

**Date: February 13, 2026**

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

**Scrip Code: 502445**

**Sub: Outcome of Board Meeting held on Friday, February 13, 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. Friday, February 13, 2026 have inter-alia considered and approved the following:

1. Un-Audited Financial Results (Standalone and Consolidated) of the Company for the quarter and nine months ended December 31, 2025 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 nine months ended December 31, 2025 in newspapers as required.

Further to our intimation dated December 29, 2025, 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, January 01, 2026 and will remain closed till Sunday, February 15, 2026

The Board meeting commenced at 11.55 Am and concluded at 01.30 p.m.

This is for your information and record.

Yours Truly,

**Citadel Realty and Developers Limited**

Raj

Hareshlal

Kukreja

Digitally signed by  
Raj Hareshlal Kukreja  
Date: 2026.02.13  
13:54:54 +05'30'

**Raj H Kukreja**

**Company Secretary and Compliance Officer**

**M No: A77019**

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

**REVIEW REPORT**

To the Board of Directors of  
**CITADEL REALTY AND DEVELOPERS LIMITED**

1. We have reviewed the accompanying statement of unaudited financial results of **CITADEL REALTY AND DEVELOPERS LIMITED** (the "Company") for the for the quarter ended December.31, 2025 (the "Statement"). The Statement has been prepared 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. The Company's Management is responsible for the preparation of the statement 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'), as amended, read relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The statement has been approved by the Company's Board of Directors. 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 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 have also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 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 the applicable Indian Accounting Standards read with 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 3 3 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: 26129704IDRBHU8775**  
**Place: Mumbai**  
**Date: 13 February, 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 NINE MONTHS ENDED 31ST DECEMBER, 2025  
PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

Sr. No.	Particulars	(Rs. in lakhs - Except Equity share data)					
		Standalone					
		Quarter ended			Nine Months Ended		
	31 December 2025 Un-Audited	30 September 2025 Un-Audited	31 December 2024 Un-Audited	31 December 2025 Un-Audited	31 December 2024 Un-Audited	31 March 2025 Audited	
1	Income from operations						
	(a) Income from Operations	98.65	99.47	89.30	297.05	266.93	354.29
	(b) Other Income	-	-	-	-	-	-
	<b>Total Income (a+b)</b>	<b>98.65</b>	<b>99.47</b>	<b>89.30</b>	<b>297.05</b>	<b>266.93</b>	<b>354.29</b>
2	Expenses						
	a) Property Development Expenses	-	-	-	-	-	-
	b) Changes in inventories	-	-	-	-	-	-
	c) Director's Sitting Fees	1.20	3.50	1.90	6.70	6.60	8.80
	d) Legal & Professional Fees	0.43	1.19	1.06	2.22	3.27	6.78
	e) Annual Listing fees	0.20	0.25	0.97	1.42	3.18	4.12
	f) Finance Cost	39.98	39.45	38.72	118.06	121.56	158.81
	g) Other expenses	6.63	2.28	1.99	12.13	10.99	18.93
	<b>Total Expenses</b>	<b>48.44</b>	<b>46.67</b>	<b>44.64</b>	<b>140.53</b>	<b>145.60</b>	<b>197.44</b>
3	Profit/(Loss) from operations before exceptional items and Tax (1-2)	50.21	52.80	44.66	156.52	121.33	156.85
4	Exceptional Items	-	-	-	-	-	-
5	Profit/(Loss) before tax (3-4)	50.21	52.80	44.66	156.52	121.33	156.85
6	Tax expense						
	- Current Tax	14.33	16.53	10.51	44.77	31.55	41.01
	- Deferred Tax	-	-	-	-	-	-
7	Net Profit for the period (5-6)	35.88	36.27	34.15	111.75	89.78	115.84
8	Share of Profit/(loss) of Firm	-	1.13	-	1.13	0.88	0.88
9	Net Profit for the period after share in profit (7+8)	35.88	37.40	34.15	112.88	90.66	116.72
10	Other comprehensive income (OCI)	-	-	-	-	-	-
11	Total Comprehensive Income for the period (9+10)	35.88	37.40	34.15	112.88	90.66	116.72
12	Paid up equity share capital (F.V. Rs. 10/-)	830.50	830.50	789.22	830.50	789.22	830.50
13	Other equity (Excluding Revaluation Reserve)						781.40
14	Earning per share (EPS) (Rs.)						
	a) Basic EPS	0.43	0.45	0.43	1.36	1.15	1.48
	b) Diluted EPS	0.43	0.44	0.42	1.36	1.14	1.48



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 13th February 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended and nine months ended 31st December, 2025 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 Company had issued the convertible warrants on preferential basis and received 25% (i.e. Rs. 12.5/- per warrant) of the upfront fees. The each warrant will converted into one equity share of Rs. 10/- each at a premium of Rs. 40/- at any time within the period of eighteen months from the date of issue. The Company has received balance 75% (i.e. Rs. 37.5/- per warrant) and allotted the 6,95,000 equity shares on conversion of equity warrant in terms of the Board approval dated 30th January, 2026.
4	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai  
Date :- 13th February 2026

For CITADEL REALTY AND DEVELOPERS LIMITED

Chairman



## **Independent Auditor's Review Report on Quarterly unaudited Consolidated Financial Results of the Citadel Realty and Developers Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

### **REVIEW REPORT**

To The Board of Directors

**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 ended December 31, 2025 (the "Statement") attached herewith, 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"), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
2. This 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, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended; read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 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. 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.
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 the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133

of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July, 2016, 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 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 ended December 31, 2025. Our report is not modified in respect of these matters.

