

Date: 26th October, 2026

National Stock Exchange of India Ltd
Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051
Symbol: SUNTECK

BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001
Scrip Code: 512179

Sub: Outcome of Board Meeting

Dear Sir/ Madam,

This is in continuation to our intimation dated 15th October, 2026, we wish to inform you that Board of Directors at their meeting held today i.e. Monday, 26th October, 2026 has, *inter alia*, approved Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended 30th September, 2026.

Pursuant to Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith a copy of the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended 30th September, 2026 along with the Limited Review Report thereon.

The meeting of the Board of Directors commenced at 6.00 p.m. and concluded at 6.30 p.m.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

Rachana
Vipul
Hingarajia
Digitally signed by
Rachana Vipul
Hingarajia
Date: 2026.10.26
20:48:48 +05'30'

Rachana Hingarajia
Company Secretary
(ACS: 23202)
Encl.: a/a

Walker ChandioK & Co LLP

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Building Commerz III, International
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Off Western Express Highway,
Goregaon (East),
Mumbai-400063
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Independent Auditor's Review Report on Unaudited Consolidated Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Sunteck Realty Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended 30 September 2026 and year to date results for the period 01 April 2026 to 30 September 2026, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations') read with SEBI Master Circular SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated 15 October 2025.
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding 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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52(4) 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.



Sunteck Realty Limited

Independent Auditor's Review Report on Unaudited Consolidated Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 6 below, 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 and Regulation 52(4) of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to:
- i. Note 3 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 September 2026, from a partnership firm ('Firm'), included in other non-current financial assets, in which the Holding Company was associated as a partner till 06 October 2020. On account of certain disputes with the other partner of the Firm, the Holding Company had initiated arbitration proceedings against the other partner which was decided in favour of the Holding Company on 04 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the Firm are not available with the Holding Company and therefore, the Holding Company's share of profit/(loss) for the period from 01 April 2015 till 06 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the Management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the Firm during the aforesaid period. Based on the favourable arbitration award and the legal opinion obtained, the Management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 September 2026.
- ii. Note 4 to the accompanying Statement which describes that the Group has non-current investment in Piramal Sunteck Realty Private Limited ('PSRPL'), a joint venture of the Group, amounting to ₹ 1,790.23 lakhs. The joint venture's non-current financial assets as at 30 September 2026 includes ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) pertaining to additional lease premium paid by PSRPL to the City and Industrial Development Corporation ('CIDCO') on account of delay in completion of a project beyond the control of PSRPL as explained in the said note. Further, during the earlier year, the joint venture had filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO, which is currently pending for hearing before the Appellate bench of Hon'ble Bombay High Court. Based on a legal opinion obtained on the matter, Management believes that the aforesaid balance is fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 September 2026.

Our conclusion is not modified in respect of the above matters.



Sunteck Realty Limited

Independent Auditor's Review Report on Unaudited Consolidated Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

6. We did not review the interim financial results/interim financial information of thirty-seven (37) subsidiaries included in the Statement, whose interim financial results/ interim financial information (before consolidation adjustments) reflects total income of ₹ 2,086.26 lakhs and ₹ 4,959.58 lakhs, total net profit after tax of ₹ 203.73 lakhs and ₹ 230.13 lakhs and total comprehensive income of ₹ 203.34 lakhs and ₹ 229.32 lakhs, for the quarter and year to date period ended 30 September 2026, respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.06 lakhs and ₹ 0.12 lakhs and total comprehensive loss of ₹ 0.06 lakhs and ₹ 0.12 lakhs, for the quarter and year to date period ended 30 September 2026, respectively, as considered in the Statement, in respect of two (2) joint ventures, whose interim financial results/interim financial information have not been reviewed by us. These interim financial results/interim financial information have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Further, of these subsidiaries, three (3) subsidiaries are located outside India, whose interim financial results/ interim financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been reviewed by other auditors based on the standard on review engagement applicable in their respective countries. The Holding Company's management has converted the financial information of such subsidiaries from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have reviewed these conversion adjustments made by the Holding Company's management. Our conclusion, in so far as it relates to the balances and affairs of these subsidiaries is based on the review report of other auditors and the conversion adjustments prepared by the management of the Holding Company and reviewed by us.

Our conclusion is not modified in respect of these matters with respect to our reliance on the work done by and the reports of the other auditors.

For Walker Chandio & Co LLP

Chartered Accountants

Firm Registration No. 001076N/N500013

Rakesh R. Agarwal

Partner

Membership No. : 109632

UDIN : 26109632TRTBBU6583

Place : Mumbai

Date : 26 October 2026

Sunteck Realty Limited

Independent Auditor's Review Report on Unaudited Consolidated Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Annexure 1

List of subsidiaries and joint ventures whose financial information is included in the Statement

