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

November 04, 2026

To,
The Manager,
Listing Compliance Department
BSE Limited, P.J. Towers, Dalal Street,
Mumbai- 400 001.

Company Code: 506162

Dear Sir/Madam,

Subject: 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 Terraform Magnum Limited ("the Company"), at its meeting held on **November 04, 2026** commenced at **04:00 P.M**. and concluded at **5:30 P.M. inter-alia considered the following matters and took the requisite decisions thereon:**

1. Approved Un-audited Financial Results of the Company for the Quarter and Half Year Ended September 30, 2026. (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. Re-Appointment of Mr. Uday Kuverji Mota as a Managing Director designated as Key Managerial Personnel (KMP) of the Company. (Further Brief Profile enclosed as per SEBI circular No. HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026 enclosed herewith in Annexure –A)

Thanking You,
Yours faithfully,
FOR TERRAFORM MAGNUM LIMITED

HARSH SHEDGE

Digitally signed by HARSH SHEDGE
DN: cn=HARSH SHEDGE, o=N A, ou=PANEL id:AAAPS5167RA, ou=Personal, email=HARSHSHEDGE2@GMAIL.COM, serialNumber=3cbb7b17afa13e4202bd2a8ea8d24b2c8a99a1fdb9ce43bcced5181fa1fa1ba2
Date: 2026.11.04 17:13:32 +05'30'

Mr. Harsh Shedge
Company Secretary and Compliance Officer
Membership Number: A79856

Encl: As above

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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						

TERRAFORM MAGNUM LIMITED

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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

TERRAFORM MAGNUM LIMITED
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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

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 September 2026 and year to date results from 1st April 2026 to 30th September 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 annual financial statements is presently indeterminable.

  Our opinion 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. 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 the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains any material misstatement.

For, Ankit Goyanka and Associates
Chartered Accountant

ANKIT GOYANKA
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Date: 2026.11.04 17:01:28 +05'30'

Ankit Goyanka
(Proprietor)
Membership No- 142286
Firm Registration No -154590W
Place: Mumbai
Date: 04.11.2026
UDIN: 26142286JKIBSZ7871

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

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Annexure A

The details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI circular No. HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026.

Re-Appointment of **Mr. Uday Kuverji Mota (DIN:08635338)** as a Managing Director of the Company:

Sr. No.	Particulars	Details
1.	Reason for change viz. ~~Appointment~~, re-appointment, ~~resignation, removal, death or otherwise.~~	The current term will be completed on November 10, 2026. The Board considered The recommendation of Nomination and Remuneration Committee and approved The Re- Appointment of Mr. Uday Kuverji Mota as a Managing Director of the Company W.e.f. November 11, 2026 Subject to shareholders approval in the General Meeting.
2.	Date of ~~Appointment /~~ re-appointment / ~~cessation (as applicable)~~ / term of re-appointment	Effective from November 11, 2026 for a period of 05 years.
3.	Brief profile (in case of appointment)	Mr. Uday Kuverji Mota has done his Higher Secondary Education from Mumbai. He has a total experience of 25 Years in the field of Real state.
4.	Disclosure of Relationship between Directors (in case of appointment of Director)	Not Applicable

FOR TERRAFORM MAGNUM LIMITED

HARSH SHEDGE

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Date: 2026.11.04 17:23:58 +05'30'

MR. HARSH SHEDGE
COMPANY SECRETARY AND COMPLIANCE OFFICER
MEMBERSHIP NUMBER: A79856