

Date: November 11, 2025

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

Scrip Code: 502445

Sub: Outcome of Board Meeting held on Tuesday, November 11, 2025.

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, November 11, 2025 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, 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 half year ended September 30, 2025 in newspapers as required.

Further, to our intimation dated September 30, 2025 the trading window for dealing in securities of the Company which was closed for Designated persons of the Company and/or their immediate relatives w.e.f Wednesday, October 1, 2025 and will remain close till Thursday, November 13, 2025

The Board meeting commenced at 12.00 Noon and concluded at 2.25 pm.

This is for your information and record.

Yours Truly,
Citadel Realty and Developers Limited

Nilesh Dand
Director, CEO, CFO
DIN: 00199785

Independent Auditor's Limited Review Report on Quarterly Unaudited 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 September.30, 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 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: 25129704BMOEJS3844
Place: Mumbai
Date: 11, November 2025

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, 2025

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

Sr. No.	Particulars	(₹. in lakhs - Except Equity share data)					
		Standalone					
		Quarter ended			Half year ended		
		30 September 2025 Un-Audited	30 June 2025 Un-Audited	30 September 2024 Un-Audited	30 September 2025 Un-Audited	30 September 2024 Un-Audited	31 March 2025 Audited
1	Income from operations						
	(a) Income from Operations	99.47	98.93	89.30	198.40	177.63	354.29
	(b) Other Income	-	-	-	-	-	-
	Total Income (a+b)	99.47	98.93	89.30	198.40	177.63	354.29
2	Expenses						
	a) Property Development Expenses	-	-	-	-	-	-
	b) Changes in inventories	-	-	-	-	-	-
	c) Director's Sitting Fees	3.50	2.00	3.10	5.50	4.70	8.80
	d) Legal & Professional Fees	1.19	0.72	1.98	1.91	2.21	6.78
	e) Annual Listing fees	0.25	0.97	1.26	1.22	2.21	4.12
	f) Finance Cost	39.45	38.63	41.94	78.08	82.84	158.81
	g) Other expenses	2.28	3.09	6.24	5.37	9.00	18.93
	Total Expenses	46.67	45.41	54.52	92.08	100.96	197.44
3	Profit/(Loss) from operations before exceptional items and Tax (1-2)	52.80	53.52	34.78	106.32	76.67	156.85
4	Exceptional Items	-	-	-	-	-	-
5	Profit/(Loss) before tax (3-4)	52.80	53.52	34.78	106.32	76.67	156.85
6	Tax expense						
	- Current Tax	16.53	13.92	10.15	30.45	21.04	41.01
	- Deferred Tax	-	-	-	-	-	-
7	Net Profit for the period (5-6)	36.27	39.60	24.63	75.87	55.63	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)	37.40	39.60	24.63	77.00	56.51	116.72
10	Other comprehensive income (OCI)	-	-	-	-	-	-
11	Total Comprehensive Income for the period (9+10)	37.40	39.60	24.63	77.00	56.51	116.72
12	Paid up equity share capital (F.V. ₹. 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) (₹.)						
	a) Basic EPS	0.45	0.48	0.31	0.93	0.72	1.48
	b) Diluted EPS	0.44	0.47	0.31	0.92	0.72	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 11th November 2025. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	The Board of Directors of the Company had paid ₹. 41.52 Lakhs as an interim dividend @ 5% i.e. 50 paisa per Equity share having face value of ₹. 10/- each.
4	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai

Date :- 11th November 2025



For CITADEL REALTY AND DEVELOPERS LIMITED


Chairman

CITADEL REALTY AND DEVELOPERS LIMITED

Unaudited Standalone Statement of Assets and Liabilities as at September 30, 2025

(₹ in Lakhs)

Particulars	As at 30 September 2025	As at 31 March 2025
ASSETS		
1 Non-current assets		
(a) Financial Assets		
(i) Investments	78.75	77.62
(b) Deferred Tax Assets (Net)	124.51	136.68
(c) Income Tax Assets (Net)	-	-
Total Non - Current Assets	203.26	214.30
2 Current assets		
(a) Inventories	270.27	270.27
(b) Financial Assets		
(i) Cash and Cash Equivalents	7.27	3.12
(ii) Bank Balance other than (ii) above	9.08	3.40
(iii) Loans	3,440.12	3,306.56
(c) Other Current Assets	7.70	17.66
Total Current Assets	3,734.44	3,601.01
Total Assets (1+2)	3,937.70	3,815.31
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	830.50	830.50
(b) Other Equity	816.89	781.40
Total Equity	1,647.39	1,611.90
LIABILITIES		
2 Non Current liabilities		
(a) Financial Liabilities		
(i) Other Financial Liabilities	10.00	10.00
(b) Other Current Liabilities	640.59	640.59
Total Non Current Liabilities	650.59	650.59
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,611.78	1,518.66
(ii) Other Financial Liabilities	9.07	5.20
(b) Current Tax Liabilities (Net)	8.36	9.94
(c) Other Current Liabilities	10.51	19.02
Total Current Liabilities	1,639.72	1,552.82
Total Equity and Liabilities (1+2+3)	3,937.70	3,815.31



