

Date: 27th January, 2026

SRL/SE/80/25-26

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 19th January 2026, we wish to inform you that the Board of Directors at their meeting held today i.e. Tuesday, 27th January, 2026 has, inter alia, approved:

1. The Unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and nine months ended 31st December, 2025.

Pursuant to Regulation 33 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 (Consolidated and Standalone) of the Company for the quarter and nine months ended 31st December, 2025 along with the Limited Review Report thereon.

2. Based on the recommendation of Nomination and Remuneration Committee, re-appointment of Mr. Chaitanya Dalal (DIN: 00185847) as an Independent Director of the Company for the second term of five (5) consecutive years w.e.f. 18th September, 2026 upto 17th September, 2031, subject to the approval of the shareholders. The brief profile is enclosed as Annexure A.
3. Based on the recommendation of Nomination and Remuneration Committee, re-appointment of Mr. Mukesh Jain (DIN: 01316027) as an Independent Director of the Company for the second term of five (5) consecutive years w.e.f. 18th September, 2026 upto 17th September, 2031, subject to the approval of the shareholders. The brief profile is enclosed as Annexure A.

The meeting of the Board of Directors commenced at 5.30 p.m. and concluded at 6:30 p.m.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

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

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Website: www.sunteckindia.com CIN: L32100MH1981PLC025346 Email Id: cossec@sunteckindia.com

Disclosure pursuant to Para A of Part A of Schedule III of Regulation 30 of the Listing Regulations read with SEBI Master Circular dated 11th November, 2024

Re-appointment of Independent Directors:

Particulars	Details	Details
Name of the Director	Mr. Mukesh Jain	Mr. Chaitanya Dalal
Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	Re-appointment as an Independent Director for second term of 5 (five) years	Re-appointment as an Independent Director for second term of 5 (five) years
Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment;	18 th September, 2026	18 th September, 2026
Brief profile (in case of appointment);	Mr. Mukesh Jain is an alumnus of Shri Ram College of Commerce, New Delhi. He has a wide experience of nearly 49 (forty-nine) years and started his career as a banker and is presently practicing law. He specializes in the laws relating to inter alia banking, real estate, tenancy, infrastructure and insolvency. Over the years he has developed further specialization in redevelopment projects, notably slum redevelopment sector. He is empaneled with several nationalized and other banks for legal advice. He also has to his credit various contributions in newspapers related to property and insolvency laws.	Mr. Chaitanya Dalal is practicing Chartered Accountant and is Managing Partner of the firm M/s. Chaitanya C Dalal & Co, Mumbai. His array of professional experience consists of statutory audits, tax and GST audits, statutory bank branch audit, concurrent, quality, internal audits of various public sector undertakings, including insurance companies, listed public sector banks, and other listed companies. He holds certificate for the Lead Auditor's Course of ISO 9000 and has worked as Specialist at the ISO Audit of the Reserve Bank of India, Department of Government. He also holds a certificate for Valuation, Advanced International Taxation, IFRS and Audit of Co-operative Society conducted by Institute of Chartered Accountants of India (ICAI). He was also in the teaching profession for about 25 years and was the Head of the Accountancy Department in Bhavan's College, Chowpatty, Mumbai since 1986.
Disclosure of relationships between directors (in case of appointment of a director).	Not related to any of the directors of the Company.	Not related to any of the directors of the Company.
Other details	Mr. Mukesh Jain is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.	Mr. Chaitanya Dalal is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.

Walker ChandioK & Co LLP

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 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 consolidated unaudited 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 **31 December 2025** and year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
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 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.

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



Sunteck Realty Limited

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

5. We draw attention to:

- i. Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 31 December 2025, 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. Basis 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 31 December 2025.
- 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 ₹ 1,737.61 lakhs. The joint venture's non-current financial assets as at 31 December 2025 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 year ended 31 March 2023, the joint venture had filed a writ petition before the Hon'ble Bombay High Court challenging the levy of additional lease premium by CIDCO, which is pending for hearing as on date. Basis 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 31 December 2025.

