

Date: November 10, 2025

To,
The Compliance Manager
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400001
Scrip Code: 544469

To,
The Manager
Listing and Compliance Department
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400051
Scrip Symbol: LOTUSDEV

ISIN: INE0V9Q01010

Subject: Press Release - Un-Audited Financial Results for the quarter and half year ended September 30, 2025

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Press Release on the Unaudited Financial Results for the quarter and half year ended September 30, 2025.

We request you to kindly take the same on record.

Thanking you.

Yours faithfully,
For Sri Lotus Developers and Realty Limited
(Formerly known as AKP Holdings Limited)

Ankit Kumar Tater
Company Secretary and Compliance Officer
Membership No.: A57623

Encl. A/a



Pre-Sales Surge to ₹257 Cr in Q2FY26; A growth of 126% YoY Four New Launches Lined Up for H2

Mumbai, 10th November 2025

Sri Lotus Developers & Realty Limited, a developer of luxury and ultra luxury residential and commercial properties in Mumbai, with a focus in redevelopment & joint development projects announced its unaudited financial results for the quarter and half year ended 30th September 2025

KEY BUSINESS & FINANCIAL UPDATES

- ❖ Launched **The Arcadian (Juhu)** and **Amalfi (Versova)** in September 2025, with strong initial traction – bookings of **INR 92 Crs.** in Arcadian and **INR 38 Crs.** in Amalfi.
 - ❖ Combined saleable carpet area across both projects stands at **~1.8 lakh sq. ft.**, with an estimated GDV of **~INR 1,000 Crs.**
- ❖ Construction is progressing well and remains on track for **Project Varun (Bandra)** for launch in **Q3 FY26**.
- ❖ Expect to launch 4 new projects in the second half of FY26 – **Project Varun (Bandra)**, **Lotus Aquaria (Prabhadevi)**, **Lotus Celestial (Versova)** and **Lotus Trident (Andheri West)**
- ❖ In H1FY26, the Company has **added six new projects**. Development Agreements were executed for three projects i.e. **Lotus Portifino (Versova)**, **Lotus Sky Plaza (Oshiwara)** and **Lotus Odyssey (Bandra)** while societies at **Lotus Avalon (Juhu)**, **Lotus Imperial (Bandra)** and **Lotus Upper Crest (Bandra)** have appointed Lotus as their preferred developer.

❖ KEY FINANCIAL HIGHLIGHTS for Q2 FY26

- ❖ Total Revenue stood at INR 176 Crs.
- ❖ EBITDA stood at INR 50 Crs.
- ❖ Profit After Tax stood at INR 46 Crs.
- ❖ Pre Sales stood at INR 257 Crs. growing 126% YoY
- ❖ Collections of INR 106 Crs. grew 16% YoY

❖ KEY FINANCIAL HIGHLIGHTS for H1 FY26

- ❖ Total Revenue stood at INR 237 Crs.
- ❖ EBITDA stood at INR 80 Crs.
- ❖ Profit After Tax stood at INR 72 Crs.
- ❖ Pre Sales stood at INR 319 Crs. growing 50% YoY
- ❖ Collections of INR 175 Crs. grew 4% YoY



GUIDANCE FOR FY26

Particulars	FY26 Guidance	HIFY26	FY25	FY24
Pre-Sales	INR 1,100-1,300 Crs.	INR 319 Crs.	INR 488 Crs.	INR 348 Crs.
Revenue Growth	75-85% YoY	INR 237 Crs.	INR 550 Crs.	INR 462 Crs.
PAT Growth	30-35% YoY	INR 72 Crs.	INR 228 Crs.	INR 120 Crs.

Commenting on the Result, Mr. Anand K Pandit, Chairman & Managing Director, Sri Lotus Developers & Realty Limited said,

“Lotus Developers delivered a strong performance in Q2 FY26, driven by robust pre-sales of INR 257 crore growing 125% YoY and healthy collections of INR 106 crore. Revenue for Q2 FY26 stood at INR 176 crore, up 44% YoY, while Profit for the Period was INR 46 crore. The quarter marked two important launches – The Arcadian (Juhu) and Amalfi (Versova) – both of which witnessed exceptional customer response, with bookings of INR 92 crore and INR 38 crore respectively within the first week of launch.

*In H2 FY26, we are on track to launch four new projects – Project Varun (Bandra), Lotus Aquaria (Prabhadevi), Lotus Celestial (Versova) and Lotus Trident (Andheri West). With these launches, we reiterate our annual guidance of **INR 1,100 to 1,300 crore in pre-sales, 75 – 85% YoY growth in revenue and 30 – 35% YoY growth in PAT.***

We continue to strengthen our presence across our core micro-markets, while simultaneously expanding in newer precincts such as Bandra and Prabhadevi. The brand acceptance of Lotus Developers is clearly visible in our growing Business Development pipeline. During the current year, we have added six projects – Development Agreements were executed for Lotus Portofino (Versova), Lotus Sky Plaza (Oshiwara) and Lotus Odyssey (Bandra). In addition, Lotus Avalon (Juhu), Lotus Imperial (Bandra) and Lotus Upper Crest (Bandra) have appointed Lotus Developers as their preferred developer. We are in active discussions with multiple societies and expect to conclude more additions in H2 FY26. The combined GDV of our ongoing and upcoming pipeline stands at ~INR 13,000 to 14,000 crore.

With a robust pipeline, a strong balance sheet with a net cash position of INR 851 crore as of September 2025 and sustained demand for premium redevelopment in our key markets – we remain confident of achieving our targets and continuing this growth trajectory in the quarters ahead.”



About Sri Lotus Developers & Realty Limited

Incorporated in 2015 (formerly AKP Holdings Limited), Sri Lotus Developers & Realty Ltd. is a Mumbai-based real estate developer specializing in luxury and ultra-luxury residential and premium commercial projects, with a strong focus on redevelopment in the western suburbs of Mumbai. The company has completed 4 projects aggregating over 4.2 lakh sq. ft. of carpet area, with 6 ongoing and 12 upcoming developments covering ~27.6 lakh sq. ft. of carpet area and ~20.5 lakh sq. ft. of saleable area.

With a strong presence in Juhu and Andheri West and the company plans to expand into South and Central Mumbai, Bandra, and Versova. Lotus Developers manages end-to-end execution—from design and construction to sales and customer engagement—ensuring consistent quality, superior materials, and customer satisfaction. Guided by its philosophy of creating inclusive and high-quality living spaces, the company is shaping some of the most coveted addresses in Mumbai's real estate landscape.

For more information, please contact

Company:
Sri Lotus Developers & Realty Ltd.

Investor Relations (IR)
Strategic Growth Advisors Pvt. Ltd.



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Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.