

T. P. Ostwal & Associates LLP

CHARTERED ACCOUNTANTS

Suite#1306-1307, 13th Floor, Lodha Supremus, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

☎ +91 22 49454000 (Board) ☎ Fax: +91 22 49454010

Web: <http://www.tpostwal.in>, E-mail: itax@tpostwal.in

Independent Auditor's Review Report on the Quarterly and Year to date Consolidated Financial Results of Sri Lotus Developers and Realty Limited pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report

To The Board of Directors

Sri Lotus Developers and Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Sri Lotus Developers and Realty Limited** ("the Holding Company"), and its subsidiaries (together referred to as 'Group'), for the quarter and half year ended September 30, 2025 ("the Statement"), being submitted by the Holding Company pursuant to the requirements of Regulation 33 of Securities Exchange Board of India (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 as amended, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Subsidiaries:

Anam Projects LLP, Armaan Real Estate Private Limited, Arum Real Estate Private Limited, Chandra Gupta Estates Private Limited, Dhiti Projects Private Limited, Dhyan Projects Private Limited, Kunika Projects Private Limited, Neoteric Real Estate LLP, Prasati Projects Private Limited, Richfeel Real Estate Private Limited, Roseate Real Estate Private Limited, Shivshrushti Projects LLP, Srajak Real Estate Private Limited, Tryksha Real Estate Private Limited, Valuemart Real Estate Private Limited, Veera Desai Projects Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed



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

For T. P. Ostwal & Associates LLP

Chartered Accountants

Firm Registration Number: 124444W/W100150



Esha P. Shah

Partner

Membership Number: 143874

UDIN: 25143874BMMKLT6381

Place: Mumbai

Date: November 10, 2025



Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai,
Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400

Unaudited Consolidated Balance Sheet as at September 30, 2025



(₹ in Millions)

Particulars	As at Sept 30, 2025	As at March 31, 2025
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	26.57	33.81
Intangible assets under development	1.41	0.20
Goodwill on consolidation	17.95	17.95
Financial assets		
i. Other financial assets	107.31	105.90
Deferred tax assets (net)	7.14	5.53
Total non-current assets	160.38	163.39
Current assets		
Inventories	7,660.51	5,255.79
Financial assets		
i. Trade receivables	2,373.05	2,047.57
ii. Cash and cash equivalents	9,665.10	3,481.80
iii. Other bank balances	469.88	323.27
iv. Loans	148.06	250.25
v. Other financial assets	562.32	349.71
Current tax assets (net)	106.25	20.95
Other current assets	301.50	293.28
Total current assets	21,286.67	12,022.62
Total assets	21,447.05	12,186.01
EQUITY AND LIABILITIES		
Equity		
Equity share capital	488.72	435.91
Other equity	16,986.80	8,888.45
Equity attributable to owners of the parent company	17,475.52	9,324.36
Non-controlling interest	17.82	13.89
Total equity	17,493.34	9,338.25
LIABILITIES		
Non-current liabilities		
Financial liabilities		
i. Borrowings	257.89	248.59
ii. Lease liabilities	6.86	6.86
iii. Other financial liabilities	240.31	240.31
Provisions	15.52	11.47
Deferred tax liabilities (net)	1.06	0.04
Total non-current liabilities	521.64	507.27
Current liabilities		
Financial liabilities		
i. Borrowings	1,122.70	972.70
ii. Lease liabilities	4.70	9.26
iii. Trade payables		
a. Total outstanding dues of micro and small enterprises	15.73	27.73
b. Total outstanding dues of creditors other than micro and small enterprises	533.26	90.24
iv. Other financial liabilities	147.00	149.69
Other current liabilities	1,512.54	1,033.92
Provisions	0.91	1.31
Current tax liabilities (net)	95.23	55.64
Total current liabilities	3,432.07	2,340.49
Total liabilities	3,953.71	2,847.76
Total Equity and Liabilities	21,447.05	12,186.01

See accompanying notes to the consolidated financial results



[Handwritten signature]

Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai, Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400

Unaudited Consolidated Financial Results For The Quarter and Half Year Ended September 30, 2025



('₹ in Millions Except EPS)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	Sept 30, 2025	Sept 30, 2024	June 30, 2025	Sept 30, 2025	Sept 30, 2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
INCOME						
I. Revenue from operations	1,761.08	1,227.35	613.18	2,374.26	2,434.25	5,496.82
II. Other income	127.04	23.49	67.72	194.76	41.22	195.95
III. Total income	1,888.12	1,250.84	680.90	2,569.02	2,475.47	5,692.77
IV. EXPENSES						
Cost of construction and development	3,155.42	380.99	534.31	3,689.73	1,264.63	2,448.99
Changes in inventories	(2,089.41)	71.55	(315.31)	(2,404.72)	(247.39)	(462.99)
Employee benefits expenses	34.65	23.55	31.58	66.23	45.73	125.50
Finance costs	4.89	0.14	4.93	9.82	0.32	1.95
Depreciation and amortisation expenses	4.13	3.95	4.04	8.17	7.39	15.44
Other expenses	156.18	95.24	68.01	224.19	187.78	495.66
Total expenses	1,265.86	575.42	327.56	1,593.42	1,258.46	2,624.55
V Profit before taxes (III-IV)	622.26	675.42	353.34	975.60	1,217.01	3,068.22
Tax expenses:						
Current tax	155.45	171.07	98.97	254.42	292.17	771.22
Short / (excess) provision of earlier years						(0.01)
Deferred tax	3.17	(0.35)	(3.51)	(0.34)	18.54	18.15
VI Total tax expenses	158.62	170.72	95.46	254.08	310.71	789.36
VII Profit after tax (V-VI+VII)	463.64	504.70	257.88	721.52	906.30	2,278.86
VIII Other comprehensive income						
Items that will not be reclassified to profit or loss:						
Remeasurements of post-employment benefit obligations	(1.25)	(0.64)	0.22	(1.03)	(1.20)	(0.66)
Income tax on the above	0.31	0.16	(0.05)	0.26	0.30	0.17
Other Comprehensive Income/(Loss) for the period (net of tax)	(0.94)	(0.48)	0.17	(0.77)	(0.90)	(0.49)
IX Total Comprehensive Income /(Loss) for the Period	462.70	504.22	258.05	720.75	905.40	2,278.37
Net profit attributable to:						
Owner's of the parent	461.53	503.76	256.05	717.58	904.49	2,274.12
Non-controlling interest	2.11	0.94	1.83	3.94	1.81	4.74
Other comprehensive Income/ (loss) attributable to:						
Owner's of the parent	(0.95)	(0.48)	0.19	(0.76)	(0.90)	(0.48)
Non-controlling interest	0.01	(0.00)	(0.02)	(0.01)	(0.00)	(0.01)
Total comprehensive income attributable to:						
Owner's of the parent	460.58	503.28	256.24	716.82	903.59	2,273.64
Non-controlling interest	2.12	0.94	1.81	3.93	1.81	4.73
X Paid up equity share capital (face value of share ₹ 1 each)	488.72	204.65	435.91	488.72	204.65	435.91
Other equity						8,888.45
XI Earnings per Equity share of ₹ 1/- each						
Basic EPS in ₹	0.98	1.25	0.59	1.59	2.26	5.51
Diluted EPS in ₹	0.98	1.25	0.59	1.59	2.26	5.51

See accompanying notes to the consolidated financial results



[Handwritten signature]

Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai,
Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400

Unaudited Consolidated Cash Flow Statement for the Half Year Ended September 30, 2025

(₹ in Millions)