CITADEL REALTY AND DEVELOPERS LIMITED

Unaudited Standalone Cash Flow Statement for the half year ended September 30, 2025

(₹ in Lakhs)

Particulars	Year ended 30 September 2025	Year ended 30 September 2024
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax (After considering share of Profit)	107.45	77.55
<u>Adjustment for:</u>		
Finance Cost	78.08	82.84
Interest Income	(198.40)	(177.63)
Operating profit before Working Capital changes	(12.87)	(17.24)
<u>Adjustments for changes in Working capital</u>		
Increase/(Decrease) in Other Non Current and Current Assets	9.96	(1.61)
(Increase)/Decrease in Other Non Current and Current Liabilities	(8.52)	(7.33)
(Increase)/Decrease in Other Financial Non Current and Current Liabilities	3.87	-
Cash generated from/ (used in) operations	(7.56)	(26.18)
Income taxes (paid)	(19.80)	(22.67)
Net Cash from / (used in) operating activities	(27.36)	(48.85)
B CASH FLOW FROM INVESTING ACTIVITIES		
Other Bank Balances	(6.82)	
Interest Income	198.40	177.63
Net Cash from/(used in) investing activities	191.58	177.63
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings	93.11	114.91
Finance cost	(78.08)	(82.84)
Proceed / (Repayment) of Long term and short term Loan	(133.59)	(159.86)
Dividend paid	(41.52)	
Net Cash from/(used in) financing activities	(160.08)	(127.79)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	4.15	0.99
Cash and Cash Equivalents (Opening balance)	3.12	0.28
Cash and Cash Equivalents (Closing balance)	7.27	1.27
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	4.15	0.99

(` in Lakhs)

Component of Cash & Cash Equivalent	Year ended 30 September 2025	Year ended 30 September 2024
Cash in hand	0.20	0.12
Balance With Bank	7.07	1.15
Total	7.27	1.27



[Signature]

[Signature]

Independent Auditor's Review Report on Quarterly and Half year 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 and Half year ended September 30, 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 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 and Half year ended September 30, 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 and Half year ended September 30, 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: 25129704BMOEJT7231
Place: Mumbai
Date: 11th November 2025

CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

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

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

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

Sr. No.	Particulars	(₹. in lakhs - Except Equity share data)					
		Consolidated					
		Quarter ended			Half year ended		
		30 September 2025 Un-Audited	30 June 2025 Un-Audited	30 September 2024 Un-Audited	30 September 2025 Un-Audited	30 September 2024 Un-Audited	31 March 2025 Audited
1	Income from operations						
	(a) Income from Operations	99.47	98.93	89.30	198.40	177.63	354.29
	(b) Other Income	-	-	-	-	-	-
	Total Income (a+b)	99.47	98.93	89.30	198.40	177.63	354.29
2	Expenses						
	a) Property Development Expenses	-	-	-	-	-	-
	b) Changes in inventories	-	-	-	-	-	-
	c) Director's Sitting Fees	3.50	2.00	3.10	5.50	4.70	8.80
	d) Legal & Professional Fees	1.19	0.72	1.98	1.91	2.21	6.78
	e) Annual Listing fees	0.25	0.97	1.26	1.22	2.21	4.12
	f) Finance Cost	39.45	38.63	41.94	78.08	82.84	158.81
	g) Other expenses	2.28	3.09	6.24	5.37	9.00	18.93
	Total Expenses	46.67	45.41	54.52	92.08	100.96	197.44
3	Profit/(Loss) from operations before exceptional items and Tax (1-2)	52.80	53.52	34.78	106.32	76.67	156.85
4	Exceptional Items	-	-	-	-	-	-
5	Profit/(Loss) before tax (3-4)	52.80	53.52	34.78	106.32	76.67	156.85
6	Tax expense						
	- Current Tax	16.53	13.92	10.15	30.45	21.04	41.01
	- Deferred Tax	-	-	-	-	-	-
7	Net Profit for the period (5-6)	36.27	39.60	24.63	75.87	55.63	115.84
8	Share of Profit/(loss) of Firm	1.00	1.00	-	2.00	0.88	0.66
9	Net Profit for the period after share in profit (7+8)	37.27	40.60	24.63	77.87	56.51	116.50
10	Other comprehensive income (OCI)	-	-	-	-	-	-
11	Total Comprehensive Income for the period (9+10)	37.27	40.60	24.63	77.87	56.51	116.50
12	Paid up equity share capital (F.V. ₹. 10/-)	830.50	830.50	789.22	830.50	789.22	830.50
13	Other equity (Excluding Revaluation Reserve)						797.45
14	Earning per share (EPS) (₹.)						
	a) Basic EPS	0.45	0.48	0.31	0.94	0.72	1.47
	b) Diluted EPS	0.44	0.47	0.31	0.93	0.72	1.47