Subsidiary Companies	
Satguru Corporate Services Private Limited	Sahrish Constructions Private Limited
Astrica Realtors Private Limited	Eximius Buildcon Private Limited
Sunteck Property Holdings Private Limited	Starteck Lifestyle Private Limited
Sunteck Realty Holdings Private Limited	Sunteck Real Estates Private Limited
Clarissa Facility Management Private Limited	Sunteck Infraprojects Private Limited
Sunteck Lifestyle International Private Limited (Mauritius)	Mithra Buildcon Private Limited
Sunteck Lifestyles Limited (UAE)	Sunteck Lifestyle Management DMCC (UAE)
Industele Property Private Limited	Sunteck Lifespace Private Limited
Sunteck Infracon Private Limited	Rammit Corporate Solutions Private Limited
Russel Multiventures Private Limited	Sunteck Realtors Private Limited
Sundunes Real Estate Private Limited	Promineo Buildcon Private Limited
Apricum Buildwell Private Limited	Magenta Buildcon Private Limited
Amenity Buildcon Private Limited	Sunteck Mas Real Estate Development LLC (UAE)
GGICO Sunteck Limited (UAE)	Adyanta Constructions Private Limited
Mantavya Real Estates Private Limited	Sunteck Lifestyle Properties LLC (UAE)
Ishitra Lifespace Private Limited	Satshay Lifespace Private Limited
Taraksh Real Estates Private Limited	Etashi Real Estates Private Limited
Shreejirupa Hotels and Properties Private Limited	Tanirika Infrastructure Private Limited (w.e.f. 24 April 2026)
Eminara Realty Private Limited (w.e.f. 1 September 2026)	Eminara Lifespace Private Limited (w.e.f. 1 September 2026)
Eminara Buildcon Private Limited (w.e.f. 24 August 2026)	

Joint Ventures	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	



Chartered Accountants

Offices in Ahmedabad, Bengaluru, Bhubaneswar, Chandigarh, Chennai, Dehradun, Goa, Gurugram, Guwahati, Hyderabad, Indore, Jaipur, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

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STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 30 SEPTEMBER 2026						
Sr. No.	Particulars	Quarter ended			Half year ended	
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	31 March 2026
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income					
	(a) Revenue from operations	32,081.21	19,156.28	25,236.75	51,237.49	1,12,384.26
	(b) Other income	1,301.05	1,046.67	979.51	2,347.72	4,478.46
	Total income	33,382.26	20,202.95	26,216.26	53,585.21	1,16,862.72
2	Expenses					
	(a) Cost of construction and development	8,020.21	16,752.51	4,490.59	24,772.72	55,151.31
	(b) Changes in inventories of work-in-progress and finished properties	8,813.71	(11,588.32)	7,156.90	(2,774.61)	(111.86)
	(c) Employee benefits expense	3,320.88	3,091.28	2,991.52	6,412.16	12,590.00
	(d) Finance costs	2,119.74	2,156.97	1,996.54	4,276.71	6,731.64
	(e) Depreciation and amortisation expense	389.71	389.10	360.28	778.81	1,448.08
	(f) Other expenses	3,065.12	4,201.66	2,780.24	7,266.78	14,270.83
	Total expenses	25,729.37	15,003.20	19,756.07	40,732.57	90,079.98
3	Profit before share of profit of joint ventures and tax (1-2)	7,652.89	5,199.75	6,460.19	12,852.64	26,782.74
4	Share of profit of joint ventures accounted for using the equity method (net)	11.05	48.15	22.25	59.20	18.50
5	Profit before tax (3+4)	7,663.94	5,247.90	6,482.44	12,911.84	26,801.24
6	Tax expense / (credit)					
	(a) Current tax	1,655.63	573.41	1,222.43	2,229.04	6,326.96
	(b) Deferred tax	296.95	478.49	363.32	775.44	267.16
		1,952.58	1,051.90	1,585.75	3,004.48	6,594.12
7	Profit after tax for the period/ year (5-6)	5,711.36	4,195.00	4,896.69	9,907.36	20,207.12
8	Other comprehensive income/ (loss)					
	(a) Items not to be reclassified subsequently to profit or loss					
	- Remeasurements of the defined benefit plan	10.46	8.55	(6.76)	19.01	37.50
	- Gain/ (loss) on fair value of equity instruments	1.01	(1.54)	(0.53)	(0.53)	13.08
	- Income tax relating to above items	12.95	(1.97)	2.12	10.98	(14.67)
	- Share of other comprehensive income/ (loss) of joint ventures (net)	(0.03)	(0.09)	(0.11)	(0.09)	(0.15)
	(b) Items to be reclassified subsequently to profit or loss					
	- Translation exchange gain relating to foreign operations	1,958.76	239.84	1,305.46	2,198.60	9,015.78
	Other comprehensive income for the period/ year, net of tax	1,983.15	244.82	1,300.18	2,227.97	9,051.34
9	Total comprehensive income for the period/ year, net of tax (7 + 8)	7,694.51	4,440.82	6,196.87	12,135.33	29,258.46
10	Profit/ (loss) for the period/ year attributable to					
	Owners of the Holding Company	5,817.34	4,227.54	4,896.69	10,044.88	20,436.85
	Non-controlling interests	(105.98)	(31.54)	-	(137.52)	(229.73)
11	Other comprehensive income for the period/ year attributable to					
	Owners of the Holding Company	622.00	82.72	1,300.18	704.72	3,555.97
	Non-controlling interests	1,361.15	162.10	-	1,523.25	5,495.37
12	Total comprehensive income for the period/ year attributable to					
	Owners of the Holding Company	6,439.34	4,310.26	6,196.87	10,749.60	23,992.82
	Non-controlling interests	1,255.17	130.56	-	1,385.73	5,265.64
13	Paid up equity share capital (Face value of ₹ 1 each)	1,468.42	1,468.42	1,464.89	1,468.42	1,468.42
14	Other equity					3,59,638.84
15	Earnings per share (Face value of ₹ 1 each)*					
	(a) Basic EPS (in ₹)	3.96	2.88	3.34	6.84	13.94
	(b) Diluted EPS (in ₹)	3.96	2.88	3.34	6.84	13.94
	* (Quarterly and year to date figures are not annualised)					
	See accompanying notes to the unaudited consolidated financial results					