Particulars	For the Half Year Ended	
	Sep 30,2025	Sep 30,2024
	(Unaudited)	(Audited)
A. Cash flow from operating activities		
Net Profit/(Loss) before tax	975.60	1,217.01
Adjustments for:		
Depreciation and amortisation expense	8.17	7.39
Interest income on income tax refund	(0.03)	-
Interest on financial assets measured at amortised cost	(0.12)	(0.13)
Interest on deposits with bank	(158.26)	(40.82)
Interest Income on unwinding of deferred income liability	(13.44)	-
Interest on lease liabilities	0.51	0.32
Finance cost	9.31	0.00
Provision for gratuity	2.62	(5.11)
Operating Profit /(Loss) before working capital changes	824.36	1,178.66
Changes in working capital :		
(Increase) / Decrease in trade receivables	(325.48)	(610.13)
(Increase) / Decrease in inventories	(1,920.26)	(56.66)
(Increase) / Decrease in non-current financial assets	6.08	(11.06)
(Increase) / Decrease in current financial assets	(169.55)	(50.64)
(Increase)/Decrease in other Current Assets	(8.22)	(119.28)
Increase /(Decrease) in other financial liabilities (current and non-current)	10.72	(0.13)
Increase/(Decrease) in trade payables	431.02	(99.17)
Increase/(Decrease) in other current liabilities	(4.03)	(47.59)
Cash generated from operating activities	(1,155.36)	184.00
Income taxes (paid) (net of refund)	(300.10)	(202.95)
Net Cash flows generated from/ (used in) operating activities	(1,455.46)	(18.95)
B. Cash flow from investing activities		
Purchase of property, plant and equipment	(2.15)	(9.49)
Loan granted	(0.31)	(0.61)
Repayment of loan received	102.50	132.30
Payment for acquisition of subsidiary, net of cash acquired	-	0.01
Change in fixed deposit	(150.69)	(138.00)
Interest received	111.93	12.14
Net Cash flows generated from/ (used in) investing activities	61.28	(3.65)
C. Cash flow from Financing activities		
Issuance of equity shares (including premium) (net off issue expenses)	7,434.34	1,392.57
Proceeds from unsecured borrowings	150.00	339.40
Payment of Lease Liability	(5.07)	(5.44)
Interest paid	(1.79)	(5.41)
Net Cash flows generated from / (used in) financing activities	7,577.48	1,721.12
Net increase in Cash and Cash equivalents (A) + (B) + (C)	6,183.30	1,698.51
Cash and cash equivalents at the beginning of the period	3,481.80	1,018.62
Cash and cash equivalents at the end of the period	9,665.10	2,717.14

See accompanying notes to the consolidated financial results



Notes to the consolidated financial results:

- 1 The unaudited consolidated financial results of the Company and its subsidiaries for the quarter and half year ended September 30, 2025 have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ('The Act') read with the relevant rules thereunder and in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements ('SEBI LODR') Regulations, 2015.
- 2 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 10, 2025. The Statutory Auditors of the Company have carried out a Limited Review of the aforesaid results.
- 3 The results of the corresponding six months ended September 30, 2024 are extracted from the audited special purpose interim consolidated financial statements. The audit of special purpose interim consolidated financial statements for the six months ended September 30, 2024 was conducted for the purpose of Initial Public Offering ("IPO") of the Company. The consolidated financials results for the quarter ended September 30, 2024 have been prepared by subtracting the consolidated financials results of the quarter ended June 30, 2024 which were prepared by the Management and approved by company's Board of Directors.
- 4 On November 29, 2024, the Company has allotted bonus shares in the ratio of 1 fully paid equity share of ₹1 each for every 1 existing fully paid equity share of ₹1 each. The EPS for the quarter and half year ended September 30, 2024 has been arrived at considering the effect of such bonus shares.
- 5 The equity shares of the Company have been listed on National Stock Exchange ("NSE") and on Bombay Stock Exchange Limited ("BSE") on August 06, 2025 by completing Initial Public Offer ("the IPO") of fresh issue of 5,28,13,724 equity shares with a face value of INR 1 each at an issue price of INR 150 per share (includes 1,47,058 equity shares issued to eligible employees with a face value of INR 1 each at an issue price of INR 136 per share) aggregating to INR 7,920 million.
- 6 The Company operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind AS 108 "Operating Segments".
- 7 Post the end of the quarter, the Company has incorporated five wholly owned subsidiaries viz. "Asvi Projects Private Limited", "Sonnet Projects Private Limited", "Avion Realty Private Limited", "Arahan Projects Private Limited" and "Rise Root Projects Private Limited" which will be engaged in the business of Real Estate Development.
- 8 Previous period/year's figures have been regrouped / reclassified wherever necessary to correspond with the current period classification/ disclosures.
- 9 The above results are available on the Company's website <https://lotusdevelopers.com> and also on the website of BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

