Sunteck Realty Ltd.

Date: 21st July, 2026

National Stock Exchange of India Ltd
Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051
Symbol: SUNTECK

BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001
Scrip Code: 512179

Sub: Outcome of Board Meeting

Dear Sir/ Madam,

This is in continuation to our intimation dated 14th July, 2026, we wish to inform you that Board of Directors at their meeting held today i.e. Tuesday, 21st July, 2026 has, *inter alia,* approved:

1. The Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended 30th June, 2026.

   Pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith a copy of the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended 30th June, 2026 along with the Limited Review Report thereon.

2. As a yearly practice, approved the Enabling resolution for raising of funds for an overall limit of upto Rs. 2,250 Crores (Rupees Two Thousand Two Hundred Fifty Crores Only) by various modes including QIP, FPO, ADR, GDR, rights issue, debt issue, preferential issue, FCCB etc. or any other method as given below:

   a. Non-Convertible debt of upto Rs. 1,500 Crores (Rupees One Thousand Five Hundred Crores only) by way of private placement in one or more tranches;

   b. Equity shares and/or any other securities convertible into equity shares of upto Rs. 750 Crores (Rupees Seven Hundred Fifty Crore only) in one or more tranches, subject to the approval of the shareholders;

   The aforesaid is only an enabling resolution, hence no specific issue details can be mentioned.

The meeting of the Board of Directors commenced at 4.30 p.m. and concluded at 5.00 p.m.

This is for your information and records.

Yours sincerely,
For Sunteck Realty Limited

Rachana Vipul Hingarajia
Digitally signed by Rachana Vipul Hingarajia
Date: 2026.07.21 17:53:42 +05'30'

Rachana Hingarajia
Company Secretary
(ACS: 23202)
Encl.: a/a

5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai 400057. Tel: +91 22 4287 7800 Fax: +91 22 4287 7890 Website: www.sunteckindia.com
CIN: L32100MH1981PLC025346 Email ID: cosec@sunteckindia.com

Walker Chandiok & Co LLP

42nd Floor,
Building Commerz III,
International Business Park,
Oberoi Garden City,
Off Western Express Highway,
Goregaon (East),
Mumbai-400063

Independent Auditor's Review Report on Unaudited Consolidated Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of **Sunteck Realty Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended **30 June 2026**, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's 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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.

WALKER CHANDIOK & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the 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 the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to:

   i. Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 June 2026, from a partnership firm ('Firm'), included in other non-current financial assets, in which the Holding Company was associated as a partner till 06 October 2020. On account of certain disputes with the other partner of the Firm, the Holding Company had initiated arbitration proceedings against the other partner which was decided in favour of the Holding Company on 04 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the Firm are not available with the Holding Company and therefore, the Holding Company's share of profit/(loss) for the period from 01 April 2015 till 06 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the Management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the Firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the Management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 June 2026.

   ii. Note 3 to the accompanying Statement which describes that the Group has non-current investment in Piramal Sunteck Realty Private Limited ('PSRPL'), a joint venture of the Group, amounting to ₹ 1,779.18 lakhs. The joint venture's non-current financial assets as at 30 June 2026 includes ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) pertaining to additional lease premium paid by PSRPL to the City and Industrial Development Corporation ('CIDCO') on account of delay in completion of a project beyond the control of PSRPL as explained in the said note. Further, during the earlier year, the joint venture had filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO, which is currently pending for hearing before the Appellate bench of Hon'ble Bombay High Court. Basis a legal opinion obtained on the matter, Management believes that the aforesaid balance is fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 June 2026.

   Our conclusion is not modified in respect of the above matters.

