

**Date: October 27, 2026**

To,  
BSE Limited,  
Listing Department,  
P.J. Towers, Dalal Street,  
Mumbai – 400001.

**Scrip Code: 502445**

**Sub: Outcome of Board Meeting held on Tuesday, October 27, 2026.**

**Ref: Regulation 30 and 33 SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("LODR")**

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held today i.e. Tuesday, October 27, 2026 have *inter-alia* considered and approved the following:

1. Un-Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30, 2026 together with the respective Limited Review Report issued by the Statutory Auditors. A copy of said Financial Results and Limited Review Report are enclosed herewith as "**Annexure-I**".

[In accordance with Regulation 47(1) of the Listing Regulations, the Company would be publishing statement of Unaudited Financial Results for the quarter ended quarter and half year ended September 30, 2026 in newspapers as required.

Further to our intimation dated September 29, 2026, the Trading Window for dealing in the securities of the Company which was closed for the designated persons of the Company and/ or their immediate relatives with effect from Thursday, October 01, 2026 and will remain closed till Thursday, October 29, 2026

The Board meeting commenced at 3:30 p.m. and concluded at 4:30 p.m.

This is for your information and record.

Yours Truly,

**Citadel Realty and Developers Limited**

Raj Hareshlal  
Kukreja  
Raj Kukreja

Digitally signed by Raj  
Hareshlal Kukreja  
Date: 2026.10.27 17:04:03  
+05'30'

**Company Secretary and Compliance Officer**

**Membership No.: A77019**

**Independent Auditor's Review Report on Unaudited Consolidated Financial Results of Citadel Realty and Developers Limited for the Quarter and Half Year ended September 30, 2026 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

**To the Board of Directors of**

**CITADEL REALTY AND DEVELOPERS LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Citadel Realty and Developers Limited** ("the Company") for the quarter and half year ended September 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and has been 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, read with the relevant rules issued thereunder, and other accounting principles generally accepted in India. 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. 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 specified under Section 143(10) of the Companies Act, 2013 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, 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 Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms 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. In our opinion and to the best of our information and according to the explanations given to us, the Consolidated Statement:



- (i) includes the annual Ind AS financial results of the following entities:

| Sr. No. | Name of the Entity                        | Relationship                 |
|---------|-------------------------------------------|------------------------------|
| 1.      | Citadel Realty and Developers Limited     | Partner in the Firm          |
| 2       | Shree Swami Samarth Builders & Developers | Associate (Partnership Firm) |

- (ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- (iii) Gives a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information of the Holding Company including its associate for the quarter and Half year ended September 30, 2026.

Our report is not modified in respect of these matters.

6. The Consolidated Financial Statement include partnership firms share of profit of Rs. 5.47 lakhs for the quarter and Rs. 5.72 lakhs for Half year ended September 30, 2026. In respect of the partnership firm, whose financial statements have not been audited by us. These financial statements are not audited by their auditor and have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this Partnership Firm, is based solely on such unaudited financial Statements.

**For ATMS & CO LLP**  
**Chartered Accountants**  
**FRN No: W100164**



**CA DEEPAK MOJIDRA**  
**(Partner)**  
**Membership No.129704**  
**UDIN:**  
**Place: Mumbai**  
**Date: 27<sup>th</sup> October 2026**

## CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

Regd.Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

## UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER 2026

PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

| Sr.<br>No. | Particulars                                                                 | (₹. in lakhs - Except Equity share data) |               |                   |                   |                   |               |
|------------|-----------------------------------------------------------------------------|------------------------------------------|---------------|-------------------|-------------------|-------------------|---------------|
|            |                                                                             | Consolidated                             |               |                   |                   |                   |               |
|            |                                                                             | Quarter ended                            |               |                   | Half Year Ended   |                   | Year Ended    |
|            |                                                                             | 30 September 2026                        | 30 June 2026  | 30 September 2025 | 30 September 2026 | 30 September 2025 | 31 March 2026 |
|            |                                                                             | Un-Audited                               | Un-Audited    | Un-Audited        | Un-Audited        | Un-Audited        | Audited       |
| 1          | Income from operations                                                      |                                          |               |                   |                   |                   |               |
|            | (a) Income from Operations                                                  | 109.05                                   | 108.46        | 99.47             | 217.51            | 198.40            | 393.01        |
|            | (b) Other Income                                                            | 0.60                                     | -             | -                 | 0.60              | -                 | -             |
|            | <b>Total Income (a+b)</b>                                                   | <b>109.65</b>                            | <b>108.46</b> | <b>99.47</b>      | <b>218.11</b>     | <b>198.40</b>     | <b>393.01</b> |
| 2          | Expenses                                                                    |                                          |               |                   |                   |                   |               |
|            | a) Property Development Expenses                                            | -                                        | -             | -                 | -                 | -                 | -             |
|            | b) Changes in inventories                                                   | -                                        | -             | -                 | -                 | -                 | -             |
|            | c) Director's Sitting Fees                                                  | 2.60                                     | 1.60          | 3.50              | 4.20              | 5.50              | 9.00          |
|            | d) Legal & Professional Fees                                                | 0.48                                     | 0.10          | 1.19              | 0.58              | 1.91              | 3.46          |
|            | e) Annual Listing fees                                                      | 0.53                                     | 0.14          | 0.25              | 0.67              | 1.22              | 1.74          |
|            | f) Finance Cost                                                             | 38.48                                    | 38.04         | 39.45             | 76.52             | 78.08             | 152.97        |
|            | g) Other expenses                                                           | 3.96                                     | 2.30          | 2.28              | 6.26              | 5.37              | 15.39         |
|            | <b>Total Expenses</b>                                                       | <b>46.05</b>                             | <b>42.18</b>  | <b>46.67</b>      | <b>88.23</b>      | <b>92.08</b>      | <b>182.56</b> |
| 3          | <b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b> | <b>63.60</b>                             | <b>66.28</b>  | <b>52.80</b>      | <b>129.88</b>     | <b>106.32</b>     | <b>210.45</b> |
| 4          | Exceptional Items                                                           | -                                        | -             | -                 | -                 | -                 | -             |
| 5          | <b>Profit/(Loss) before tax (3-4)</b>                                       | <b>63.60</b>                             | <b>66.28</b>  | <b>52.80</b>      | <b>129.88</b>     | <b>106.32</b>     | <b>210.45</b> |
| 6          | Tax expense                                                                 |                                          |               |                   |                   |                   |               |
|            | - Current Tax                                                               | 17.38                                    | 18.96         | 16.53             | 36.34             | 30.45             | 60.38         |
|            | - Deferred Tax                                                              | -                                        | -             | -                 | -                 | -                 | -             |
| 7          | <b>Net Profit for the period (5-6)</b>                                      | <b>46.22</b>                             | <b>47.32</b>  | <b>36.27</b>      | <b>93.54</b>      | <b>75.87</b>      | <b>150.07</b> |
| 8          | Share of Profit/(loss) of Firm                                              | 5.47                                     | 0.25          | 1.00              | 5.72              | 2.00              | 0.67          |
| 9          | <b>Net Profit for the period after share in profit (7+8)</b>                | <b>51.69</b>                             | <b>47.57</b>  | <b>37.27</b>      | <b>99.26</b>      | <b>77.87</b>      | <b>150.74</b> |
| 10         | Other comprehensive income (OCI)                                            | -                                        | -             | -                 | -                 | -                 | -             |
| 11         | <b>Total Comprehensive Income for the period (9+10)</b>                     | <b>51.69</b>                             | <b>47.57</b>  | <b>37.27</b>      | <b>99.26</b>      | <b>77.87</b>      | <b>150.74</b> |
| 12         | Paid up equity share capital (F.V. ₹. 10/-)                                 | 900.00                                   | 900.00        | 830.50            | 900.00            | 830.50            | 900.00        |
| 13         | Other equity (Excluding Revaluation Reserve)                                |                                          |               |                   |                   |                   | 1,097.78      |
| 14         | <b>Earning per share (EPS) (₹.)</b>                                         |                                          |               |                   |                   |                   |               |
|            | a) Basic EPS                                                                | 0.57                                     | 0.53          | 0.45              | 1.10              | 0.94              | 1.79          |
|            | b) Diluted EPS                                                              | 0.57                                     | 0.53          | 0.44              | 1.10              | 0.93              | 1.79          |



