Date: August 4, 2026

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

Scrip Code: 502445

Sub: Outcome of Board Meeting held on Tuesday, August 04, 2026.

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

Dear Sir/Ma'am,

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, August 04, 2026** have inter-alia considered and approved the following:

1. Based on the recommendation by the Audit Committee, Un-audited (Standalone and Consolidated) Financial Results of the Company for the quarter ended , June 30, 2026, along with Limited Review Report of the Auditors as required under Regulation 33(3) of SEBI Listing Regulations, which is enclosed herewith as "Annexure-A"

2. Authorization to Sign the Un-Audited Standalone & Consolidated Financial Results as "Annexure B".

3. The Board of Directors has approved convening the 66th Annual General Meeting (AGM) of the Members of the Company on **Friday, September 18, 2026**. The Board has also fixed **Friday, September 4, 2026** as the **Record Date** for determining the entitlement of Members to receive the final dividend, subject to the approval of the shareholders at the ensuing AGM, and **Friday, September 11, 2026** as the **Cut-off Date** for determining the eligibility of Members to vote electronically and at the AGM.

The Board meeting commenced at 03.45 p.m. and concluded at 05.30 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: 2026.08.04 18:59:52 +05'30'

Raj H Kukreja
Company Secretary and Compliance Officer
M no: A77019

Annexure A

atms & CO LLP

Independent Auditor's Review Report on Quarterly unaudited Consolidated Financial Results of the Citadel Realty and Developers Limited pursuant to the Regulation 33of 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 June 30, 2026 (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

ATMS & Co. LLP Chartered Accountants

201, Lotus IT Park, MIDC, Wagle Rd 16, Thane 400604.
+91 22 62673333 | info@atmsco.in
Mumbai | Pune | Bengaluru

Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th 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 June 30, 2026.
   Our report is not modified in respect of these matters.

6. The Financial Statements for the quarter ended June 30, 2026 includes a share of profit of Rs. 25000/- from partnership firms & these financial statements are unaudited 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.

7. Attention is drawn to the fact that the figures for the quarter ended 31st March, 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year & the published year to date figures up to the third quarter of the previous financial year. The figures upto the end of the third quarter of the previous financial year had only been reviewed and not subjected to audit.

For ATMS & CO LLP
Chartered Accountants
FRN No: W100164

ATMS & Co. LLP 129704 Chartered Accountants

CA DEEPAK MOJIDRA
(Partner)
Membership No.129704
UDIN: 26129704ZPSWUU6835
Place: Mumbai
Date: 04-08-2026

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 ENDED 30th JUNE 2026

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

(`. in lakhs - Except Equity share data)

Sr. No.	Particulars	Consolidated			
		Quarter ended			Year Ended
		30 June 2026 Un-Audited	31 March 2026 Audited	30 June 2025 Un-Audited	31 March 2026 Audited
1	**Income from operations**				
	(a) Income from Operations	108.46	95.96	98.93	393.01
	(b) Other Income	-	-	-	-
	Total Income (a+b)	**108.46**	**95.96**	**98.93**	**393.01**
2	**Expenses**				
	a) Property Development Expenses	-	-	-	-
	b) Changes in inventories	-	-	-	-
	c) Director's Sitting Fees	1.60	2.30	2.00	9.00
	d) Legal & Professional Fees	0.10	1.24	0.72	3.46
	e) Annual Listing fees	0.14	0.32	0.97	1.74
	f) Finance Cost	38.04	34.91	38.63	152.97
	g) Other expenses	2.30	3.26	3.09	15.39
	Total Expenses	**42.18**	**42.03**	**45.41**	**182.56**
3	**Profit/(Loss) from operations before exceptional items and Tax (1-2)**	**66.28**	**53.93**	**53.52**	**210.45**
4	Exceptional Items	-	-	-	-
5	**Profit/(Loss) before tax (3-4)**	**66.28**	**53.93**	**53.52**	**210.45**
6	**Tax expense**				
	- Current Tax	18.96	15.61	13.92	60.38
	- Deferred Tax	-	-	-	
7	**Net Profit for the period (5-6)**	**47.32**	**38.32**	**39.60**	**150.07**
8	Share of Profit/(loss) of Firm	0.25	(2.33)	1.00	0.67
9	**Net Profit for the period after share in profit (7+8)**	**47.57**	**35.99**	**40.60**	**150.74**
10	Other comprehensive income (OCI)	-	-	-	-
11	**Total Comprehensive Income for the period (9+10)**	**47.57**	**35.99**	**40.60**	**150.74**
12	Paid up equity share capital (F.V. ₹. 10/-)	900.00	900.00	830.50	900.00
13	Other equity (Excluding Revaluation Reserve)				1,097.78
14	Earning per share (EPS) (₹.)				
	a) Basic EPS	0.53	0.41	0.49	1.79
	b) Diluted EPS	0.53	0.41	0.48	1.79

CITADEL REALTY & DEVELOPERS LTD. ★ MUMBAI

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 4th August 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 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 figures of the quarter ended March 31,2026 are the balancing figures between the audited figures in respect of the full financial year and published the year to date figures up to the third quarter of the financial year which have been subjected to limited review.
4	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

For CITADEL REALTY AND DEVELOPERS LIMITED

Place : Mumbai

Date :- 4th Aug 2026

Nilesh Dand

Executive Director, CEO and CFO

CITADEL REALTY & DEVELOPERS LTD. MUMBAI

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 June 30, 2026 (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.

