



LANDMARK
DALMIA GROUP

Landmark Property Development Company Limited
Registered Office : 11th Floor, Narain Manzil,
23, Barakhamba Road, New Delhi - 110 001
CIN : L13100DL1976PLC188942

Tel. : (91-11) 43621200
Fax : (91-11) 41501333
Email : info@landmarkproperty.in
Website : www.landmarkproperty.in

January 29, 2026

| | |
|--|---|
| BSE Limited 1 st Floor New Trading Ring, Rotunda Building P J Towers, Dalal Street Fort, Mumbai-400001 | The Manager, Listing Department National Stock Exchange of India Ltd "Exchange Plaza" Bandra - Kurla Complex Bandra (E) Mumbai - 400 051 |
|--|---|

Sub: Unaudited Financial Results for the quarter ended December 31, 2025 under Regulation 33 of SEBI (LODR) Regulations, 2015

Sir,

We are submitting herewith unaudited financial results for the quarter ended December 31 2025 duly signed by Director of the Company **along with Limited Review Report**. These results were approved at the Board Meeting held on January 29, 2026.

The time of commencement of the Board Meeting was 05.00 P.M. and the time of conclusion was 05.35 P.M.

Thanking you,

Yours faithfully,

**For Landmark Property Development
Company Limited**

**Ankit Bhatia
Company Secretary**

Encl.: As above

Independent Auditor's Limited Review Report on quarterly and year to date unaudited financial results of Landmark Property Development Company Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Landmark Property Development Company Limited

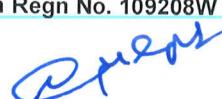
1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Landmark Property Development Company Limited for the quarter and nine months ended 31st December 2025 being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the 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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are 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 of unaudited financial results prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to Note 4 of the statement regarding recoverability of space booking advances from Eterna Living Private Limited {formerly known as Ansal Landmark (Karnal) Township Pvt. Ltd} of Rs. 3,526.15 lacs (gross) (Net – Rs. 1,926.15 lacs after making a provision of Rs. 1,600 lacs) as at 31.12.2025.

Our opinion is not modified in respect of this matter.

For V. Sankar Aiyar & Co.
Chartered Accountants
ICAI Firm Regn No. 109208W



Deepak Gupta

Partner

Membership No. 514856
ICAI UDIN : 26514856NWLFVG6218

Place: New Delhi
Date : 29.01.2026





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Statement of Unaudited Financial Results for the Quarter & Nine Months December 31, 2025

| S No | Particulars | Rs in lacs | | | | | |
|---------|---|---------------|---------------|-------------------|---------------|-----------------|-----------------|
| | | Quarter Ended | | Nine Months Ended | | Year Ended | |
| | | 31.12.2025 | 30.09.2025 | 31.12.2024 | 31.12.2025 | 31.12.2024 | 31.03.2025 |
| | | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| | INCOME | | | | | | |
| I | Revenue from operations | 158.60 | - | 46.49 | 158.60 | 117.30 | 117.30 |
| II | Other Income | 25.91 | 15.46 | 16.28 | 57.99 | 43.94 | 59.28 |
| III | Total income (I + II) | 184.51 | 15.46 | 62.77 | 216.59 | 161.24 | 176.58 |
| | IV Expenses: | | | | | | |
| a) | Change in inventories of finished goods, work-in-progress and stock-in-trade | 130.78 | - | 29.10 | 130.78 | 75.75 | 75.75 |
| b) | Employee benefits expense | 10.80 | 10.60 | 5.84 | 28.93 | 16.15 | 22.54 |
| c) | Depreciation and amortisation expense | 0.04 | 0.04 | 0.04 | 0.11 | 0.12 | 0.16 |
| d) | Provision for expected credit loss on Advances / Loan / Interest Accrued (Net) - Refer Note 4 | - | - | - | - | 400.00 | 400.00 |
| e) | Other Expenses | 8.95 | 8.28 | 9.53 | 27.21 | 25.99 | 34.63 |
| | Total Expenses (IV) | 150.57 | 18.92 | 44.51 | 187.03 | 518.01 | 533.08 |
| V | Profit / (Loss) before Tax & Exceptional items (III - IV) | 33.94 | (3.46) | 18.26 | 29.56 | (356.77) | (356.50) |
| VI | Exceptional Items | - | - | - | - | - | - |
| VII | Profit / (Loss) after Exceptional items (V - VI) | 33.94 | (3.46) | 18.26 | 29.56 | (356.77) | (356.50) |
| VIII | Tax expense: | | | | | | |
| - | Current tax | 7.39 | - | 4.87 | 7.39 | 11.31 | 15.75 |
| - | Earlier year tax | - | 0.46 | - | 0.46 | - | 0.27 |
| - | Deferred tax | 1.33 | (0.65) | (0.05) | 0.44 | 0.25 | (0.37) |
| | Total Tax Expenses (VIII) | 8.72 | (0.19) | 4.82 | 8.29 | 11.56 | 15.65 |
| IX | Profit / (Loss) for the period (VII - VIII) | 25.22 | (3.27) | 13.44 | 21.27 | (368.33) | (372.15) |
| X | Other Comprehensive Income | | | | | | |
| (i) | Items that will not be reclassified to profit or loss | | | | | | |
| (a) | Gain / (Loss) on Remeasurement of post employment benefit obligations | - | - | - | - | - | (0.14) |
| (b) | Income Tax on above | - | - | - | - | - | 0.04 |
| | Other Comprehensive Income | - | - | - | - | - | (0.10) |
| XI | Total Comprehensive Income for the period (IX + X) | 25.22 | (3.27) | 13.44 | 21.27 | (368.33) | (372.25) |
| | Paid up Equity Share Capital (Ordinary share Re.1 each) | 1,341.43 | 1,341.43 | 1,341.43 | 1,341.43 | 1,341.43 | 1,341.43 |
| | Other Equity | | | | | | 2,655.12 |
| | Earnings per Equity Share (in Rupees) | | | | | | |
| | (face value of Re 1 each) (not annualised) | | | | | | |
| a) | Basic | 0.019 | (0.002) | 0.01 | 0.016 | (0.27) | (0.28) |
| b) | Diluted | 0.019 | (0.002) | 0.01 | 0.016 | (0.27) | (0.28) |