# CITADEL REALTY AND DEVELOPERS LIMITED

## Un-Audited Consolidated Statement of Assets and Liabilities as at September 30, 2026

( ₹ in Lakhs)

| Particulars                                 | As at<br>30 September 2026 | As at<br>31 March 2026 |
|---------------------------------------------|----------------------------|------------------------|
| <b>ASSETS</b>                               |                            |                        |
| <b>1 Non-current assets</b>                 |                            |                        |
| (a) Financial Assets                        |                            |                        |
| (i) Investments                             | 100.07                     | 94.35                  |
| (b) Deferred Tax Assets (Net)               | 96.42                      | 112.52                 |
| (c) Income Tax Assets (Net)                 | 47.56                      | 46.04                  |
| <b>Total Non - Current Assets</b>           | <b>244.05</b>              | <b>252.91</b>          |
| <b>2 Current assets</b>                     |                            |                        |
| (a) Inventories                             | 270.27                     | 270.27                 |
| (b) Financial Assets                        |                            |                        |
| (i) Cash and Cash Equivalents               | 2.40                       | 0.42                   |
| (ii) Bank Balance other than (ii) above     | 48.54                      | 7.44                   |
| (iii) Loans                                 | 3,811.02                   | 3,615.26               |
| (c) Other Current Assets                    | 9.85                       | 8.02                   |
| <b>Total Current Assets</b>                 | <b>4,142.08</b>            | <b>3,901.41</b>        |
| <b>Total Assets (1+2)</b>                   | <b>4,386.13</b>            | <b>4,154.32</b>        |
| <b>EQUITY AND LIABILITIES</b>               |                            |                        |
| <b>1 EQUITY</b>                             |                            |                        |
| (a) Equity Share Capital                    | 900.00                     | 900.00                 |
| (b) Other Equity                            | 1,152.06                   | 1,097.78               |
| <b>Total Equity</b>                         | <b>2,052.06</b>            | <b>1,997.78</b>        |
| <b>LIABILITIES</b>                          |                            |                        |
| <b>2 Non Current liabilities</b>            |                            |                        |
| (a) Financial Liabilities                   |                            |                        |
| (i) Other Financial Liabilities             | 10.00                      | 10.00                  |
| (b) Other Current Liabilities               | 640.59                     | 642.10                 |
| <b>Total Non Current Liabilities</b>        | <b>650.59</b>              | <b>652.10</b>          |
| <b>3 Current liabilities</b>                |                            |                        |
| (a) Financial Liabilities                   |                            |                        |
| (i) Borrowings                              | 1,626.07                   | 1,479.54               |
| (ii) Other Financial Liabilities            | 45.29                      | 4.28                   |
| (b) Current Tax Liabilities (Net)           | -                          | -                      |
| (c) Other Current Liabilities               | 12.12                      | 20.62                  |
| <b>Total Current Liabilities</b>            | <b>1,683.48</b>            | <b>1,504.44</b>        |
| <b>Total Equity and Liabilities (1+2+3)</b> | <b>4,386.13</b>            | <b>4,154.32</b>        |



# CITADEL REALTY AND DEVELOPERS LIMITED

Unaudited Consolidated Cash Flow Statement for the half year ended September 30, 2026