SUNTECK REALTY LIMITED

CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES		
Particulars	(₹ in lakhs)	
	As at 30 September 2026	As at 31 March 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	8,016.08	7,724.92
Investment properties	56,241.59	55,857.18
Intangible assets	256.26	298.56
Investments in joint venture accounted for using equity method (Refer note 4)	7,018.88	6,955.68
Financial assets		
Investments	621.83	372.36
Loans	18,920.29	18,082.89
Other financial assets (Refer note 3)	2,654.92	3,132.74
Deferred tax assets (net)	3,175.77	3,935.20
Income tax assets (net)	2,352.13	2,051.04
Other non-current assets	4,116.76	2,716.49
Total non-current assets (a)	1,03,374.51	1,01,127.06
Current assets		
Inventories	8,29,130.51	7,89,570.63
Financial assets		
Investments	1,400.00	-
Trade receivables	19,964.55	11,254.27
Cash and cash equivalents	2,188.47	5,441.52
Bank balances other than cash and cash equivalents	2,995.80	4,056.81
Loans	15,826.43	18,594.73
Other financial assets	54,403.43	34,789.82
Other current assets	26,489.88	26,448.71
Total current assets (b)	9,52,399.07	8,90,156.49
TOTAL ASSETS (a)+(b)	10,55,773.58	9,91,283.55
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,468.42	1,468.42
Other equity	3,68,100.13	3,59,638.84
Equity attributable to owners of the Holding Company	3,69,568.55	3,61,107.26
Non-controlling interest	87,491.57	86,105.84
Total equity (c)	4,57,060.12	4,47,213.10
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	47,325.91	47,760.58
Other financial liabilities	14,630.83	503.55
Provisions	719.45	677.71
Deferred tax liabilities (net)	523.75	518.73
Other non-current liabilities	1,779.64	1,652.08
Total non-current liabilities (d)	64,979.58	51,112.65
Current liabilities		
Financial liabilities		
Borrowings	46,636.86	29,656.50
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	2,436.26	2,393.66
- Total outstanding dues of creditors other than micro enterprises and small enterprises	25,763.29	25,181.67
Liabilities towards land owners for joint development arrangements	3,49,975.55	3,23,812.07
Other financial liabilities	9,666.87	8,399.10
Other current liabilities	96,373.58	1,02,581.90
Provisions	922.86	881.30
Current tax liabilities (net)	1,958.61	51.60
Total current liabilities (e)	5,33,733.88	4,92,957.80
Total liabilities (d)+(e)	5,98,713.46	5,44,070.45
TOTAL EQUITY AND LIABILITIES (c)+(d)+(e)	10,55,773.58	9,91,283.55
See accompanying notes to the unaudited consolidated financial results		



CONSOLIDATED STATEMENT OF CASH FLOWS

Particulars	Year to date period ended	
	30 September 2026	30 September 2025
	Unaudited	Unaudited
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	12,911.84	10,746.96
Adjustments for		
Depreciation and amortisation expense	778.81	705.15
Share-based payments to employees	32.86	203.82
Interest income	(2,298.22)	(2,109.19)
Finance costs	4,276.71	3,540.61
Sundry balances written back (net)	897.17	-
Loss/ (profit) on sale of property, plant and equipment and investment properties (net)	7.33	(37.23)
Share of profit of joint ventures (net)	(59.20)	(26.06)
Unrealised foreign exchange gain (net)	(34.22)	(49.54)
Operating profit before working capital changes	16,513.08	12,974.52
Changes in working capital:		
Increase in inventories [refer note (iii) below]	(7,997.60)	(3,858.61)
Increase in trade receivables	(8,675.45)	(7,334.26)
Increase in loans, other financial assets and other assets	(19,828.03)	(17,379.72)
Decrease in trade payables	(262.73)	(3,657.24)
(Decrease)/ Increase in other financial liabilities, provisions and other liabilities [Refer note (iii) below]	(8,475.80)	5,388.00
Cash flows used in operations	(28,726.53)	(13,867.31)
Direct taxes paid (net)	(623.13)	(2,872.01)
Net cash used in operating activities - [A]	(29,349.66)	(16,739.32)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment, investment properties and intangible assets [Refer notes (ii) and (iii) (b) below]	(2,400.12)	(6,142.30)
Proceeds from sale of property, plant and equipment	5.21	387.09
Purchase of Investments other than Equity shares	(250.00)	-
Receipts on buy-back of shares in joint venture entity	-	593.30
Investment in mutual fund (quoted)	(1,400.00)	(50.00)
Infusion of capital in joint ventures	(4.10)	(12.75)
Interest received	882.30	770.85
Loans given to related parties	(3,550.00)	(6,980.00)
Receipts on repayment of loans given to related parties	8,700.00	4,700.00
Loans given to body corporates and others	(2,497.99)	(3,355.96)
Receipts on repayment of loans given to body corporates and others	1,063.48	3,325.25
Movement in bank balances other than cash and cash equivalents	(0.89)	1.49
Fixed deposits matured/ (placed) (net)	1,483.87	142.66
Net cash generated from/ (used in) investing activities - [B]	2,031.76	(6,620.37)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings (net of processing fees)	11,435.85	19,934.19
Repayment of long-term borrowings	(4,171.54)	(714.96)
Repayment/ (Proceeds) from short term borrowings (net)	12,297.44	(4,714.29)
Increase in other financial liabilities	14,000.00	-
Dividends paid	(2,202.66)	(0.38)
Finance cost paid	(3,797.15)	(4,308.54)
Net cash generated from financing activities - [C]	27,561.94	10,196.02
Net increase/ (decrease) in cash and cash equivalents - [A+B+C]	244.04	(13,163.67)
Cash and cash equivalents at the beginning of the period	1,684.17	8,531.11
Effect of exchange rate fluctuation on cash and cash equivalents	2.59	26.22
Cash and cash equivalents at the end of the period	1,930.80	(4,606.34)
	As at	As at
	30 September 2026	30 September 2025
Cash and cash equivalents as per balance sheet	2,188.47	2,508.72
Less: Bank overdrafts	(257.67)	(7,115.06)
Cash and cash equivalents as per cash flow statement	1,930.80	(4,606.34)