Notes

- 1 The above Unaudited Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 29th January 2026. The Statutory Auditors have carried out limited review of the unaudited financial for the quarter and nine months ended 31st December 2025 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and have expressed an unmodified opinion on the aforesaid results.
- 2 The Company is primarily engaged in the business of real estate development, which as per Indian Accounting Standard on operating segment (Ind AS-108) is the only operating segment.
- 3 The above unaudited financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), as prescribed under 133 of the Companies Act 2013, and the other recognized accounting practices and policies to the extent applicable
- 4 A Business Transfer Agreement was signed on the 2nd April 2012 between Ansal Landmark Townships Pvt. Ltd., (ALTPL); Eterna Living Private Limited (ELPL) (Formerly known as Ansal Landmark (Karnal) Township Pvt. Ltd. (ALKTPL)) & Ansal Properties & Infrastructure Ltd. Pursuant to the same, advances of Rs. 4,993.74 lacs (including accrued interest up to June 30, 2008), which Landmark Property Development Co. Ltd. (the Company) had given to ALTPL stood transferred to a new entity set up to run the Karnal project, viz. ELPL. Following this new arrangement, the Company was entitled to get allotment of Plots / Flats in Group Housing / Row Housing / Commercial property in the ongoing residential township being developed by ELPL at Karnal, vide an agreement dated 16th May, 2013 as amended from time to time, pursuant of which ELPL is required to allot the plots & flats, etc. at Karnal to the Company by 31st March 2027. In view of the substantial time lapsed in the completion of transaction and adverse financial position of the ELPL as per their latest audited financial statements, the Company has internally reviewed the matter and on the ground of prudence and conservative principle, it has considered appropriate to make a provision of Rs. 1,200.00 lacs during FY 2023-24 and a further provision of Rs. 400.00 lacs during FY 2024-25. The amount of space booking advance outstanding from Eterna Living Private Limited is Rs.3526.15 lacs (gross) (Net - Rs.1926.15 lacs after making a provision of Rs. 1600.00 lacs) as at 31st December 2025.

The Board of Directors of the Company, at its meeting held on 29th January 2026, considering the prolonged lapse of time and the uncertainties associated with the proposed allotment of properties by ELPL, and in the best interest of the Company, approved a proposal to enter into an agreement with the counterparty for cancellation of the booking and refund of the advances so given.
The said approval is subject to approval of the shareholders.

- 5 The Company had received a demand notice during the financial year 2021-22, in respect of Talabasta Fireclay Mines from the Office of the Mining Officer of Government of Odisha amounting to Rs.105.90 lacs for the alleged excess extraction / production of minerals over the quantity permitted under the mining plan / scheme, environmental or consent to operate and other statutory permissions during the year 2000-01 to 2010-11 under Section 21(5) of Mines & Minerals (Development and Regulation) Act, 1957 ('Act'). The Company is of the view that all royalty and other dues were duly paid to the State Government during the period the said mine was operational and the minerals were used for captive purpose only in their refractory unit. The Company has filed an appeal on 09.03.2022 before the Director of Mines, Bhubaneswar against Demand Notice dated 03.01.2022 for Rs.105.90 lacs with a prayer i) call the records from the concerned competent authority ii) Quash the Demand Notice dated 03.01.2022 and as an interim measure stay the recovery of demand till the disposal of the appeal. The hearing was completed on 22.06.2022 and order has been reserved.