6. We did not review the interim financial results of thirty-five (35) subsidiaries included in the Statement, whose interim financial information (before consolidation adjustments) reflects total revenues of ₹ 2,873.32 lakhs, total net profit after tax of ₹ 26.40 lakhs and total comprehensive income of ₹ 25.98 lakhs, for the quarter ended 30 June 2026, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.06 lakhs and total comprehensive loss of ₹ 0.06 lakhs, for the quarter ended 30 June 2026, as considered in the Statement, in respect of two (2) joint ventures (LLP), whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

WALKER CHANDIOK & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

Further, of these subsidiaries, three (3) subsidiaries are located outside India, whose interim financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been reviewed by the other auditors based on the standard on review engagement applicable in their respective countries. The Holding Company's management has converted the interim financial information of such subsidiaries from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have reviewed these conversion adjustments made by the Holding Company's management. Our conclusion, in so far as it relates to the balances and affairs of these subsidiaries is based on the review report of other auditors and the conversion adjustments prepared by the management of the Holding Company and reviewed by us.

Our conclusion is not modified in respect of these matters with respect to our reliance on the work done by and the reports of the other auditors.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Rakesh R. Agarwal
Partner
Membership No. : 109632

UDIN : 26109632IJQTMY8185

Place : Mumbai
Date : 21 July 2026

Annexure 1

List of subsidiaries and joint ventures included in the Statement

Subsidiary Companies	
Satguru Corporate Services Private Limited	Sahrish Constructions Private Limited
Astrica Realtors Private Limited	Eximius Buildcon Private Limited
Sunteck Property Holdings Private Limited	Starteck Lifestyle Private Limited
Sunteck Realty Holdings Private Limited	Sunteck Real Estates Private Limited
Clarissa Facility Management Private Limited	Sunteck Infraprojects Private Limited
Sunteck Lifestyle International Private Limited (Mauritius)	Mithra Buildcon Private Limited
Sunteck Lifestyles Limited (UAE)	Sunteck Lifestyle Management DMCC (UAE)
Industele Property Private Limited	Sunteck Lifespace Private Limited
Sunteck Infracon Private Limited	Rammit Corporate Solutions Private Limited
Russel Multiventures Private Limited	Sunteck Realtors Private Limited
Sundunes Real Estate Private Limited	Promineo Buildcon Private Limited
Apricum Buildwell Private Limited	Magenta Buildcon Private Limited
Amenity Buildcon Private Limited	Sunteck Mas Real Estate Development LLC (UAE)
GGICO Sunteck Limited (UAE)	Adyanta Constructions Private Limited
Mantavya Real Estates Private Limited	Sunteck Lifestyle Properties LLC (UAE)
Ishitra Lifespace Private Limited	Satshay Lifespace Private Limited
Taraksh Real Estates Private Limited	Etashi Real Estates Private Limited
Shreejikrupa Hotels and Properties Private Limited	Tanirika Infrastructure Private Limited (w.e.f. 24 April 2026)

Joint Ventures	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	

WALKER CHANDIOK & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057

CIN:L32100MH1981PLC025346, website:www.sunteckindia.com, Email :cosec@sunteckindia.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2026