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

6. We did not review the interim financial results of twenty-seven (27) subsidiaries included in the Statement, whose interim financial information (before consolidation adjustments) reflects total revenues of ₹ 1,887.73 lakhs and ₹ 5,731.25 lakhs, total net loss after tax of ₹ 153.06 lakhs and ₹ 263.40 lakhs and total comprehensive income of ₹ 300.01 lakhs and ₹ 1,459.69 lakhs, for the quarter and year to date period ended 31 December 2025, respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.07 lakhs and ₹ 0.19 lakhs and total comprehensive loss of ₹ 0.07 lakhs and ₹ 0.19 lakhs, for the quarter and year to date period ended 31 December 2025, respectively, as considered in the Statement, in respect of two (2) joint ventures, whose interim financial results have not been reviewed by us. These interim financial results 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.



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

We also did not review the interim financial information of two (2) subsidiaries included in the Statement, whose interim financial information (before consolidation adjustments) reflects total revenues of ₹ 16,708.79 lakhs, total net profit after tax of ₹ 14,929.76 lakhs and total comprehensive income of ₹ 14,929.76 lakhs, for the period 27 October 2025 to 31 December 2025, as considered in the Statement. These 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 is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above. Further, these two (2) subsidiaries are located outside India, whose 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.

7. The Statement also includes the interim financial information one (1) subsidiary, which has not been reviewed by its auditor, whose interim financial information reflects total revenues of Nil and Nil, net profit after tax of Nil and Nil, total comprehensive income of Nil and Nil for the quarter and year to date period ended 31 December 2025 respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 3.43 lakhs and ₹ 3.43 lakhs, and total comprehensive loss of ₹ 3.43 lakhs and ₹ 3.43 lakhs for the quarter and year to date period ended 31 December 2025, respectively in respect of one (1) joint venture, based on its interim financial information, which has not been audited/ reviewed by its auditor and has been furnished to us by the Holding Company's management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of aforesaid subsidiary and joint venture, is based solely on such unaudited/ unreviewed interim financial information. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.

Our conclusion is not modified in respect of this matter with respect to our reliance on the financial information certified by the management of the Holding Company.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Rakesh R. Agarwal

Partner

Membership No. : 109632

UDIN : 26109632RDLMG7003**Place : Mumbai****Date : 27 January 2026**

Sunteck Realty Limited**Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)****Annexure 1****List of subsidiaries and joint ventures included in the Statement**

Subsidiary Companies (Also, refer notes 3, 8 and 9 to the Statement)	
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 LLP	Sunteck Infraprojects Private Limited
Sunteck Lifestyle International Private Limited (Mauritius)	Mithra Buildcon Private Limited (earlier known as Mithra Buildcon LLP)
Sunteck Lifestyles Limited (UAE)	Sunteck Lifestyle Management DMCC
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 (earlier known as Sunteck YM Realty Private Limited)
Apricum Buildwell Private Limited (w.e.f. 16 May 2025)	Magenta Buildcon Private Limited (w.e.f. 13 August 2025)
Amenity Buildcon Private Limited (w.e.f. 21 August 2025)	Sunteck Mas Real Estate Development LLC (w.e.f. 27 October 2025)
GGICO Sunteck Limited (w.e.f. 27 October 2025)	Adyanta Constructions Private Limited (w.e.f. 29 October 2025)
Mantavya Real Estates Private Limited (w.e.f. 04 November 2025)	Sunteck Lifestyle Properties LLC (w.e.f. 05 November 2025)
Ishitra Lifespace Private Limited (w.e.f. 23 November 2025)	

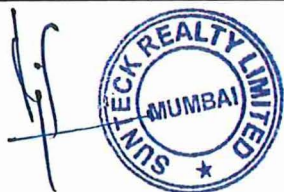
Joint Ventures (Also, refer note 3 to the Statement)	
Piramal Sunteck Realty Private Limited	Uniworth Realty LLP
Nariman Infrastructure LLP	GGICO Sunteck Limited (upto 26 October 2025)



SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057
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STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 31 DECEMBER 2025						
Sr. No.	Particulars	Quarter ended			Year to date period ended	
		31 December 2025	30 September 2025	31 December 2024	31 December 2025	31 December 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income					
	(a) Revenue from operations	34,411.64	25,236.75	16,175.71	78,480.28	64,708.55
	(b) Other income	1,192.82	979.51	1,301.15	3,493.62	3,775.74
	Total income	35,604.46	26,216.26	17,476.86	81,973.90	68,484.29
2	Expenses					
	(a) Cost of construction and development	25,736.88	4,544.59	6,272.52	37,135.28	18,340.64
	(b) Changes in inventories of work-in-progress and finished properties	(6,983.89)	7,156.90	(1,275.28)	2,081.91	18,110.73
	(c) Employee benefit expense (Refer note 6)	3,279.76	2,991.52	2,743.89	9,326.89	7,518.13
	(d) Finance costs	1,173.47	1,942.54	874.35	4,606.08	2,893.37
	(e) Depreciation and amortisation expense	367.88	360.28	312.60	1,073.03	1,011.19
	(f) Other expenses	4,227.12	2,760.24	3,596.12	9,226.57	9,024.73
	Total expenses	27,801.22	19,756.07	12,524.20	63,449.76	56,898.79
3	Profit before share of profit/ (loss) of joint ventures and tax (1-2)	7,803.24	6,460.19	4,952.66	18,524.14	11,585.50
4	Share of profit/ (loss) of joint ventures (net) accounted for using the equity method	(3.26)	22.25	(11.24)	22.80	17.75
5	Profit before tax (3+4)	7,799.98	6,482.44	4,941.42	18,546.94	11,603.25
6	Tax expense / (credit)					
	(a) Current tax	3,744.99	1,222.43	277.46	5,138.23	1,684.67
	(b) Deferred tax	(1,628.97)	363.32	411.90	(515.02)	(74.21)
		2,116.02	1,585.75	689.36	4,623.21	1,610.46
7	Profit after tax for the period/ year (5-6)	5,683.96	4,896.69	4,252.06	13,923.73	9,992.79
8	Other comprehensive income/ (loss)					
	(a) Items not to be reclassified subsequently to profit or loss					
	- Remeasurements of the defined benefit plan	29.74	(6.76)	(8.50)	18.27	(23.90)
	- Gain/(loss) on fair value of equity instruments	0.97	(0.53)	-	0.87	(1.84)
	- Income tax relating to above items	(10.75)	2.12	2.34	(7.34)	6.93
	- Share of other comprehensive income of joint ventures (net)	(0.29)	(0.11)	(0.12)	(0.52)	(0.35)
	(b) Items to be reclassified subsequently to profit or loss					
	- Translation exchange gain/ (loss) relating to foreign operations	1,143.09	1,305.46	480.12	2,403.88	575.36
	Other comprehensive income/ (loss) for the period/ year, net of tax	1,162.76	1,300.18	473.84	2,415.16	556.20
9	Total comprehensive income for the period/ year, net of tax (7 + 8)	6,846.72	6,196.87	4,725.90	16,338.89	10,548.99
10	Profit/ (loss) for the period/ year attributable to					
	Owners of the Holding Company	5,821.78	4,896.69	4,252.06	14,061.55	9,992.79
	Non- controlling interest	(137.82)	-	-	(137.82)	-
11	Other comprehensive income/ (loss) for the period/ year attributable to					
	Owners of the Holding Company	(562.72)	1,300.18	473.84	689.68	556.20
	Non- controlling interest	1,725.48	-	-	1,725.48	-
12	Total comprehensive income for the period/ year attributable to					
	Owners of the Holding Company	5,259.06	6,196.87	4,725.90	14,751.23	10,548.99
	Non- controlling interest	1,587.66	-	-	1,587.66	-
13	Paid up equity share capital (Face value of ₹ 1 each)	1,464.89	1,464.89	1,464.89	1,464.89	1,464.89
14	Other equity					3,24,538.11
15	Earnings per share (Face value of ₹ 1 each)*					
	(a) Basic EPS (in ₹)	3.97	3.34	2.90	9.60	6.82
	(b) Diluted EPS (in ₹)	3.97	3.34	2.90	9.60	6.82
	*(Quarterly and year to date figures are not annualised)					
	See accompanying notes to the consolidated unaudited financial results					