Notes :

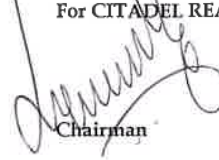
1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 11th November 2025. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	The Board of Directors of the Company had paid ₹. 41.52 Lakhs as an interim dividend @ 5% i.e. 50 paisa per Equity share having face value of ₹. 10/- each.
4	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai

Date :- 11th November 2025



For CITADEL REALTY AND DEVELOPERS LIMITED


Chairman

CITADEL REALTY AND DEVELOPERS LIMITED

Unaudited Consolidated Statement of Assets and Liabilities as at September 30, 2025

(₹ in Lakhs)

Particulars	As at 30 September 2025	As at 31 March 2025
ASSETS		
1 Non-current assets		
(a) Financial Assets		
(i) Investments	93.68	93.68
(b) Deferred Tax Assets (Net)	124.51	136.68
(c) Income Tax Assets (Net)	-	-
Total Non - Current Assets	218.19	230.36
2 Current assets		
(a) Inventories	270.27	270.27
(b) Financial Assets		
(i) Cash and Cash Equivalents	7.27	3.12
(ii) Bank Balance other than (ii) above	9.08	3.40
(iii) Loans	3,440.12	3,306.56
(c) Other Current Assets	7.68	17.66
Total Current Assets	3,734.42	3,601.01
Total Assets (1+2)	3,952.61	3,831.37
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	830.50	830.50
(b) Other Equity	831.82	797.45
Total Equity	1,662.32	1,627.95
LIABILITIES		
2 Non Current liabilities		
(a) Financial Liabilities		
(i) Other Financial Liabilities	10.00	10.00
(b) Other Current Liabilities	640.59	640.59
Total Non Current Liabilities	650.59	650.59
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,611.78	1,518.66
(ii) Other Financial Liabilities	9.07	5.20
(b) Current Tax Liabilities (Net)	8.36	9.94
(c) Other Current Liabilities	10.49	19.03
Total Current Liabilities	1,639.70	1,552.83
Total Equity and Liabilities (1+2+3)	3,952.61	3,831.37



CITADEL REALTY AND DEVELOPERS LIMITED

Unaudited Consolidated Cash Flow Statement for the half year ended September 30, 2025

(₹ in Lakhs)

Particulars	Year ended 30 September 2025	Year ended 30 September 2024
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax	108.32	77.55
<u>Adjustment for:</u>		
Finance Cost	78.08	82.84
Interest Income	(198.40)	(177.63)
Operating profit before Working Capital changes	(12.00)	(17.24)
<u>Adjustments for changes in Working capital</u>		
Increase/(Decrease) in Other Non Current and Current Assets	9.98	(1.61)
(Increase)/Decrease in Other Non Current and Current Liabilities	(8.55)	(7.33)
(Increase)/Decrease in Other Financial Non Current and Current Liabilities	3.87	-
Cash generated from/ (used in) operations	(6.70)	(26.18)
Income taxes (paid)	(19.80)	(22.67)
Net Cash from/ (used in) operating activities	(26.50)	(48.85)
B CASH FLOW FROM INVESTING ACTIVITIES		
Other Bank Balances	(7.68)	
Interest Income	198.40	177.63
Net Cash from/(used in) investing activities	190.72	177.63
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed /(Repayment) of Long term and short term borrowings	93.10	114.91
Finance cost	(78.08)	(82.84)
Proceed /(Repayment) of Long term and short term Loan	(133.56)	(159.86)
Proceed on issue of share warrant	-	-
Proceed on conversion of share warrant in to Equity Shares	-	-
Dividend paid	(41.53)	
Net Cash from/(used in) financing activities	(160.07)	(127.79)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	4.15	0.99
Cash and Cash Equivalents (Opening balance)	3.12	0.28
Cash and Cash Equivalents (Closing balance)	7.27	1.27
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	4.15	0.99

(₹ in Lakhs)

Component of Cash & Cash Equivalent	Year ended 30 September 2025	Year ended 30 September 2024
Cash in hand	0.20	0.12
Balance With Bank	7.07	1.15
Total	7.27	1.27