₹ In lakhs except earnings per share data

Sr. No.	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Unaudited	Refer note 6	Unaudited	Audited
1	**Income**				
	(a) Revenue from operations	19,156.28	33,903.98	18,831.89	1,12,384.26
	(b) Other income	1,046.67	984.84	1,321.29	4,478.46
	Total income	**20,202.95**	**34,888.82**	**20,153.18**	**1,16,862.72**
2	**Expenses**				
	(a) Cost of construction and development	16,752.51	18,124.03	6,799.81	55,151.31
	(b) Changes in inventories of work-in-progress and finished properties	(11,588.32)	(2,193.77)	1,908.90	(111.86)
	(c) Employee benefits expense	3,091.28	3,263.11	3,055.61	12,590.00
	(d) Finance costs	2,156.97	2,017.56	1,544.07	6,731.64
	(e) Depreciation and amortisation expense	389.10	375.03	344.87	1,448.06
	(f) Other expenses	4,201.66	5,044.26	2,239.21	14,270.83
	Total expenses	**15,003.20**	**26,630.22**	**15,892.47**	**90,079.98**
3	**Profit before share of profit/ (loss) of joint ventures and tax (1-2)**	**5,199.75**	**8,258.60**	**4,260.71**	**26,782.74**
4	Share of profit/ (loss) of joint ventures accounted for using the equity method (net)	48.15	(4.30)	3.81	18.50
5	**Profit before tax (3+4)**	**5,247.90**	**8,254.30**	**4,264.52**	**26,801.24**
6	**Tax expense / (credit)**				
	(a) Current tax	573.41	1,188.73	170.81	6,326.96
	(b) Deferred tax	478.49	782.18	750.63	267.16
		1,051.90	**1,970.91**	**921.44**	**6,594.12**
7	**Profit after tax for the period/ year (5-6)**	**4,196.00**	**6,283.39**	**3,343.08**	**20,207.12**
8	**Other comprehensive income/ (loss)**				
	(a) Items not to be reclassified subsequently to profit or loss				
	- Remeasurements of the defined benefit plan	8.55	19.23	(4.71)	37.50
	- Gain/ (loss) on fair value of equity instruments	(1.54)	12.21	0.43	13.08
	- Income tax relating to above items	(1.97)	(7.53)	1.29	(14.87)
	- Share of other comprehensive income/ (loss) of joint ventures (net)	(0.06)	0.37	(0.12)	(0.15)
	(b) Items to be reclassified subsequently to profit or loss				
	- Translation exchange gain/ (loss) relating to foreign operations	239.84	6,611.90	(44.67)	9,015.78
	Other comprehensive income/ (loss) for the period/ year, net of tax	**244.82**	**6,636.18**	**(47.78)**	**9,051.34**
9	**Total comprehensive income for the period/ year, net of tax (7 + 8)**	**4,440.82**	**12,919.57**	**3,295.30**	**29,258.46**
10	**Profit/ (loss) for the period/ year attributable to**				
	Owners of the Holding Company	4,227.54	6,375.30	3,343.08	20,436.85
	Non- controlling interests	(31.54)	(91.91)	-	(229.73)
11	**Other comprehensive income/ (loss) for the period/ year attributable to**				
	Owners of the Holding Company	82.72	2,866.29	(47.78)	3,555.97
	Non- controlling interests	162.10	3,769.89	-	5,495.37
12	**Total comprehensive income for the period/ year attributable to**				
	Owners of the Holding Company	4,310.26	9,241.59	3,295.30	23,992.82
	Non- controlling interests	130.56	3,677.98	-	5,265.64
13	Paid up equity share capital (Face value of ₹ 1 each)	1,468.42	1,468.42	1,464.89	1,468.42
14	Other equity				3,59,638.84
15	Earnings per share (Face value of ₹ 1 each)*				
	(a) Basic EPS (in ₹)	2.88	4.34	2.28	13.94
	(b) Diluted EPS (in ₹)	2.88	4.34	2.28	13.94
	* (Quartely figures are not annualised)				
	See accompanying notes to the unaudited consolidated financial results				

WALKER CHANDIOK & Co LLP MUMBAI CHARTERED ACCOUNTANTS

SUNTECK REALTY LIMITED MUMBAI

Kamal Khetan

SUNTECK REALTY LIMITED

Notes to the unaudited consolidated financial results for the quarter ended 30 June 2026

1 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries are together referred to as 'the Group' in the following notes. The above unaudited consolidated financial results ('financial results') of the Group and its joint ventures have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') specified under section 133 of Companies Act 2013 read with (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 21 July 2026.

2 In case of the Holding Company, other non-current financial assets as at 30 June 2026 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Holding Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the Firm's assets by the other partner. The Holding Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Holding Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.

3 Non-current investments as at 30 June 2026 includes ₹ 1,779.18 lakhs representing amount receivable from Piramal Sunteck Realty Private Limited ("PSRPL"), a joint venture of the Group, which is in the business of real-estate development. Non-current financial assets of such joint venture includes other receivables aggregating ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) paid to City and Industrial Development Corporation ("CIDCO") on account of additional lease premium paid under protest for extension of time in respect of development of a project due to various delays in obtaining required approvals from the respective authorities and wrong interpretation by authority on applicability of specific rule on the project, though the same was not applicable to the project which has been subsequently clarified by the Government of Maharashtra. Further, during the earlier year, PSRPL filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO. The matter is currently pending for hearing before the Appellate bench of Hon'ble Bombay High Court. Basis a legal opinion obtained on the matter, Management believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.

