, 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 Financial Result for the quarter ended 30th September 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 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 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

UDAY MOTA
Managing Director
DIN No. 08635338

DATE : 04th November 2026

PLACE : Mumbai

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Unaudited Statement of Assets and Liabilities as at 30th September 2026

	Particulars	As at 30.09.2025 (Un- Audited) (Amount in Lakh)	As at 31.03.2026 (Audited) (Amount in Lakh)
A	**ASSETS**		
1	**Non-current Assets**		
(a)	Property, plant and equipment	-	-
(b)	Intangible Asset	-	-
(c)	Capital work-in progress	-	-
(d)	Financial Assets		
	i) Investments	-	-
	ii) Loans	-	-
	iii) Other financial assets	-	-
(e)	Deferred tax Assets	-	-
(f)	Other Non Current Assets	-	-
	Total Non-Current Assets	-	-
2	**Current Assets**		
(a)	Inventories	797.05	797.20
(b)	Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	-	-
	(iii) Cash and Cash Equivalents	0.22	0.84
	(iv) other Bank Balances		
	(v) Loans and Advances	-	-
	(vi) Other Financial Assets		
(c)	other Current Assets	423.02	426.28
	Total Current Assets	**1,220.28**	**1,224.31**
	TOTAL ASSETS	**1,220.28**	**1,224.31**
B	**EQUITY AND LIABILITIES**		
1	**Equity**		
(a)	Equity Share Capital	24.00	24.00
(b)	Other Equity		
	(i) Retained Earings	-	-
	(ii) Reserves and surplus	(1,853.93)	(1,850.63)
	(ii) Other reserves	-	-
	Total Shareholders Funds	**(1,829.93)**	**(1,826.63)**
2	**Liabilities**		
1	**Non-Current Liabilities**		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	-	-
	(b) Deferred Tax Liabilities	-	-
	(c) other Non-Current Liabilities	-	-
	Total Non-Current Liabilities	-	-
2	**Current Liabilities**		
(a)	Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	0.02	0.73
	(iii) other Financial Liabilities	0.19	0.15
(b)	Other Current Liabilities	3,050.01	3,050.07
(c)	Provisions		
	Total Current Liabilities	**3,050.21**	**3,050.95**
	Total Equity and Liabilities	**1,220.28**	**1,224.31**

For TERRAFORM MAGNUM LIMITED

Terraform Magnum Limited Mumbai

UDAY MOTA
Managing Director
DIN No. 08635338

DATE : 04th November 2026
PLACE : Mumbai

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.

Un-Audited Statement of Cash Flow for the period ended September 30, 2026

Particulars	As at 30.09.2026 (Un- Audited) (Amount in Lakh)	As at 30.09.2025 (Un- Audited) (Amount in Lakh)
A Cash flow from operating activities :		
Profit before tax	(3.29)	(4.10)
Adjustments for:		
Interest Expenses	-	0.05
Interest received	-	(0.02)
Operating profit before working capital changes	**(3.29)**	**(4.06)**
Adjustments for:		
Decrease/(increase) in inventories	0.15	-
Decrease/(increase) in current financial assets	-	0.00
Decrease/(increase) in other current assets	3.27	11.35
Decrease/(increase) in trade receivables	-	-
(Decrease)/Increase in trade payables	(0.71)	(9.00)
(Decrease)/Increase in current financial liabilities	0.04	-
(Decrease)/Increase in other current laibilites	(0.06)	(1.02)
	2.68	**1.33**
Cash generated from operating activities	**(0.62)**	**(2.74)**
Short Provision of earlier years	-	-
Income Tax Paid (net)	-	-
Net cash generated from operating activities	**(0.62)**	**(2.74)**
B Cash flow from investing activities:		
Interest received	-	0.02
Fixed Deposit not considered in cash and cash equivalent	-	3.80
Other Bank Balance not considered in cash & cash equivalent	-	0.03
	-	**3.85**
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	-	-
(Repayment)/proceeds of short term borrowings, net	-	-
Interest Expenses	-	(0.05)
Net cash generated from financing activities	-	**(0.05)**
Net increase in cash and cash equivalents (A+B+C)	**(0.62)**	**1.06**
Cash and cash equivalents at the beginning of the year	0.84	0.26
Cash and cash equivalents at the end of the year	**0.22**	**1.32**

1	Figures in bracket represent cash outflow.
2	The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standared (Ind AS 7) statement of cash flows.
3	Direct taxes paid are treated as arising from operating activities and are not bifercated between Investing and financing activities.

For TERRAFORM MAGNUM LIMITED

Terraform Magnum Limited Mumbai

DATE : 04th November 2026
PLACE : Mumbai

UDAY MOTA
Managing Director
DIN No. 08635338