ATMS & Co. LLP
129704
Chartered Accountants

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

5. Attention is drawn to the fact that the figures for the quarter ended 31st March, 2026 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year & the published year to date figures up to the third quarter of the previous financial year. The figures upto the end of the third quarter of the previous financial year had only been reviewed and not subjected to audit.

For ATMS & CO LLP
Chartered Accountants
FRN No: W100164

ATMS & Co. LLP
129704
Chartered Accountants

CA DEEPAK MOJIDRA
(Partner)
Membership No.129704
UDIN: 26129704BQVHBB5928
Place: Mumbai
Date: 04-08-2026

CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE 2026

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

(`. in lakhs - Except Equity share data)

Sr. No.	Particulars	Standalone			
		Quarter ended			Year Ended
		30 June 2026 Un-Audited	31 March 2026 Audited	30 June 2025 Un-Audited	31 March 2026 Audited
1	Income from operations				
	(a) Income from Operations	108.46	95.96	98.93	393.01
	(b) Other Income	-	-	-	-
	Total Income (a+b)	108.46	95.96	98.93	393.01
2	Expenses				
	a) Property Development Expenses	-	-	-	-
	b) Changes in inventories	-	-	-	-
	c) Director's Sitting Fees	1.60	2.30	2.00	9.00
	d) Legal & Professional Fees	0.10	1.24	0.72	3.46
	e) Annual Listing fees	0.14	0.32	0.97	1.74
	f) Finance Cost	38.04	34.91	38.63	152.97
	g) Other expenses	2.30	3.26	3.09	15.39
	Total Expenses	42.18	42.03	45.41	182.56
3	Profit/(Loss) from operations before exceptional items and Tax (1-2)	66.28	53.93	53.52	210.45
4	Exceptional Items	-	-	-	-
5	Profit/(Loss) before tax (3-4)	66.28	53.93	53.52	210.45
6	Tax expense				
	- Current Tax	18.96	15.61	13.92	60.38
	- Deferred Tax	-	-	-	
7	Net Profit for the period (5-6)	47.32	38.32	39.60	150.07
8	Share of Profit/(loss) of Firm	-	-	-	1.13
9	Net Profit for the period after share in profit (7+8)	47.32	38.32	39.60	151.20
10	Other comprehensive income (OCI)	-	-	-	
11	Total Comprehensive Income for the period (9+10)	47.32	38.32	39.60	151.20
12	Paid up equity share capital (F.V. ₹. 10/-)	900.00	900.00	830.50	900.00
13	Other equity (Excluding Revaluation Reserve)				1,082.19
14	Earning per share (EPS) (₹.)				
	a) Basic EPS	0.53	0.44	0.48	1.80
	b) Diluted EPS	0.53	0.44	0.47	1.80

CITADEL REALTY & DEVELOPERS LTD. * MUMBAI

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 4th August 2026. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 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 figures of the quarter ended March 31,2026 are the balancing figures between the audited figures in respect of the full financial year and published the year to date figures up to the third quarter of the financial year which have been subjected to limited review.
4	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

For CITADEL REALTY AND DEVELOPERS LIMITED

Place : Mumbai

Date :- 4th Aug 2026

Nilesh Dand

Executive Director, CEO and CFO

CITADEL REALTY & DEVELOPERS LTD. * MUMBAI

Annexure B

MARATHON

Regd. Address : Marathon Futurex, Mafatlal Mills Compound, N. M. Joshi Marg, Lower Parel (W), Mumbai 400 013.

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF CITADEL REALTY AND DEVELOPERS LIMITED AT THEIR MEETING HELD ON TUESDAY, AUGUST 4, 2026 COMMENCED AT 03.45 PM AND CONCLUDED AT 05.30 PM AT CORPORATE OFFICE OF THE COMPANY SITUATED AT 702, MARATHON MAX, MULUND-GOREGAON LINK ROAD, MULUND WEST, MUMBAI-400080

APPROVAL OF THE UN-AUDITED STANDALONE & CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026 AND AUTHORIZATION TO SIGN THE SAME

“**RESOLVED THAT** pursuant to the provisions of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the applicable provisions of the Companies Act, 2013, read with the rules made thereunder, the SEBI Master Circular dated November 11, 2024 (as amended from time to time), and pursuant to the recommendation of the Audit Committee, the Un-Audited Standalone and Consolidated Financial Results of the Company for the quarter ended June 30, 2026, as placed before the Board and duly initialled by the Chairman for the purpose of identification, be and are hereby considered, approved and taken on record.

RESOLVED FURTHER THAT Mr. **Nilesh Dand**, Executive Director, Chief Executive Officer & Chief Financial Officer of the Company, be and is hereby severally authorized to sign and certify the aforesaid Un-Audited Standalone and Consolidated Financial Results, the Limited Review Report and all related statements, declarations, certifications, e-forms, letters, intimations and other documents as may be required, and to submit the same to **BSE Limited** and such other statutory or regulatory authorities as may be required, and to do all such acts, deeds, matters and things as may be necessary or expedient for giving effect to this resolution.

FOR CITADEL AND DEVELOPERS LIMITED

Raj Hareshlal Kukreja

Digitally signed by Raj Hareshlal Kukreja
Date: 2026.08.04 19:00:19 +05'30'

Raj H Kukreja
Company Secretary and Compliance Officer
M no: A77019