Notes:

- The consolidated statement of cash flows has been prepared under the "Indirect method" as set out in Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows.
- Includes movement in capital work in progress (including investment property under construction), capital advance and intangible assets under development.
- Significant transactions considered as non-cash activity :
 - Non-cash movement towards unwinding of liabilities towards land owner for joint development arrangement.
 - Non-cash movement towards land towards land owner for joint development arrangement.
 - Transfer of properties from inventories to investment properties amounting ₹ 469.76 lakhs (30 September 2025 : Nil).
- Also, refer accompanying notes to the unaudited consolidated financial results.



SUNTECK REALTY LIMITED

Notes to the unaudited consolidated financial results for the quarter and year to date period ended 30 September 2026:

Note 1: The Holding Company has issued Commercial Papers (CPs) subsequent to the quarter ended 30 September 2026, which are unsecured and listed on BSE Limited. The Holding Company does not have any outstanding commercial papers as at 30 September 2026. Pursuant to SEBI Master Circular dated 15 October 2025 to the extent applicable to Commercial Papers, additional disclosure as required under Regulation 52(4) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015 (as amended) is below:

Sr. No.	Particulars	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
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Net worth (₹ in lakhs)	3,69,568.55	3,65,292.03	3,33,505.81	3,69,568.55	3,33,505.81	3,61,107.26
2	Net profit after tax (₹ in lakhs)	5,711.38	4,196.00	4,896.69	9,907.36	8,239.77	20,207.12
3	Capital redemption reserve (₹ in lakhs)	81,847.31	81,847.31	82,593.79	81,847.31	82,593.79	81,954.16
4	Basic earning per share/ diluted earnings per share (in ₹) ^						
(a)	Basic EPS (in ₹)	3.96	2.88	3.34	6.84	5.62	13.94
(b)	Diluted EPS (in ₹)	3.96	2.88	3.34	6.84	5.62	13.94
5	Debt-equity ratio (in times)	0.25	0.22	0.16	0.25	0.16	0.21
6	Debt service coverage ratio (in times)	2.82	1.64	2.27	2.23	2.24	1.41
7	Interest service coverage ratio (in times)	4.01	2.96	3.90	3.48	3.52	4.37
8	Current ratio (in times)	1.78	1.80	1.51	1.78	1.51	1.81
9	Long term debt to working capital (in times)	0.11	0.10	0.12	0.11	0.12	0.12
10	Bad debt to Account receivable ratio (in times)	-	-	-	-	-	-
11	Current liability ratio (in times)	0.89	0.90	0.94	0.89	0.94	0.91
12	Total debts to total assets (in times)	0.09	0.08	0.16	0.09	0.06	0.08
13	Debtors turnover (in times) ^	1.33	0.91	2.10	2.15	4.53	7.07
14	Inventory turnover (in times) ^	0.02	0.01	0.02	0.03	0.03	0.08
15	Operating margin (in %)	28%	35%	31%	30%	29%	27%
16	Net profit margin (in %)	28%	21%	19%	25%	18%	18%

Formulae for computation of ratios are as follows:

- Debt Equity Ratio = Total Borrowings/ Equity share capital + Other equity attributable to owners of the Holding Company
 - Debt service coverage ratio = Profit after tax + Interest expenses + Depreciation and amortisation/ Principal and interest repayments made for the respective period
 - Interest service coverage ratio = Earning before interest and tax Less interest income/ interest expense
 - Current Ratio = Current assets/ Current liabilities
 - Long term debt to working capital = Non current Borrowings excluding current maturities/ Current assets Less Current liabilities
 - Bad debt to Account receivable ratio = Bad debts/ Average Trade receivables for the respective period
 - Current liability ratio = Total Current liabilities/ Total liabilities
 - Total debts to total assets = Total Borrowings/ Total Assets
 - Debtors turnover = Bill raised during the period/ Average Trade receivables for the respective period
 - Inventory turnover = Cost of construction and development and changes in inventory/ Average Inventories
 - Operating margin percent = Earning before interest, tax and depreciation and amortisation Less Other Income/ Revenue from operations
 - Net profit margin percent = Net profit for the period/ Total income
 - Net worth = Total equity attributable to owners of the Holding Company
- ^ not annualised



SUNTECK REALTY LIMITED

Other Notes:

- 2 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries are together referred to as 'the Group' in the following notes. The above unaudited consolidated financial results ('financial results') of the Group and its joint ventures have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') specified under section 133 of Companies Act 2013 read with (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52(4) of the SEBI (Listing obligations and disclosure requirements) Regulations 2015. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 26 October 2026.
- 3 In case of the Holding Company, other non-current financial assets as at 30 September 2026 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Holding Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the Firm's assets by the other partner. The Holding Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Holding Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- 4 Non-current investments as at 30 September 2026 includes ₹ 1,790.23 lakhs representing amount receivable from Piramal Sunteck Realty Private Limited ("PSRPL"), a joint venture of the Group, which is in the business of real-estate development. Non-current financial assets of such joint venture includes other receivables aggregating ₹ 1,715.46 lakhs (the Group's share ₹ 857.73 lakhs) paid to City and Industrial Development Corporation ("CIDCO") on account of additional lease premium paid under protest for extension of time in respect of development of a project due to various delays in obtaining required approvals from the respective authorities and wrong interpretation by authority on applicability of specific rule on the project, though the same was not applicable to the project which has been subsequently clarified by the Government of Maharashtra. Further, during the earlier year, PSRPL filed a writ petition before the Hon'ble Bombay High Court challenging the levy of the additional lease premium by CIDCO. The matter is currently pending for hearing before the Appellate bench of Hon'ble Bombay High Court. Basis a legal opinion obtained on the matter, Management believes that such receivable is fully recoverable and accordingly, these amounts have been considered as good and recoverable.
- 5 The Group operates in a single business segment, namely 'Construction and Development of Real Estate projects and allied activities'. The Group's Chief Operating Decision Maker (CODM) reviews the operating performance on an overall basis and, accordingly, as per Ind AS 108 (Operating Segments), the entire business constitutes a single operating segment. Further, the Group is presently carrying out its operations primarily in India.
- 6 The Holding Company has subscribed 10,000 equity shares having face value ₹ 10 per share, amounting to ₹ 1.00 lakh in each of the following wholly owned subsidiaries viz. Eminara Realty Private Limited (incorporated on 20 June 2026 and shares subscribed on 1 September 2026), Eminara Lifespace Private Limited (incorporated on 20 June 2026 and shares subscribed on 1 September 2026) and Eminara Buildcon Private Limited (incorporated on 26 June 2026 and shares subscribed on 24 August 2026).
- 7 During the period ended 30 September 2026, the Holding Company exercised the option to adopt the concessional tax regime under Section 115BAA of the Income-tax Act, 1961. Consequently, deferred tax assets and deferred tax liabilities have been remeasured using the tax rates applicable under the said regime. The resulting one-time tax impact has been recognized in the tax expense in the current period.
- 8 The figures for the previous periods are re-arranged/ re-grouped, wherever necessary to conform to the figures of the current period.

For and on behalf of Board of Directors of Sunteck Realty Limited

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Shrigopal
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Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)

Date: 26 October 2026
Place: Mumbai



Walker ChandioK & Co LLP

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Business Park, Oberoi Garden City,
Off Western Express Highway,
Goregaon (East),
Mumbai-400063
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Independent Auditor's Review Report on Unaudited Standalone Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sunteck Realty Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results (the Statement') of **Sunteck Realty Limited** ('the Company') for the quarter ended 30 September 2026 and the year to date results for the period 01 April 2026 to 30 September 2026, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations') read with SEBI Master Circular SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated 15 October 2025.
2. The 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, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52(4) 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 and the consideration of the review reports of the other auditors referred to in paragraph 6 below, 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 and Regulation 52(4) of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Chartered Accountants

Offices in Ahmedabad, Bengaluru, Bhubaneswar, Chandigarh, Chennai, Dehradun, Goa, Gurugram, Guwahati, Hyderabad, Indore, Jaipur, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker ChandioK & Co LLP is registered with limited liability with identification number AAC-2085 and has its registered office at L-41, Connaught Circus, Outer Circle, New Delhi, 110001, India

Sunteck Realty Limited

Independent Auditor's Review Report on Unaudited Standalone Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 and Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

5. We draw attention to Note 3 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 30 September 2026, from a partnership firm ('Firm'), included in other non-current financial assets, in which the Company was associated as a partner till 06 October 2020. On account of certain disputes with the other partner of the Firm, the Company had initiated arbitration proceedings against the other partner which was decided in favour of the Company on 04 May 2018 but has been challenged by the other partner before the Hon'ble Bombay High Court. Further, as described in the said note, the financial statements of the Firm are not available with the Company and therefore, the Company's share of profit/(loss) for the period from 01 April 2015 till 06 October 2020 has not been accounted by the management for preparation of the accompanying Statement, however the management is of the view that the impact of such share of profit/(loss) would not be material to the accompanying Statement since there were no operations in the Firm during the aforesaid period. Based on the favourable arbitration award and the legal opinion obtained, the management believes that the aforesaid balances are fully recoverable and hence, no provision for impairment is required to be recognised in respect of such balances as at 30 September 2026. Our conclusion is not modified in respect of the above matter.
6. The Statement includes the Company's share in the net loss (including other comprehensive loss) of ₹ 0.05 lakhs and ₹ 0.11 lakhs for the quarter and year to date period ended 30 September 2026, respectively in respect of two (2) limited liability partnership (LLP) firms, whose interim financial information have not been reviewed by us. These interim financial information has been reviewed by other auditors, whose reports have been furnished to us by the management, and our conclusion, in so far as it relates to the amounts and disclosures included in respect of these LLPs, is based solely on the review reports of such other auditors. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and the reports of other auditors.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Rakesh R. Agarwal