SUNTECK REALTY LIMITED

Notes to the consolidated unaudited financial results for the quarter and year to date period ended 31 December 2025

- 1 Sunteck Realty Limited ("the Company" or "the Holding Company") and its subsidiaries are together referred to as 'the Group' in the following notes. The consolidated unaudited 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') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act 2013 (the 'Act') and other accounting principles generally accepted in India and the guidelines issued by the Securities and Exchange Board of India to the extent applicable. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meeting held on 27 January 2026.
- 2 In case of the Holding Company, other non-current financial assets as at 31 December 2025 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.
- 3 Sunteck Lifestyles Limited ('SLL'), a wholly owned step down subsidiary of the Holding Company incorporated in Dubai, entered into a Supplemental Agreement to the Joint Venture Agreement on 27 October 2025 with its joint venture partner and GGICO Sunteck Limited ("GGICO Sunteck" or "Joint Venture Company"). Further, SLL entered into a Supplemental Joint Development and License Agreement on 27 October 2025 with its joint venture partner, GGICO Sunteck, Sunteck Mas Real Estate Development LLC ("Sunteck MAS") and a shareholder of Sunteck MAS. Following which on 28 October 2025 Project Development Agreement has been executed between Joint Venture Company and Sunteck Mas. Pursuant to the aforementioned agreements and arrangements with the counter parts, SLL acquired certain critical rights conferring control over GGICO Sunteck and Sunteck MAS. Accordingly, with effect from 27 October 2025, both GGICO Sunteck and Sunteck MAS became subsidiaries of SLL and, consequently, step down subsidiaries of the Holding Company in accordance with Ind AS 110. The financial impact of this change, including that attributable to non controlling interests, has been appropriately recognised in these financial results.
- 4 Non-current investments as at 31 December 2025 includes ₹ 1,737.61 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, which is pending for hearing as on date. 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 Board of Directors of the Holding Company in its meeting held on 30 May 2024 had approved arrangement for amalgamation of erstwhile wholly owned subsidiaries, Starlight Systems Private Limited and Satguru Infocorp Services Private Limited ("Transferor Companies") respectively with the Holding Company, which have been approved by the Hon'ble National Company Law Tribunal ('NCLT') vide order dated 27 February 2025. The certified copy of the Orders had been filed with Registrar of Companies on 25 April 2025, on which the aforesaid schemes became effective. The aforesaid amalgamation, have no impact on the consolidated financial results.
- 6 On 21 November 2025, the Government of India notified the four Labour Codes consolidating 29 existing labour laws. The Ministry of Labour & Employment has also issued draft Central Rules and FAQs to help assess the financial impact of these changes. Based on internal management assessment and the best information available, and in line with ICAI guidance, the incremental impact of these changes has been recognised during the quarter ended 31 December 2025. The Group continues to monitor the finalisation of Central and State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect subsequently on the basis of such developments as needed.
- 7 On 5 December 2025, the Holding Company has allotted 1,17,64,705 Convertible Warrants at an issue price of ₹ 425 per warrant, aggregating to ₹ 50,000.00 lakhs (rounded off) through preferential allotment to Promoter/ Promoter Group and Non-Promoters of the Holding Company. The Holding Company has received upfront payment of 25% of the aggregate amount i.e. ₹12,500.00 lakhs (rounded off) and the balance amount is payable upon exercise of warrants by the respective warrant holder, within a period of 18 months reckoned from 5 December 2025.
- 8 The Holding Company has subscribed 10,000 equity shares having face value ₹10 per share, amounting to ₹ 1.00 lakh in the following wholly owned subsidiaries viz. Mantavya Real Estates Private Limited (incorporated on 4 November 2025 and shares subscribed on 18 November 2025), Ishitra Lifespace Private Limited (incorporated on 23 November 2025 and shares subscribed on 16 December 2025), and Amenity Buildcon Private Limited (incorporated on 21 August 2025 and shares subscribed on 9 December 2025).
- 9 Sunteck Lifestyle Properties LLC (SLP) was incorporated on 5 November 2025 in which one of wholly owned stepdown Dubai subsidiary of the Holding Company i.e. Sunteck Lifestyles Limited has subscribed 300 shares having face value UAE Dirhams 1,000 per share amounting to UAE Dirhams 3.00 lakhs on 5 November 2025. Also, Adyanta Constructions Private Limited was incorporated on 29 October 2025 in which one of wholly owned subsidiary of the Holding Company i.e. Mithra Buildcon Private Limited has subscribed 10,000 equity shares having face value ₹10 per share amounting to ₹1.00 lakh on 12 December 2025.
- 10 There is no separate reportable segment as per Ind AS 108 since the activity of the Group and its joint ventures is organised into a single reportable segment of "construction and development of real estate projects and allied activities".