For and on behalf of the Board of Directors





Anand Pandit
Chairman & Managing Director
DIN No. 00015551

Place: Mumbai
Date: November 10, 2025



T. P. Ostwal & Associates LLP

CHARTERED ACCOUNTANTS

Suite#1306-1307, 13th Floor, Lodha Supremus, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

☎ +91 22 49454000 (Board) ☎ Fax: +91 22 49454010

Web: <http://www.tpostwal.in>, E-mail: itax@tpostwal.in

Independent Auditor's Review Report on the Quarterly and Year to date Unaudited Standalone Financial Results of Sri Lotus Developers and Realty Limited pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report

To the Board of Directors

Sri Lotus Developers and Realty Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Sri Lotus Developers and Realty Limited (hereinafter referred to as ("the Company"), for the quarter and half year ended September 30, 2025 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of Securities Exchange Board of India (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 (Ind AS 34) "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"). Our responsibility is to issue a report 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 Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For T. P. Ostwal & Associates LLP

Chartered Accountants

Firm Registration Number: 124444W/W100150



Esha P. Shah

Partner

Membership Number: 143874

UDIN: 25143874BMMKLS2574



Place: Mumbai

Date: November 10, 2025

Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai,
Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400

Unaudited Standalone Balance Sheet as at September 30, 2025

(₹ in Millions)

Particulars	As at Sept 30, 2025	As at March 31, 2025
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	25.63	32.55
Intangible assets under development	1.41	0.20
Financial assets		
i. Investments	92.51	92.61
ii. Other financial assets	21.04	18.28
Deferred tax assets (net)	5.33	3.91
Total non-current assets	145.92	147.55
Current assets		
Inventories	1,688.77	598.78
Financial assets		
i. Trade receivables	2,071.41	1,775.22
ii. Cash and cash equivalents	8,321.35	2,970.73
iii. Other bank balances	-	2.50
iv. Loans	5,946.62	4,062.96
v. Other financial assets	106.43	8.95
Current tax assets (net)	0.96	10.68
Other current assets	163.17	202.62
Total current assets	18,298.71	9,632.44
Total assets	18,444.63	9,779.99
EQUITY AND LIABILITIES		
Equity		
Equity share capital	488.72	435.91
Other equity	16,247.50	8,410.09
Total equity	16,736.22	8,846.00
LIABILITIES		
Non-current liabilities		
Financial liabilities		
i. Borrowings	10.00	10.00
ii. Lease liabilities	6.50	6.50
Provisions	12.58	9.16
Total non-current liabilities	29.08	25.66
Current liabilities		
Financial liabilities		
i. Borrowings	780.00	780.00
ii. Lease liabilities	4.48	8.81
iii. Trade payables		
a. Total outstanding dues of micro and small enterprises	7.95	17.14
b. Total outstanding dues of creditors other than micro and small enterprises	9.32	15.41
iv. Other financial liabilities	13.69	20.33
Provisions	0.84	1.30
Other current liabilities	780.78	28.58
Current tax liabilities (net)	82.27	36.76
Total current liabilities	1,679.33	908.33
Total liabilities	1,708.41	933.99
Total Equity and Liabilities	18,444.63	9,779.99

See accompanying notes to the standalone financial results



Handwritten signature

Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)
CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVDP Scheme, Juhu, Mumbai, Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400

Unaudited Standalone Financial Results For The Quarter and Half Year Ended September 30, 2025