4 On 24 April 2026, the Holding Company has acquired 100% equity stake of the Tanirika Infrastructure Private Limited ('TIPL') for a purchase consideration of ₹ 2,094.43 lakhs. The aforesaid transaction has been accounted for as an asset acquisition with effect from 24 April 2026.

5 The Group operates in a single business segment, namely 'Construction and Development of Real Estate projects and allied activities'. The Group's Chief Operating Decision Maker (CODM) reviews the operating performance on an overall basis and, accordingly, as per Ind AS 108 (Operating Segments), the entire business constitutes a single operating segment. Further, the Group is presently carrying out its operations primarily in India.

6 Figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of full financial year ended 31 March 2026 and the published year to date figures upto the nine months period ended 31 December 2025, which were subjected to limited review by the statutory auditors.

7 The figures for the previous periods are re-arranged/ re-grouped, wherever necessary to conform to the figures of the current period.

For and on behalf of Board of Directors of Sunteck Realty Limited

Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)

Date: 21 July 2026
Place: Mumbai

SUNTECK REALTY LIMITED MUMBAI

WALKER CHANDIOK & Co LLP MUMBAI CHARTERED ACCOUNTANTS

Walker Chandiok & Co LLP

42nd Floor,
Building Commerz III,
International Business Park,
Oberoi Garden City,
Off Western Express Highway,
Goregaon (East),
Mumbai-400063

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results (the Statement') of **Sunteck Realty Limited** ('the Company') for the quarter ended 30 June 2026, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and approved by the Company's 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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 and the consideration of the review reports of the 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 the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

WALKER CHANDIOK & CO LLP
MUMBAI
CHARTERED ACCOUNTANTS

5. We draw attention to Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 June 2026, from a partnership firm ('Firm'), included in other non-current financial assets, in which the Company was associated as a partner till 06 October 2020. On account of certain disputes with the other partner of the Firm, the Company had initiated arbitration proceedings against the other partner which was decided in favour of the Company on 04 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the Firm are not available with the Company and therefore, the Company's share of profit/(loss) for the period from 01 April 2015 till 06 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the Firm during the aforesaid period. Basis the favourable arbitration award and the legal opinion obtained, the management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 June 2026. Our conclusion is not modified in respect of this matter.

6. The Statement includes the Company's share in the net loss (including other comprehensive income) of ₹ 0.06 lakhs for the quarter ended 30 June 2026 in respect of two (2) limited liability partnership (LLP), whose interim financial information have not been reviewed by us. These interim financial information has been reviewed by other auditors, whose reports have been furnished to us by the management, and our conclusion, in so far as it relates to the amounts and disclosures included in respect of these LLPs, is based solely on the review reports of such other auditors. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditors.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Rakesh R. Agarwal
Partner
Membership No. 109632

UDIN : 26109632RKQXZG2040

Place: Mumbai
Date: 21 July 2026

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057

CIN:L32100MH1981PLC025346, website:www.sunteckindia.com, Email :cosec@sunteckindia.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2026