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

Ajeet Singh
Whole-Time Director
(DIN: 00438277)



Date: 27 January 2026
Place: Mumbai

Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Standalone Unaudited Quarterly and Year to Date Financial Results of the Company pursuant to Regulation 33 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 standalone unaudited financial results (the Statement') of **Sunteck Realty Limited** ('the Company') for the quarter ended **31 December 2025** and the year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
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 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 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



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

5. We draw attention to Note 2 to the accompanying Statement, which describes the uncertainties relating to recoverability of ₹ 1,402.73 lakhs as at 31 December 2025, 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. Basis 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 31 December 2025. 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 ₹ 31.67 lakhs and ₹ 115.41 lakhs for the quarter and year to date period ended 31 December 2025, respectively in respect of three (3) 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.
7. The comparative financial information presented in the accompanying Statement includes the financial information of the Satguru Infocorp Services Private Limited (SISPL) and Starlight Systems Private Limited (SSPL) (hereinafter referred to as "Transferor Companies") for the quarter and year to date period ended 31 December 2024, pursuant to the scheme of amalgamation between the Company and Transferor Companies as explained in Note 3 to the accompanying Statement. Financial information of the Transferor Companies has been reviewed by Messrs N. Somani & Co., Chartered Accountants, who issued an unmodified conclusion vide review reports dated 15 January 2025 on the quarter and year to date period ended 31 December 2024. 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 Chandio & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Rakesh R. Agarwal

Partner

Membership No. 109632

UDIN: 26109632FFSDAB2104**Place:** Mumbai**Date:** 27 January 2026

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057
CIN:L32100MH1981PLC025346, website:www.sunteckindia.com, Email :cosec@sunteckindia.com

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR TO DATE PERIOD ENDED 31 DECEMBER 2025