Partner

Membership No. 109632

UDIN : 26109632WACDPN6886

Place: Mumbai

Date: 26 October 2026

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 30 SEPTEMBER 2026						
Sr. No.	Particulars	₹ in lakhs except earnings per share data				
		Quarter ended			Half year ended	
		30 September 2026	30 June 2026	30 September 2025	30 September 2026	31 March 2026
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income					
	(a) Revenue from operations	30,107.97	13,771.12	6,046.27	43,879.09	20,941.49
	(b) Other Income	505.38	435.90	394.95	941.28	2,087.81
	Total Income	30,613.35	14,207.02	6,441.22	44,820.37	23,029.30
2	Expenses					
	(a) Cost of construction and development	3,617.13	3,737.73	2,038.03	7,354.88	13,251.93
	(b) Changes in inventories of work-in-progress and finished properties	15,144.93	1,161.10	(525.01)	16,306.03	(7,178.16)
	(c) Employee benefits expense	949.31	1,217.04	1,545.70	2,166.35	6,408.87
	(d) Finance costs	1,651.40	1,637.82	1,499.56	3,289.22	5,521.51
	(e) Depreciation and amortisation expenses	207.20	207.46	197.11	414.66	788.43
	(f) Other expenses	1,579.62	1,996.15	1,341.49	3,575.77	7,366.25
	Total expenses	23,149.59	9,957.30	6,096.88	33,106.89	26,158.83
3	Profit/ (loss) before tax (1-2)	7,463.76	4,249.72	344.34	11,713.48	(3,129.53)
4	Tax expense/ (credit)					
	(a) Current tax	1,428.01	246.81	-	1,674.82	-
	(b) Deferred tax	409.36	529.59	55.65	938.95	(1,162.93)
		1,837.37	776.40	55.65	2,613.77	(1,162.93)
5	Profit/ (loss) after tax for the period/ year (3-4)	5,626.39	3,473.32	288.69	9,099.71	(1,966.60)
6	Other comprehensive Income/ (loss)					
	(a) Items not to be reclassified subsequently to profit or loss					
	- Remeasurements of the defined benefit plan	6.95	7.05	(3.44)	14.00	27.90
	- Gain/(Loss) on fair value of equity instruments	1.01	(1.54)	(0.53)	(0.53)	13.08
	- Income tax relating to above items	13.83	(1.59)	1.26	12.24	(12.53)
	(b) Items to be reclassified subsequently to profit or loss	-	-	-	-	-
	Other comprehensive Income/ (loss) for the period/ year, net of tax	21.79	3.92	(2.71)	25.71	28.45
7	Total comprehensive Income/ (loss) for the period/ year, net of tax (5 + 6)	5,648.18	3,477.24	285.98	9,125.42	(1,938.15)
8	Paid up equity share capital (Face value of ₹ 1 each)	1,468.42	1,468.42	1,464.89	1,468.42	1,468.42
9	Other equity					2,57,422.12
10	Earnings/ (loss) per share (Face value of ₹ 1 each)*					
	(a) Basic EPS (in ₹)	3.83	2.37	0.20	6.20	(1.34)
	(b) Diluted EPS (in ₹)	3.83	2.37	0.20	6.20	(1.34)
	*(Quarterly and year to date figures are not annualised)					
	See accompanying notes to the unaudited standalone financial results					



SUNTECK REALTY LIMITED
STANDALONE STATEMENT OF ASSETS AND LIABILITIES

Particulars	(₹ in lakhs)	
	As at 30 September 2026	As at 31 March 2026
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	4,141.45	4,208.43
Investment properties	31,104.97	30,831.36
Intangible assets	256.26	298.56
Financial assets		
Investments	81,522.60	77,903.85
Loans	5,012.47	4,997.69
Other financial assets (Refer note 3)	3,145.10	3,473.88
Deferred tax assets (net)	2,716.32	3,643.03
Income tax assets (net)	1,856.47	1,778.70
Other non-current assets	1,339.49	1,401.91
Total non-current assets (a)	1,31,095.13	1,28,537.41
Current assets		
Inventories	77,349.60	94,021.02
Financial assets		
Investments	1,400.00	-
Trade receivables	11,881.54	3,973.84
Cash and cash equivalents	994.41	2,901.05
Bank balances other than cash and cash equivalents	2,995.80	4,056.81
Loans	1,19,756.52	1,12,461.70
Other financial assets	17,376.22	7,290.41
Other current assets	13,809.87	15,625.76
Total current assets (b)	2,45,563.96	2,40,330.59
TOTAL ASSETS (a)+(b)	3,76,659.09	3,68,868.00
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,468.42	1,468.42
Other equity	2,64,366.10	2,57,422.12
Total equity (c)	2,65,834.52	2,58,890.54
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	30,520.74	32,531.83
Other financial liabilities	473.39	405.77
Provisions	384.35	363.35
Other non-current liabilities	1,024.83	1,003.33
Total non-current liabilities (d)	32,403.31	34,304.28
Current liabilities		
Financial liabilities		
Borrowings	45,910.30	26,589.71
Trade payables		
- Total outstanding dues of Micro Enterprises and Small Enterprises	1,705.93	1,592.41
- Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	8,486.59	9,202.34
Other financial liabilities	887.11	1,046.94
Other current liabilities	19,424.05	36,738.14
Provisions	513.64	503.64
Current tax liabilities (net)	1,493.64	-
Total current liabilities (e)	78,421.26	75,673.18
Total liabilities (d)+(e)	1,10,824.57	1,09,977.46
TOTAL EQUITY AND LIABILITIES (c)+(d)+(e)	3,76,659.09	3,68,868.00
See accompanying notes to the unaudited standalone financial results		