6. The Financial Statement include partnership firms share of profit of Rs. 1.00 lakhs for the quarter ended December 31, 2025. 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: 26129704MZHJJM8811  
Place: Mumbai  
Date: 13 February, 2026

CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

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

Sr. No.	Particulars	(Rs. in lakhs - Except Equity share data)					
		Standalone					
		Quarter ended			Nine Months Ended		
		31 December 2025 Un-Audited	30 September 2025 Un-Audited	31 December 2024 Un-Audited	31 December 2025 Un-Audited	31 December 2024 Un-Audited	31 March 2025 Audited
1	Income from operations						
	(a) Income from Operations	98.65	99.47	89.30	297.05	266.93	354.29
	(b) Other Income	-	-	-	-	-	-
	<b>Total Income (a+b)</b>	<b>98.65</b>	<b>99.47</b>	<b>89.30</b>	<b>297.05</b>	<b>266.93</b>	<b>354.29</b>
2	Expenses						
	a) Property Development Expenses	-	-	-	-	-	-
	b) Changes in inventories	-	-	-	-	-	-
	c) Director's Sitting Fees	1.20	3.50	1.90	6.70	6.60	8.80
	d) Legal & Professional Fees	0.43	1.19	1.06	2.22	3.27	6.78
	e) Annual Listing fees	0.20	0.25	0.97	1.42	3.18	4.12
	f) Finance Cost	39.98	39.45	38.72	118.06	121.56	158.81
	g) Other expenses	6.63	2.28	1.99	12.13	10.99	18.93
	<b>Total Expenses</b>	<b>48.44</b>	<b>46.67</b>	<b>44.64</b>	<b>140.53</b>	<b>145.60</b>	<b>197.44</b>
3	<b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b>	<b>50.21</b>	<b>52.80</b>	<b>44.66</b>	<b>156.52</b>	<b>121.33</b>	<b>156.85</b>
4	Exceptional Items	-	-	-	-	-	-
5	<b>Profit/(Loss) before tax (3-4)</b>	<b>50.21</b>	<b>52.80</b>	<b>44.66</b>	<b>156.52</b>	<b>121.33</b>	<b>156.85</b>
6	Tax expense						
	- Current Tax	14.33	16.53	10.51	44.77	31.55	41.01
	- Deferred Tax	-	-	-	-	-	-
7	<b>Net Profit for the period (5-6)</b>	<b>35.88</b>	<b>36.27</b>	<b>34.15</b>	<b>111.75</b>	<b>89.78</b>	<b>115.84</b>
8	Share of Profit/(loss) of Firm	1.00	1.00	0.25	3.00	0.03	0.66
9	<b>Net Profit for the period after share in profit (7+8)</b>	<b>36.88</b>	<b>37.27</b>	<b>34.40</b>	<b>114.75</b>	<b>89.81</b>	<b>116.50</b>
10	Other comprehensive income (OCI)	-	-	-	-	-	-
11	<b>Total Comprehensive Income for the period (9+10)</b>	<b>36.88</b>	<b>37.27</b>	<b>34.40</b>	<b>114.75</b>	<b>89.81</b>	<b>116.50</b>
12	Paid up equity share capital (F.V. Rs. 10/-)	830.50	830.50	789.22	830.50	789.22	830.50
13	Other equity (Excluding Revaluation Reserve)						797.45
14	<b>Earning per share (EPS) (Rs.)</b>						
	a) Basic EPS	0.44	0.45	0.44	1.38	1.15	1.47
	b) Diluted EPS	0.44	0.44	0.42	1.38	1.14	1.47



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 13th February 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended and nine months ended 31st December, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Group 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 Company had issued the convertible warrants on preferential basis and received 25% (i.e. Rs. 12.5/- per warrant) of the upfront fees. The each warrant will converted into one equity share of Rs. 10/- each at a premium of Rs. 40/- at any time within the period of eighteen months from the date of issue. The Company has received balance 75% (i.e. Rs. 37.5/- per warrant) and allotted the 6,95,000 equity shares on conversion of warrant in terms of the Board approval dated 30th January,2026.
4	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

For CITADEL REALTY AND DEVELOPERS LIMITED

  
Chairman .



Place : Mumbai

Date :- 13th February 2026