₹ in lakhs except earnings per share data

Sr. No.	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		Unaudited	Refer note 6	Unaudited	Audited
1	**Income**				
	(a) Revenue from operations	13,771.12	3,473.72	5,253.17	20,941.49
	(b) Other income	435.90	711.48	400.50	2,087.81
	Total income	**14,207.02**	**4,185.20**	**5,653.67**	**23,029.30**
2	**Expenses**				
	(a) Cost of construction and development	3,737.73	3,318.10	2,970.73	13,251.93
	(b) Changes in inventories of work-in-progress and finished properties	1,161.10	(2,708.64)	(1,362.03)	(7,178.16)
	(c) Employee benefits expense	1,217.04	1,257.84	1,765.94	6,408.87
	(d) Finance costs	1,637.82	1,581.40	1,451.52	5,521.51
	(e) Depreciation and amortisation expenses	207.46	198.48	196.50	788.43
	(f) Other expenses	1,996.15	2,576.63	1,140.40	7,366.25
	Total expenses	**9,957.30**	**6,223.81**	**6,163.06**	**26,158.83**
3	**Profit/ (loss) before tax (1-2)**	**4,249.72**	**(2,038.61)**	**(509.39)**	**(3,129.53)**
4	**Tax expense/ (credit) [Refer note 5]**				
	(a) Current tax	246.81	(0.04)	-	-
	(b) Deferred tax	529.59	(758.77)	(312.69)	(1,162.93)
		776.40	**(758.81)**	**(312.69)**	**(1,162.93)**
5	**Profit/ (loss) after tax for the period/ year (3-4)**	**3,473.32**	**(1,279.80)**	**(196.70)**	**(1,966.60)**
6	**Other comprehensive income/ (loss)**				
	(a) Items not to be reclassified subsequently to profit or loss				
	- Remeasurements of the defined benefit plan	7.05	0.06	(1.38)	27.90
	- Gain on fair value of equity instruments	(1.54)	12.21	0.43	13.08
	- Income tax relating to above items	(1.59)	(2.70)	0.43	(12.53)
	(b) Items to be reclassified subsequently to profit or loss	-	-	-	-
	Other comprehensive income/ (loss) for the period/ year, net of tax	**3.92**	**9.57**	**(0.52)**	**28.45**
7	**Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)**	**3,477.24**	**(1,270.23)**	**(197.22)**	**(1,938.15)**
8	Paid up equity share capital (Face value of ₹ 1 each)	1,468.42	1,468.42	1,464.89	1,468.42
9	Other equity				2,57,422.12
10	Earnings/ (loss) per share (Face value of ₹ 1 each)*				
	(a) Basic EPS (in ₹)	2.37	(0.87)	(0.13)	(1.34)
	(b) Diluted EPS (in ₹)	2.37	(0.87)	(0.13)	(1.34)
	*(Quarterly figures are not annualised)				
	See accompanying notes to the unaudited standalone financial results				

WALKER CHANDIOK & CO LLP MUMBAI CHARTERED ACCOUNTANTS

SUNTECK REALTY LIMITED MUMBAI

Kamal Khetan

SUNTECK REALTY LIMITED

Notes to the unaudited standalone financial results for the quarter ended 30 June 2026

1 The unaudited standalone financial results ('the financial results') of Sunteck Realty Limited ('SRL' or 'the Company') have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') specified under section 133 of Companies Act 2013 read with (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulations 2015. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 21 July 2026.

2 Other non-current financial assets as at 30 June 2026 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the Firm's assets by the other partner. The Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.

3 On 24 April 2026, the Company has acquired 100% equity stake of the Tanirika Infrastructure Private Limited ('TIPL') for a purchase consideration of ₹ 2,094.43 lakhs.

4 There is no separate reportable segment as per Ind AS 108 since the activity of the Company is organised into a single reportable segment of "construction and development of real estate projects and allied activities".

5 During the quarter ended 30 June 2026, the Company exercised the option to adopt the concessional tax regime under Section 115BAA of the Income-tax Act, 1961. Consequently, deferred tax assets and deferred tax liabilities have been remeasured using the tax rates applicable under the said regime. The resulting one-time tax impact has been recognized in the tax expense in the current quarter.

6 Figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of full financial year ended 31 March 2026 and the published year to date figures upto the nine months period ended 31 December 2025, which were subjected to limited review by the statutory auditors.

7 The figures for the previous periods are re-arranged/ re-grouped, wherever necessary to conform to the figures of the current period.

For and on behalf of Board of Directors of Sunteck Realty Limited

Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)

SUNTECK REALTY LIMITED MUMBAI

Date: 21 July 2026
Place: Mumbai

WALKER CHANDIOK & Co LLP MUMBAI CHARTERED ACCOUNTANTS