(₹ in Millions Except EPS)

Particulars		Quarter Ended			Half Year Ended		Year Ended
		Sept 30, 2025	Sept 30, 2024	June 30, 2025	Sept 30, 2025	Sept 30, 2024	March 31, 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
INCOME							
I.	Revenue from operations	366.10	1,006.80	366.50	752.60	1,645.30	3,872.22
II.	Other income	110.11	12.72	54.18	164.29	18.45	152.72
III.	Total income	496.21	1,019.52	420.68	916.89	1,663.76	4,024.94
EXPENSES							
IV.	Cost of construction and development	934.63	6.73	296.53	1,231.16	13.58	56.51
	Changes in inventories	(835.01)	282.31	(254.98)	(1,089.99)	441.85	865.47
	Employee benefits expenses	27.72	23.55	25.60	53.32	45.73	117.34
	Finance costs	0.21	0.11	0.26	0.47	0.26	0.68
	Depreciation and amortisation expenses	3.96	3.77	3.89	7.85	7.04	14.74
	Other expenses	58.35	71.51	39.88	98.23	117.21	328.43
	Total expenses	189.86	387.98	111.18	301.04	625.66	1,383.17
V	Profit before taxes (III-IV)	306.35	631.54	309.50	615.85	1,038.10	2,641.77
	Tax expenses:						
	Current tax	77.53	159.55	82.72	160.25	243.93	659.43
	Short / (excess) provision of earlier years	-	-	-	-	-	-
	Deferred tax	(0.71)	(0.28)	(0.42)	(1.13)	21.16	20.96
VI	Total tax expenses	76.82	159.27	82.30	159.12	265.09	680.39
VII	Profit after tax for the period (V-VI-VII)	229.53	472.27	227.20	456.73	773.00	1,961.38
VIII	Other comprehensive Income						
	Items that will not be reclassified to profit or loss:						
	Remeasurements of post-employment benefit obligations gain / (loss)	(1.48)	(0.56)	0.34	(1.14)	(1.08)	(0.41)
	Income tax on the above	0.37	0.14	(0.08)	0.29	0.27	0.11
	Other Comprehensive Income/(Loss) for the period (net of tax)	(1.11)	(0.42)	0.26	(0.85)	(0.81)	(0.30)
IX	Total Comprehensive Income for the period	228.42	471.85	227.46	455.88	772.19	1,961.08
X	Paid up equity share capital (face value of share ₹ 1 each)	488.72	204.65	435.91	488.72	204.65	435.91
	Other equity						8,410.09
XI	Earning per share (EPS) of ₹ 1 each						
	Basic EPS in ₹	0.49	1.18	0.52	1.01	1.93	4.75
	Diluted EPS in ₹	0.49	1.18	0.52	1.01	1.93	4.75

See accompanying notes to the standalone financial results



Handwritten signature



Sri Lotus Developers and Realty Limited

(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai,
Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400

Unaudited Standalone Cash Flow Statement for the Half Year Ended September 30, 2025

(₹ in Millions)