( ₹ in Lakhs)

| Particulars                                                                 | Year ended<br>30 September 2026 | Year ended<br>30 September 2025 |
|-----------------------------------------------------------------------------|---------------------------------|---------------------------------|
| <b>A CASH FLOW FROM OPERATING ACTIVITIES</b>                                |                                 |                                 |
| Net Profit before tax:                                                      | 129.88                          | 106.32                          |
| Operating profit before Working Capital changes                             | 129.88                          | 106.32                          |
| <u>Adjustments for changes in Working capital</u>                           |                                 |                                 |
| Increase/ (Decrease) in Other Non Current and Current Assets                | (1.83)                          | 9.98                            |
| (Increase)/ Decrease in Other Non Current and Current Liabilities           | (10.01)                         | (8.55)                          |
| (Increase)/ Decrease in Other Financial Non Current and Current Liabilities | 41.01                           | 3.87                            |
| Cash generated from/ (used in) operations                                   | 159.05                          | 111.62                          |
| Income taxes (paid)                                                         | (21.76)                         | (19.80)                         |
| Net Cash from / (used in) operating activities                              | 137.29                          | 91.82                           |
| <b>B CASH FLOW FROM INVESTING ACTIVITIES</b>                                |                                 |                                 |
| Other Bank Balances                                                         | (41.10)                         | (7.68)                          |
| Share of Profit                                                             | 5.72                            | 2.00                            |
| Net Cash from/(used in) investing activities                                | (35.38)                         | (5.68)                          |
| <b>C CASH FLOW FROM FINANCING ACTIVITIES</b>                                |                                 |                                 |
| Proceed / (Repayment) of Long term and short term borrowings                | 146.55                          | 93.10                           |
| Proceed / (Repayment) of Long term and short term Loan                      | (201.48)                        | (133.56)                        |
| Dividend paid                                                               | (45.00)                         | (41.53)                         |
| Net Cash from/(used in) financing activities                                | (99.93)                         | (81.99)                         |
| Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)              | 1.98                            | 4.15                            |
| Cash and Cash Equivalents (Opening balance)                                 | 0.42                            | 3.12                            |
| Cash and Cash Equivalents (Closing balance)                                 | 2.40                            | 7.27                            |
| <b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>               | <b>1.98</b>                     | <b>4.15</b>                     |

( ₹ in Lakhs)

| Component of Cash & Cash Equivalent | Year ended<br>30 September 2026 | Year ended<br>30 September 2025 |
|-------------------------------------|---------------------------------|---------------------------------|
| Cash in hand                        | 0.12                            | 0.20                            |
| Balance With Bank                   | 2.28                            | 7.07                            |
| <b>Total</b>                        | <b>2.40</b>                     | <b>7.27</b>                     |



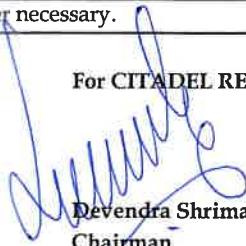
**Notes :**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 27th October 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 2026 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.                                                                                |
| 2 | Company is operating in a single segment i.e. business of real estate. Hence, disclosure of segment wise information is not required as per IndAS 108 "Operating Segments".                                                                                                                                                                                                                                                                                                                                              |
| 3 | The shareholders of the Company, at the Annual General Meeting held on 18th September 2026, approved the final dividend of 50 paise per equity share of face value ₹10.00/- each, as recommended by the Board of Directors, for the year ended 31 March 2026, aggregating ₹.45.00 Lakhs. The dividend was transferred/paid to the shareholders whose names appeared in the Register of Members / records of the depositories as on the record date, 4th September, 2026, after deduction of tax at source as applicable. |
| 4 | Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.                                                                                                                                                                                                                                                                                                                                                                                                                         |

Place : Mumbai

Date :- 27th October, 2026

For CITADEL REALTY AND DEVELOPERS LIMITED

  
Devendra Shrimanker  
Chairman  
(DIN:- 00385083)



**Independent Auditor's Review Report on Unaudited Standalone Financial Results of Citadel Realty and Developers Limited for the Quarter and Half Year ended September 30, 2026 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

**To the Board of Directors of**

**CITADEL REALTY AND DEVELOPERS LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **Citadel Realty and Developers Limited** ("the Company") for the quarter and half year ended September 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and has been 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, read with the relevant rules issued thereunder, and other accounting principles generally accepted in India. 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. 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 specified under Section 143(10) of the Companies Act, 2013 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, 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 Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation



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

**For ATMS & CO LLP**  
**Chartered Accountants**  
**FRN No: W100164**



**CA DEEPAK MOJIDRA**  
**(Partner)**  
**Membership No.129704**  
**UDIN: 26129704DKLCSH1152**  
**Place: Mumbai**  
**Date: 27<sup>th</sup> October 2026**

## CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

Regd.Office : Marathon Futorex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

## STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER 2026

PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

| Sr.<br>No. | Particulars                                                                 | (₹. in lakhs - Except Equity share data) |               |                   |                   |                   |               |
|------------|-----------------------------------------------------------------------------|------------------------------------------|---------------|-------------------|-------------------|-------------------|---------------|
|            |                                                                             | Standalone                               |               |                   |                   |                   |               |
|            |                                                                             | Quarter ended                            |               |                   | Half Year Ended   |                   | Year Ended    |
|            |                                                                             | 30 September 2026                        | 30 June 2026  | 30 September 2025 | 30 September 2026 | 30 September 2025 | 31 March 2026 |
|            |                                                                             | Un-Audited                               | Un-Audited    | Un-Audited        | Un-Audited        | Un-Audited        | Audited       |
| 1          | Income from operations                                                      |                                          |               |                   |                   |                   |               |
|            | (a) Income from Operations                                                  | 109.05                                   | 108.46        | 99.47             | 217.51            | 198.40            | 393.01        |
|            | (b) Other Income                                                            | 0.60                                     | -             | -                 | 0.60              | -                 | -             |
|            | <b>Total Income (a+b)</b>                                                   | <b>109.65</b>                            | <b>108.46</b> | <b>99.47</b>      | <b>218.11</b>     | <b>198.40</b>     | <b>393.01</b> |
| 2          | Expenses                                                                    |                                          |               |                   |                   |                   |               |
|            | a) Property Development Expenses                                            | -                                        | -             | -                 | -                 | -                 | -             |
|            | b) Changes in inventories                                                   | -                                        | -             | -                 | -                 | -                 | -             |
|            | c) Director's Sitting Fees                                                  | 2.60                                     | 1.60          | 3.50              | 4.20              | 5.50              | 9.00          |
|            | d) Legal & Professional Fees                                                | 0.48                                     | 0.10          | 1.19              | 0.58              | 1.91              | 3.46          |
|            | e) Annual Listing fees                                                      | 0.53                                     | 0.14          | 0.25              | 0.67              | 1.22              | 1.74          |
|            | f) Finance Cost                                                             | 38.48                                    | 38.04         | 39.45             | 76.52             | 78.08             | 152.97        |
|            | g) Other expenses                                                           | 3.96                                     | 2.30          | 2.28              | 6.26              | 5.37              | 15.39         |
|            | <b>Total Expenses</b>                                                       | <b>46.05</b>                             | <b>42.18</b>  | <b>46.67</b>      | <b>88.23</b>      | <b>92.08</b>      | <b>182.56</b> |
| 3          | <b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b> | <b>63.60</b>                             | <b>66.28</b>  | <b>52.80</b>      | <b>129.88</b>     | <b>106.32</b>     | <b>210.45</b> |
| 4          | Exceptional Items                                                           | -                                        | -             | -                 | -                 | -                 | -             |
| 5          | <b>Profit/(Loss) before tax (3-4)</b>                                       | <b>63.60</b>                             | <b>66.28</b>  | <b>52.80</b>      | <b>129.88</b>     | <b>106.32</b>     | <b>210.45</b> |
| 6          | Tax expense                                                                 |                                          |               |                   |                   |                   |               |
|            | - Current Tax                                                               | 17.38                                    | 18.96         | 16.53             | 36.34             | 30.45             | 60.38         |
|            | - Deferred Tax                                                              | -                                        | -             | -                 | -                 | -                 | -             |
| 7          | <b>Net Profit for the period (5-6)</b>                                      | <b>46.22</b>                             | <b>47.32</b>  | <b>36.27</b>      | <b>93.54</b>      | <b>75.87</b>      | <b>150.07</b> |
| 8          | Share of Profit/(loss) of Firm                                              | 5.43                                     | -             | 1.13              | 5.43              | 1.13              | 1.13          |
| 9          | <b>Net Profit for the period after share in profit (7+8)</b>                | <b>51.65</b>                             | <b>47.32</b>  | <b>37.40</b>      | <b>98.97</b>      | <b>77.00</b>      | <b>151.20</b> |
| 10         | Other comprehensive income (OCI)                                            | -                                        | -             | -                 | -                 | -                 | -             |
| 11         | <b>Total Comprehensive Income for the period (9+10)</b>                     | <b>51.65</b>                             | <b>47.32</b>  | <b>37.40</b>      | <b>98.97</b>      | <b>77.00</b>      | <b>151.20</b> |
| 12         | Paid up equity share capital (F.V. ₹. 10/-)                                 | 900.00                                   | 900.00        | 830.50            | 900.00            | 830.50            | 900.00        |
| 13         | Other equity (Excluding Revaluation Reserve)                                |                                          |               |                   |                   |                   | 1,082.19      |
| 14         | <b>Earning per share (EPS) (₹.)</b>                                         |                                          |               |                   |                   |                   |               |
|            | a) Basic EPS                                                                | 0.57                                     | 0.53          | 0.45              | 1.10              | 0.93              | 1.80          |
|            | b) Diluted EPS                                                              | 0.57                                     | 0.53          | 0.44              | 1.10              | 0.92              | 1.80          |