STANDALONE STATEMENT OF CASH FLOWS

(₹ In lakhs)

Particulars	Year to date period ended	
	30 September 2026	30 September 2025
	Unaudited	Unaudited
CASH FLOW FROM OPERATING ACTIVITIES		
(Loss)/ Profit before tax	11,713.48	(165.05)
Adjustments for:		
Depreciation and amortisation expenses	414.66	393.61
Share-based payments of employees	47.57	109.38
Interest income	(500.11)	(355.94)
Interest income from financial assets measured at amortised cost	(257.34)	(367.77)
Finance costs	3,289.22	2,951.08
Share of loss from LLPs (net)	0.11	83.74
Sundry balances written back (net)	(142.47)	-
Loss on sale of investment properties and property, plant and equipment (net)	(0.28)	(37.23)
Unrealised foreign exchange gain (net)	(39.70)	(23.32)
Operating profit before working capital changes	14,525.14	2,588.50
Changes in working capital:		
Decrease/ (increase) in inventories [refer note (iii) below]	16,201.66	(2,316.86)
(Increase)/ decrease in trade receivables	(7,907.70)	115.26
Increase in loans, other financial assets and other assets	(8,238.45)	(2,331.88)
Decrease in trade payables	(413.61)	(3,534.87)
Decrease in other financial liabilities, provisions and other liabilities	(17,339.80)	(2,564.81)
Cash flows used in operations	(3,172.76)	(8,044.66)
Direct taxes paid (net)	(258.95)	(358.55)
Net cash used in operating activities - [A]	(3,431.71)	(8,403.21)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment, investment properties and intangible assets [Refer notes (ii) and (iii) below]	(109.36)	(425.65)
Proceeds from sale of property, plant and equipment	0.41	387.09
Investment in mutual funds (quoted)	(1,400.00)	(50.00)
Purchase of Investments other than Equity shares	(250.00)	-
Acquisition of subsidiary	(2,097.43)	-
Investment in subsidiaries	(1,114.13)	(5,072.53)
Receipts on buy-back of equity shares in joint venture entity	-	593.30
Infusion of capital in Limited Liability Partnership (net)	(4.10)	(103.79)
Receipts on redemption of debentures of subsidiaries	-	25,006.04
Interest received	234.90	228.13
Loans given to related parties	(45,429.20)	(62,780.82)
Receipts towards repayment of loans given to related parties	39,683.16	42,786.62
Loans given to body corporates	(1,978.51)	(3,185.33)
Receipts towards repayment of loans given to body corporates	742.12	3,170.00
Movement in bank balances other than cash and cash equivalents	(0.89)	1.49
Fixed deposit (placed)/ matured (net)	1,476.89	99.69
Net cash (used in)/ generated from investing activities - [B]	(10,246.14)	654.24
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long term borrowings (net of processing fees)	11,435.85	10,434.19
Repayment of long term borrowings	(3,838.82)	(603.92)
(Repayments)/ proceeds from short term borrowings (net)	12,297.44	(4,714.29)
Dividends paid	(2,202.66)	(0.38)
Finance cost paid	(2,859.13)	(2,753.04)
Net cash generated from financing activities - [C]	14,832.68	2,362.56
Net increase/ (decrease) in cash and cash equivalents - [A+B+C]	1,154.83	(5,386.41)
Cash and cash equivalents at the beginning of the period	(418.09)	(1,102.13)
Cash and cash equivalents at the end of the period	736.74	(6,488.54)
	As at	As at
	30 September 2026	30 September 2025
Cash and cash equivalents as per balance sheet	994.41	626.52
Less: Bank overdrafts	(257.67)	(7,115.06)
Cash and cash equivalents as per Cash flow statement	736.74	(6,488.54)

Notes:

- The standalone statement of cash flows has been prepared under the "Indirect method" as set out in Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows.
- Includes movement in intangible assets under development, capital advance and payable for capital goods.
- Significant non-cash activity includes transfer of properties from inventories to investment properties amounting ₹ 469.76 lakhs (30 September 2025 : Nil).
- Also, refer accompanying notes to the unaudited standalone financial results.