₹ In lakhs except earnings per share data

Sr. No.	Particulars	Quarter ended			Year to date period ended		Year ended
		31 December 2025	30 September 2025	31 December 2024 (Restated) Refer note 3	31 December 2025	31 December 2024 (Restated) Refer note 3	31 March 2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	6,168.33	6,046.27	15,437.85	17,467.77	61,045.74	80,818.89
	(b) Other income	580.88	394.95	600.05	1,376.33	1,815.08	2,176.57
	Total Income	6,749.21	6,441.22	16,037.90	18,844.10	62,860.82	82,995.46
2	Expenses						
	(a) Cost of construction and development	4,925.07	2,092.03	3,512.06	10,041.83	9,739.74	13,344.91
	(b) Changes in inventories of work-in-progress and finished properties	(2,582.48)	(525.01)	1,966.11	(4,469.52)	27,511.67	31,347.61
	(c) Employee benefits expense (Refer note 5)	1,839.39	1,545.70	1,530.07	5,151.03	3,912.67	5,752.65
	(d) Finance costs	989.03	1,445.56	803.84	3,832.11	2,675.72	3,800.38
	(e) Depreciation and amortisation expenses	196.34	197.11	190.85	589.95	576.03	760.02
	(f) Other expenses	2,307.73	1,341.49	2,380.78	4,789.62	6,192.24	8,524.33
	Total expenses	7,675.08	6,096.88	10,383.71	19,935.02	50,608.07	63,529.90
3	Profit/ (loss) before tax (1-2)	(925.87)	344.34	5,654.19	(1,090.92)	12,252.75	19,465.56
4	Tax expense/ (credit)						
	(a) Current tax	0.04	-	180.50	0.04	1,343.01	2,600.43
	(b) Deferred tax	(147.12)	55.65	661.59	(404.16)	368.43	864.26
		(147.08)	55.65	842.09	(404.12)	1,711.44	3,464.69
5	Profit/ (loss) after tax for the period/ year (3-4)	(778.79)	288.69	4,812.10	(686.80)	10,541.31	16,000.87
6	Other comprehensive income/ (loss)						
	(a) Items not to be reclassified subsequently to profit or loss						
	- Remeasurements of the defined benefit plan	32.66	(3.44)	(6.62)	27.84	(18.26)	(5.52)
	- Gain/ (loss) on fair value of equity instruments	0.97	(0.53)	-	0.87	(1.84)	0.45
	- Income tax relating to above items	(11.52)	1.26	1.93	(9.83)	5.53	(0.41)
	Other comprehensive loss for the period/ year, net of tax	22.11	(2.71)	(4.69)	18.88	(14.57)	(5.48)
7	Total comprehensive income/ (loss) for the period/ year, net of tax (5 + 6)	(756.68)	285.98	4,807.41	(667.92)	10,526.74	15,995.39
8	Paid up equity share capital (Face value of ₹ 1 each)	1,464.89	1,464.89	1,464.89	1,464.89	1,464.89	1,464.89
9	Other equity						2,47,612.44
10	Earnings/ (loss) per share (Face value of ₹ 1 each)*						
	(a) Basic EPS (in ₹)	(0.53)	0.20	3.28	(0.47)	7.20	10.92
	(b) Diluted EPS (in ₹)	(0.53)	0.20	3.28	(0.47)	7.20	10.92
	*(Quarterly and year to date figures are not annualised)						
	See accompanying notes to the standalone unaudited financial results						



SUNTECK REALTY LIMITED
Notes to the standalone unaudited financial results for the quarter and year to date period ended 31 December 2025

- The standalone unaudited financial results ('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') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as 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 of the Listing Regulations. The financial results were reviewed and recommended by the Audit Committee and were thereafter approved by the Board of Directors at their respective meeting held on 27 January 2026.
- Other non-current financial assets as at 31 December 2025 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.
- The Board of Directors of the Company had approved scheme of amalgamation of Satguru Infocorp Services Private Limited (SISPL) and Starlight Systems Private Limited (SSPL) ("Transferor Companies") with the Company (the "Transferee Company") in its meeting held on 30 May 2024 with the appointed date of the scheme being 14 December 2023. The Scheme of amalgamation has been approved by the Hon'ble National Company Law Tribunal (NCLT) vide order dated 27 February 2025. The NCLT order received has erroneously stated the appointed date as 14 December 2024 instead of 14 December 2023 (appointed date as stated in the Scheme), accordingly the Company had filed a rectification application on 8 March 2025 seeking rectification of the clerical error in appointed date stated in the Order. The Company received an order dated 30 April 2025 from the NCLT rectifying the error on 9 May 2025. The certified copy of the Order dated 27 February 2025 has been filed with Registrar of Companies, Mumbai on 25 April 2025, on which the Scheme became effective. Accordingly, the Company has accounted for the aforesaid transaction in accordance with the accounting treatment approved in the scheme of amalgamation with effect from appointed date being 14 December 2023. Pursuant to above, the comparative financial information presented in the financial results of the Company in respect of the prior periods have been restated to reflect the aforesaid amalgamation with effect from the appointed date, being 14 December 2023.