Particulars	For the Half Year Ended	
	Sep 30,2025	Sep 30,2024
	Unaudited	(Audited)
A. Cash flow from operating activities		
Net Profit/(Loss) before tax	615.85	1,038.10
Adjustments for:		
Depreciation and amortisation expense	7.85	7.04
Interest income on income tax refund	(0.03)	-
Interest on Financial Asset on Amortised Cost	(0.11)	(0.13)
Interest on deposits with bank	(127.40)	(18.07)
Interest on loan given to subsidiary	(14.49)	-
Interest on lease liabilities	0.47	0.26
Provision for gratuity	1.82	(5.54)
Share of Loss in limited liability partnerships	0.10	0.00
Operating Profit /(Loss) before working capital changes	484.06	1,021.66
Changes in working capital :		
(Increase) / Decrease in trade receivables	(296.19)	(571.29)
(Increase) / Decrease in inventories	(352.23)	441.85
(Increase)/Decrease in other Current Assets	39.55	(30.88)
(Increase)/Decrease in other Financial assets	(43.07)	(0.46)
Increase /(Decrease) in other financial liabilities (current and non-current)	(6.64)	(9.02)
Increase/(Decrease) in trade payables	(15.28)	(72.85)
Increase/(Decrease) in other current liabilities	14.44	(60.57)
Cash generated from operating activities	(175.36)	718.44
Income taxes (paid) (net of refund)	(104.97)	(112.51)
Net Cash flows generated from/ (used in) operating activities	(280.33)	605.93
B. Cash flow from investing activities		
Purchase of property, plant and equipment	(2.15)	(9.49)
Loans granted to Subsidiaries & other entities	(1,963.66)	(346.00)
Repayment of loans granted to Subsidiaries & other entities	80.00	127.22
Payment for acquisition of subsidiary, net of cash acquired	-	(21.64)
Movment in fixed deposit	(2.86)	(7.29)
Interest received	90.08	5.89
Net Cash flows generated from/ (used in) investing activities	(1,798.59)	(251.31)
C. Cash flow from Financing activities		
Issuance of equity shares (including premium) (net off issue expenses)	7,434.34	1,392.57
Proceeds from unsecured borrowings	-	47.00
Payment of Lease Liability	(4.80)	(5.14)
Net Cash flows generated from / (used in) financing activities	7,429.54	1,434.43
Net increase in Cash and Cash equivalents (A) + (B) + (C)	5,350.62	1,789.05
Cash and cash equivalents at the beginning of the period	2,970.73	510.30
Cash and cash equivalents at the end of the period	8,321.35	2,299.35

See accompanying notes to the standalone financial results



Notes to the standalone financial results:

- 1 The unaudited standalone financial results of the Company for the quarter and half year ended September 30, 2025 have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ('The Act') read with the relevant rules thereunder and in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements ('SEBI LODR') Regulations, 2015.
- 2 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 10, 2025. The Statutory Auditors of the Company have carried out a Limited Review of the aforesaid results.
- 3 The results of the corresponding six months ended September 30, 2024 are extracted from the audited special purpose interim standalone financial statements. The audit of special purpose interim standalone financial statements for the six months ended September 30, 2024 was conducted for the purpose of Initial Public Offering ("IPO") of the Company. The standalone financials results for the quarter ended September 30, 2024 have been prepared by subtracting the standalone financials results of the quarter ended June 30, 2024 which were prepared by the Management and approved by company's Board of Directors.
- 4 On November 29, 2024, the Company has allotted bonus shares in the ratio of 1 fully paid equity share of ₹1 each for every 1 existing fully paid equity share of ₹1 each. The EPS for the quarter ended June 30, 2024 has been arrived at considering the effect of such bonus shares.
- 5 The equity shares of the Company have been listed on National Stock Exchange ("NSE") and on Bombay Stock Exchange Limited ("BSE") on August 06, 2025 by completing Initial Public Offer ("the IPO") of fresh issue of 5,28,13,724 equity shares with a face value of INR 1 each at an issue price of INR 150 per share (includes 1,47,058 equity shares issued to eligible employees with a face value of INR 1 each at an issue price of INR 136 per share) aggregating to INR 7920 million.
- 6 The Company operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind AS 108 "Operating Segments".
- 7 Post the end of the quarter, the Company has incorporated five wholly owned subsidiaries viz. "Asvi Projects Private Limited", "Sonnet Projects Private Limited", "Avion Realty Private Limited", "Arahan Projects Private Limited" and "Rise Root Projects Private Limited" which will be engaged in the business of Real Estate Development.
- 8 Previous period/year's figures have been regrouped / reclassified wherever necessary to correspond with the current period classification/disclosures.
- 9 The above results are available on the Company's website <https://lotusdevelopers.com> and also on the website of BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

For and on behalf of the Board of Directors



Anand Pandit
Chairman & Managing Director
DIN No. 00015551



Place: Mumbai
Date: November 10, 2025