SUNTECK REALTY LIMITED

Notes to the unaudited standalone financial results for the quarter and year to date period ended 30 September 2026:

Note 1: The Company has issued Commercial Papers (CPs) subsequent to the quarter ended 30 September 2026, which are unsecured and listed on BSE Limited. The Company does not have any outstanding commercial papers as at 30 September 2026. Pursuant to SEBI Master Circular dated 15 October 2025 to the extent applicable to Commercial Papers, additional disclosure as required under Regulation 52(4) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015 (as amended) is below:

Sr. No.	Particulars	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
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Net worth (₹ in lakhs)	2,65,834.52	2,62,349.14	2,47,176.73	2,65,834.52	2,47,176.73	2,58,890.54
2	Net profit/ (loss) after tax (₹ in lakhs)	5,626.39	3,473.32	288.69	9,099.71	91.99	(1,966.60)
3	Basic earning per share/ diluted earnings per share (in ₹) ^						
(a)	Basic EPS (in ₹)	3.83	2.37	0.20	6.20	0.06	(1.34)
(b)	Diluted EPS (in ₹)	3.83	2.37	0.20	6.20	0.06	(1.34)
4	Debt-equity ratio (in times)	0.29	0.24	0.17	0.29	0.17	0.23
5	Debt service coverage ratio (in times)	2.19	1.52	0.55	1.85	0.52	0.17
6	Interest service coverage ratio (in times)	5.82	3.82	1.03	4.85	0.55	NM*
7	Current ratio (in times)	3.13	3.00	3.15	3.13	3.15	3.18
8	Long term debt to working capital (in times)	0.18	0.16	0.17	0.18	0.17	0.20
9	Bad debt to Account receivable ratio (in times)	-	-	-	-	-	-
10	Current liability ratio (in times)	0.71	0.74	0.73	0.71	0.73	0.69
11	Total debts to total assets (in times)	0.20	0.17	0.13	0.20	0.13	0.16
12	Debtors turnover (in times) ^	1.26	0.51	1.11	1.75	2.59	5.58
13	Inventory turnover (in times) ^	0.22	0.05	0.02	0.28	0.04	0.07
14	Operating margin (in %)	29%	41%	27%	33%	21%	5%
15	Net profit/ (loss) margin (in %)	18%	24%	4%	20%	1%	-9%

Formulae for computation of ratios are as follows:

- Debt Equity Ratio = Total Borrowings/ Equity share capital + Other equity
- Debt service coverage ratio = Profit after tax + Interest expenses + Depreciation and amortisation/ Principal and interest repayments made for the respective period
- Interest service coverage ratio = Earning before interest and tax Less Interest Income/ Interest expense
- Current Ratio = Current assets/ Current liabilities
- Long term debt to working capital = Non current Borrowings excluding current maturities/ Current assets Less Current liabilities
- Bad debt to Account receivable ratio = Bad debts/ Average Trade receivables for the respective period
- Current liability ratio = Total Current liabilities/ Total liabilities
- Total debts to total assets = Total Borrowings/ Total Assets
- Debtors turnover = Bill raised during the period/ Average Trade receivables for the respective period
- Inventory turnover = Cost of construction and development and changes in inventory/ Average inventories
- Operating margin percent = Earning before interest, tax and depreciation and amortisation Less Other income/ Revenue from operations
- Net profit margin percent = Net profit for the period/ Total income
- Net worth = Total equity

^ not annualised

* not meaningful



SUNTECK REALTY LIMITED

Other Notes:

- 2 The unaudited standalone financial results ('the financial results') of Sunteck Realty Limited ('SRL' or 'the Company') have been prepared in accordance with the recognition and measurement principles of applicable Indian Accounting Standards ('Ind AS') specified under section 133 of Companies Act 2013 read with (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52(4) of the SEBI (Listing obligations and disclosure requirements) Regulations 2015. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on 26 October 2026.
- 3 Other non-current financial assets as at 30 September 2026 include ₹ 1,402.73 lakhs, representing amount receivable from Kanaka and Associates, a partnership firm ('Firm') in which the Company was associated as a partner till 6 October 2020, which is presently under dispute with respect to alleged illegal sale of the Firm's assets by the other partner. The Company had received arbitration award dated 4 May 2018 in its favour in respect of this matter which has been further challenged by the other partner in the Hon'ble Bombay High Court, which has neither been admitted as yet nor any stay granted against the award. Basis the status of the case, favourable arbitration award and legal opinion, Management is confident of recovering the aforesaid dues and therefore, no provision has been considered necessary at this stage. Further, considering the dispute, the Company has not accounted for its share of profits or losses for the period from 1 April 2015 till 6 October 2020, as the financial statements from the partnership firm are not available. Since there were no operations in the partnership firm since 2015, Management does not expect the impact of such share of profits or losses, not accounted, to be material.
- 4 There is no separate reportable segment as per Ind AS 108 since the activity of the Company is organised into a single reportable segment of "construction and development of real estate projects and allied activities".
- 5 The Company has subscribed 10,000 equity shares having face value ₹ 10 per share, amounting to ₹ 1.00 lakh in each of the following wholly owned subsidiaries viz. Eminara Realty Private Limited (incorporated on 20 June 2026 and shares subscribed on 1 September 2026), Eminara Lifespace Private Limited (incorporated on 20 June 2026 and shares subscribed on 1 September 2026) and Eminara Buildcon Private Limited (incorporated on 26 June 2026 and shares subscribed on 24 August 2026).
- 6 During the period ended 30 September 2026, the Company exercised the option to adopt the concessional tax regime under Section 115BAA of the Income-tax Act, 1961. Consequently, deferred tax assets and deferred tax liabilities have been remeasured using the tax rates applicable under the said regime. The resulting one-time tax impact has been recognized in the tax expense in the current period.
- 7 The figures for the previous periods are re-arranged/ re-grouped, wherever necessary to conform to the figures of the current period.

For and on behalf of Board of Directors of Sunteck Realty Limited

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Shrigopal
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Kamal Khetan
Chairman and Managing Director
(DIN: 00017527)

Date: 26 October 2026
Place: Mumbai