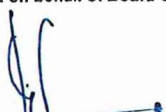
The impact of the aforementioned amalgamations of SISPL and SSPL with the Company on the comparative information presented in the financial results, is not material and is presented below :

Details of revenue and profit restated due to amalgamation
(₹ in lakhs)

Particulars	Quarter ended		Year to date period ended	
	31 December 2024		31 December 2024	
	Reported	Restated	Reported	Restated
Revenue from operations	15,437.85	15,437.85	61,045.74	61,045.74
Profit before tax	5,656.23	5,654.19	12,255.24	12,252.75
Profit after tax	4,815.64	4,812.10	10,545.32	10,541.31
Other comprehensive income/ (loss)	(4.69)	(4.69)	(12.94)	(14.57)

- Sunteck Lifestyles Limited ("SLL"), a wholly owned step down subsidiary of the Company incorporated in Dubai, entered into a Supplemental Agreement to the Joint Venture Agreement on 27 October 2025 with its joint venture partner and GGICO Sunteck Limited ("GGICO Sunteck" or "Joint Venture Company"). Further, SLL entered into a Supplemental Joint Development and License Agreement on 27 October 2025 with its joint venture partner, GGICO Sunteck, Sunteck Mas Real Estate Development LLC ("Sunteck MAS") and a shareholder of Sunteck MAS. Following which on 28 October 2025 Project Development Agreement has been executed between Joint Venture Company and Sunteck Mas. Pursuant to the aforementioned agreements and arrangements with the counter parts, SLL acquired certain critical rights conferring control over GGICO Sunteck and Sunteck MAS. Accordingly, with effect from 27 October 2025, both GGICO Sunteck and Sunteck MAS became subsidiaries of SLL and, consequently, step down subsidiaries of the Company in accordance with Ind AS 110.
- On 21 November 2025, the Government of India notified the four Labour Codes consolidating 29 existing labour laws. The Ministry of Labour & Employment has also issued draft Central Rules and FAQs to help assess the financial impact of these changes. Based on internal management assessment and the best information available, and in line with ICAI guidance, the incremental impact of these changes has been recognised during the quarter ended 31 December 2025. The Company continues to monitor the finalisation of Central and State Rules and clarifications from the Government on other aspects of the Labour Code and would provide appropriate accounting effect subsequently on the basis of such developments as needed.
- On 5 December 2025, the Company has allotted 11,764,705 Convertible Warrants at an issue price of ₹ 425 per warrant, aggregating ₹ 50,000.00 lakhs (rounded off) through preferential allotment to Promoter/ Promoter Group and Non-Promoters of the Company. The Company has received upfront payment of 25% of the aggregate amount i.e. ₹12,500.00 lakhs (rounded off) and the balance amount is payable upon exercise of warrants by the respective warrant holder, within a period of 18 months reckoned from 5 December 2025.
- The Company has subscribed 10,000 equity shares having face value ₹10 per share, amounting to ₹ 1.00 lakh each in the following wholly owned subsidiaries viz. Mantavya Real Estates Private Limited (incorporated on 4 November 2025 and shares subscribed on 18 November 2025), Ishitra Lifespace Private Limited (incorporated on 23 November 2025 and shares subscribed on 16 December 2025) and Amenity Buildcon Private Limited (incorporated on 21 August 2025 and shares subscribed on 9 December 2025).
- 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".

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


Ajeet Singh
Whole-Time Director
(DIN: 00438277)



Date: 27 January 2026
Place: Mumbai