

Date: 7th January 2026

To,

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

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: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company wishes to inform that it has signed and registered a development agreement with Shri Abhishek Bachchan for development of a land parcel situated in GIFT City Area, Gandhinagar, Gujarat through one of its wholly owned subsidiaries, namely, Rise Root Projects Private Limited. The Company has made a strategic entry into the GIFT City Area, Gandhinagar with an ultra-luxury, mixed-use development on freehold land, marking Lotus' first project in Gujarat and a key milestone in its growth journey beyond its core Mumbai market.

The press release is enclosed herewith for your reference and records.

You are requested to take the above information 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



Sri Lotus Developers Expands in GIFT City Area with Flagship Ultra-Luxury Project; Built up area of over ~1mn. Sq. ft.

Mumbai, 7th January 2026

Sri Lotus Developers & Realty Limited, a developer of luxury and ultra luxury residential and commercial properties in Mumbai, with a focus on redevelopment & joint development projects has announced its expansion into the GIFT City Area, Gandhinagar through a development agreement (DA) with Shri Abhishek Bachchan. The project will have a built-up area of over ~1 million sq. ft.

The Company has made a strategic entry into the GIFT City Area, Gandhinagar with an ultra-luxury, mixed-use development on freehold land, marking Lotus' first project in Gujarat and a key milestone in its growth journey beyond its core Mumbai market. The project will be undertaken through subsidiary of the Company "Rise Root Projects Pvt. Ltd." which entered into a Development Agreement with Shri Abhishek Bachchan having profit-sharing arrangement, enabling the Company to leverage its core strengths in design, planning, development, and execution. This asset-light approach is expected to enhance capital efficiency while allowing Lotus to scale its presence in a high-potential, emerging real estate market.

The proposed development will comprise a thoughtfully planned mix of premium retail, Grade-A commercial office spaces and high-end residential units etc. The project is designed to address the growing demand from financial institutions, fintech firms and IT / ITeS companies. Supported by the Company's strong execution capabilities and proven track record of timely delivery, the project is expected to be completed over a period of 4 years post launch of the project.

Mr. Anand K Pandit, Chairman & Managing Director, Sri Lotus Developers & Realty Limited, said, *"We are pleased to announce our entry into the GIFT City Area, Gandhinagar with our flagship ultra luxury mixed use project. GIFT City is rapidly emerging as a premier global financial and business hub, supported by progressive policy initiatives, robust infrastructure development, and increasing interest from domestic and international investors. Our expansion into this market is driven by the objective of addressing the rising demand for premium and ultra-luxury residential and commercial spaces within the region."*



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 specialising 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.



CIN: L68200MH2015PLC262020

Mr. Rakesh Gupta – CFO

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SGA Strategic Growth Advisors

CIN: U74140MH2010PTC204285

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Safe Harbor

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.