# CITADEL REALTY AND DEVELOPERS LIMITED

## Un-Audited Standalone Statement of Assets and Liabilities as at September 30, 2026

( ₹ in Lakhs)

| Particulars                                 | As at<br>30 September 2026 | As at<br>31 March 2026 |
|---------------------------------------------|----------------------------|------------------------|
| <b>ASSETS</b>                               |                            |                        |
| <b>1 Non-current assets</b>                 |                            |                        |
| (a) Financial Assets                        |                            |                        |
| (i) Investments                             | 84.18                      | 78.75                  |
| (b) Deferred Tax Assets (Net)               | 96.42                      | 112.52                 |
| (c) Income Tax Assets (Net)                 | 47.56                      | 46.04                  |
| <b>Total Non - Current Assets</b>           | <b>228.16</b>              | <b>237.31</b>          |
| <b>2 Current assets</b>                     |                            |                        |
| (a) Inventories                             | 270.27                     | 270.27                 |
| (b) Financial Assets                        |                            |                        |
| (i) Cash and Cash Equivalents               | 2.40                       | 0.42                   |
| (ii) Bank Balance other than (ii) above     | 48.54                      | 7.44                   |
| (iii) Loans                                 | 3,811.02                   | 3,615.26               |
| (c) Other Current Assets                    | 9.85                       | 8.02                   |
| <b>Total Current Assets</b>                 | <b>4,142.08</b>            | <b>3,901.41</b>        |
| <b>Total Assets (1+2)</b>                   | <b>4,370.24</b>            | <b>4,138.72</b>        |
| <b>EQUITY AND LIABILITIES</b>               |                            |                        |
| <b>1 EQUITY</b>                             |                            |                        |
| (a) Equity Share Capital                    | 900.00                     | 900.00                 |
| (b) Other Equity                            | 1,136.19                   | 1,082.19               |
| <b>Total Equity</b>                         | <b>2,036.19</b>            | <b>1,982.19</b>        |
| <b>LIABILITIES</b>                          |                            |                        |
| <b>2 Non Current liabilities</b>            |                            |                        |
| (a) Financial Liabilities                   |                            |                        |
| (i) Other Financial Liabilities             | 10.00                      | 10.00                  |
| (b) Other Current Liabilities               | 640.59                     | 642.10                 |
| <b>Total Non Current Liabilities</b>        | <b>650.59</b>              | <b>652.10</b>          |
| <b>3 Current liabilities</b>                |                            |                        |
| (a) Financial Liabilities                   |                            |                        |
| (i) Borrowings                              | 1,626.07                   | 1,479.54               |
| (ii) Other Financial Liabilities            | 45.29                      | 4.29                   |
| (b) Current Tax Liabilities (Net)           | -                          | -                      |
| (c) Other Current Liabilities               | 12.10                      | 20.60                  |
| <b>Total Current Liabilities</b>            | <b>1,683.46</b>            | <b>1,504.43</b>        |
| <b>Total Equity and Liabilities (1+2+3)</b> | <b>4,370.24</b>            | <b>4,138.72</b>        |