Further, the Company has received a letter dated 08th November,2023 from Deputy Director of Mines, Cuttack Circle, Cuttack requesting to pay Rs. 13.05 lacs towards differential Dead Rent outstanding against Talabasta Fireclay mines for the period July'2010 to Dec'2014 as a part of Audit objection at their end. The Company has responded the same vide letter on 05th December, 2023 with clarification that no amount is payable, since the lease of the mines was expired way back on 06th January, 2005. The Company has now filed a Writ Petition against the aforesaid demand of Rs.13.05 lacs in Hon'ble High Court of Orissa , Cuttack for quashing the demand and the matter is sub- judice as on date .

- 6 The Government of India has notified the implementation of four new Labour Codes with effect from 21st November 2025, consolidating and rationalising 29 existing labour laws. Considering that the Company has an employee strength of two, the management has evaluated the resultant impact on employee retirement benefits and has recognised the same in the Statement of Profit and Loss for the quarter and nine months ended 31st December 2025. The said impact is not considered material by the management.

- 7 Previous period's figures have been regrouped/ reclassified wherever necessary to correspond with the current period's classification / disclosure.

For V. Sankar Aiyar & Co.
Chartered Accountants
Firm Registration No.109208W


Deepak Gupta
Partner
Membership No. 514856

Place: New Delhi
Date: 29.01.2026



For Landmark Property Development Company Limited


Gaurav Dalmia
Managing Director



Landmark Property Development Company Limited

[CIN : L13100DL1976PLC188942]

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Telephone No.: 91 43621200

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Extract of Unaudited Financial Results for the Quarter and Nine Months ended 31st December, 2025

| Sl.No. | PARTICULARS | Quarter ended | | | Nine Months ended | | Year Ended |
|--------|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | Rs/Lacs 31-Dec-25 | Rs/Lacs 30-Sep-25 | Rs/Lacs 31-Dec-24 | Rs/Lacs 31-Dec-25 | Rs/Lacs 31-Dec-24 | Rs/Lacs 31-Mar-25 |
| | | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| 1 | Total Income | 184.51 | 15.46 | 62.77 | 216.59 | 161.24 | 176.58 |
| 2 | Net Profit/(Loss) for the period (before Tax & Exceptional Items) | 33.94 | (3.46) | 18.26 | 29.56 | (356.77) | (356.50) |
| 3 | Net Profit/(Loss) for the period before tax (after Exceptional Items) | 33.94 | (3.46) | 18.26 | 29.56 | (356.77) | (356.50) |
| 4 | Net Profit/(Loss) for the period after tax (after Exceptional Items) | 25.22 | (3.27) | 13.44 | 21.27 | (368.33) | (372.15) |
| 5 | Total Comprehensive Income for the period [comprising profit/(Loss) for the period (after tax and Other Comprehensive Income (after tax) | 25.22 | (3.27) | 13.44 | 21.27 | (368.33) | (372.25) |
| 6 | Equity Share Capital(Face Value of Re. 1/- each) | 1,341.43 | 1,341.43 | 1,341.43 | 1,341.43 | 1,341.43 | 1,341.43 |
| 7 | Reserves (excluding Revaluation Reserve) | - | - | - | - | - | 2,655.12 |
| 8 | Earnings Per Shares(Face Value of Re. 1/- each) (not annualised) | | | | | | |
| | (a) Basic (in Rs.) | 0.019 | (0.002) | 0.010 | 0.016 | (0.27) | (0.28) |
| | (b) Diluted (in Rs.) | 0.019 | (0.002) | 0.010 | 0.016 | (0.27) | (0.28) |

Note : There were no exceptional items during the quarter and nine month ended 31st December, 2025.

The above is an extract of the detailed format of Quarterly and Annual Financial Results filed with the Stock exchanges under Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) regulations, 2015. The full format of the Quarterly and Annual Financial Results is available on the stock exchanges websites, www.nseindia.com and www.bseindia.com and on the company's website www.landmarkproperty.in

For Landmark Property Development Company limited,



Gaurav Dalmia
Managing Director

Place: New Delhi
Date: 29th January 2026