# CITADEL REALTY AND DEVELOPERS LIMITED

Unaudited Standalone Cash Flow Statement for the half year ended September 30, 2026

( ₹ in Lakhs)

| Particulars                                                                | Year ended<br>30 September 2026 | Year ended<br>30 September 2025 |
|----------------------------------------------------------------------------|---------------------------------|---------------------------------|
| <b>A CASH FLOW FROM OPERATING ACTIVITIES</b>                               |                                 |                                 |
| Net Profit before tax:                                                     | 129.88                          | 106.32                          |
| Operating profit before Working Capital changes                            | 129.88                          | 106.32                          |
| <u>Adjustments for changes in Working capital</u>                          |                                 |                                 |
| Increase/(Decrease) in Other Non Current and Current Assets                | (1.83)                          | 9.96                            |
| (Increase)/Decrease in Other Non Current and Current Liabilities           | (10.01)                         | (8.52)                          |
| (Increase)/Decrease in Other Financial Non Current and Current Liabilities | 41.00                           | 3.87                            |
| Cash generated from/ (used in) operations                                  | 159.04                          | 111.63                          |
| Income taxes (paid)                                                        | (21.76)                         | (19.80)                         |
| Net Cash from/ (used in) operating activities                              | 137.28                          | 91.83                           |
| <b>B CASH FLOW FROM INVESTING ACTIVITIES</b>                               |                                 |                                 |
| Other Bank Balances                                                        | (41.10)                         | (6.82)                          |
| Share of Profit                                                            | 5.43                            | 1.13                            |
| Net Cash from/(used in) investing activities                               | (35.67)                         | (5.69)                          |
| <b>C CASH FLOW FROM FINANCING ACTIVITIES</b>                               |                                 |                                 |
| Proceed / (Repayment) of Long term and short term borrowings               | 146.56                          | 93.11                           |
| Proceed / (Repayment) of Long term and short term Loan                     | (201.19)                        | (133.59)                        |
| Dividend paid                                                              | (45.00)                         | (41.52)                         |
| Net Cash from/(used in) financing activities                               | (99.63)                         | (81.99)                         |
| Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)             | 1.98                            | 4.15                            |
| Cash and Cash Equivalents (Opening balance)                                | 0.42                            | 3.12                            |
| Cash and Cash Equivalents (Closing balance)                                | 2.40                            | 7.27                            |
| <b>NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS</b>               | <b>1.98</b>                     | <b>4.15</b>                     |

( ₹ in Lakhs)

| Component of Cash & Cash Equivalent | Year ended<br>30 September 2026 | Year ended<br>30 September 2025 |
|-------------------------------------|---------------------------------|---------------------------------|
| Cash in hand                        | 0.12                            | 0.20                            |
| Balance With Bank                   | 2.28                            | 7.07                            |
| <b>Total</b>                        | <b>2.40</b>                     | <b>7.27</b>                     |



**Notes :**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 27th October 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 2026 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.                                                                                |
| 2 | Company is operating in a single segment i.e. business of real estate. Hence, disclosure of segment wise information is not required as per IndAS 108 "Operating Segments".                                                                                                                                                                                                                                                                                                                                              |
| 3 | The shareholders of the Company, at the Annual General Meeting held on 18th September 2026, approved the final dividend of 50 paise per equity share of face value ₹10.00/- each, as recommended by the Board of Directors, for the year ended 31 March 2026, aggregating ₹.45.00 Lakhs. The dividend was transferred/paid to the shareholders whose names appeared in the Register of Members / records of the depositories as on the record date, 4th September, 2026, after deduction of tax at source as applicable. |
| 4 | Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.                                                                                                                                                                                                                                                                                                                                                                                                                         |

Place : Mumbai

Date :- 27th October, 2026

For CITADEL REALTY AND DEVELOPERS LIMITED

Devendra Shrimanker  
Chairman

(DIN:- 00385083)

