

Date: October 15, 2026

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, 2026

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, 2026.

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)

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KUMAR
TATER

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ANKIT KUMAR TATER
Date: 2026.10.15
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Ankit Kumar Tater
Company Secretary and Compliance Officer
Membership No.: A57623

Encl. A/a



- ✓ **Strong Q2 FY27 Momentum: Pre-Sales grow 83% to INR 470 Crs, H1 Pre-Sales grow 176% to INR 879 Crs.**
- ✓ **Q2 FY27 EBITDA grow 113% to INR 107 Crs.; Margin Expands to 39.9%**
- ✓ **New Projects acquired in Q2 Add INR 2,700–2,800 Crs. GDV to the Project Pipeline**

Mumbai, 15th October 2026

Sri Lotus Developers & Realty Limited, a leading Mumbai-based developer of luxury and ultra luxury residential and commercial properties in Mumbai, with a strong focus in redevelopment & joint development projects announced its unaudited financial results for the quarter and half year ended 30th September 2026.

H1 FY27 has been a defining period for Sri Lotus, as the Company expands its footprint across Mumbai's most sought-after micro-markets while maintaining the financial discipline that distinguishes it. Successful project launches, new redevelopment wins and steady demand for premium homes have together driven growth alongside industry-leading profitability. With a net debt-free balance sheet and a well-defined launch calendar for H2, the Company enters the second half with strong momentum.

KEY BUSINESS & FINANCIAL UPDATES

- ❖ **Pre-sales momentum:** Q2 FY27 pre-sales rose 83% YoY to INR 470 Crs, reflecting sustained demand for the Company's premium offerings
- ❖ **Pipeline additions:** Three new projects secured in Q2, Lotus Supremus (Juhu), Lotus Empressa (Shivaji Park, Dadar West), Lotus Stellar (Versova) and additional area secured for Lotus Insignia which together adds INR 2,700–2,800 Crs of GDV
- ❖ **H2 FY27 launches:** Four projects, Lotus Sky Plaza, Lotus Portofino, Lotus Odyssey and Lotus Aurelia are lined up with a combined estimated GDV of ~INR 3,500–4,000 Crs, positioning the Company well to meet its FY27 guidance

KEY FINANCIAL HIGHLIGHTS for Q2 FY27

- ❖ Pre-sales grew 83% YoY to ₹470 crore from ₹257 crore.
- ❖ Total Revenue grew 53% YoY to ₹269 crore from ₹176 crore
- ❖ EBITDA grew 113% YoY to ₹107 crore from ₹50 crore. EBITDA Margin stood at 39.9%
- ❖ Profit After Tax grew 91% YoY to ₹89 crore from ₹46 crore

KEY FINANCIAL HIGHLIGHTS for H1 FY27

- ❖ Pre-sales grew 176% YoY to ₹879 crore from ₹319 crore.
- ❖ Total Revenue grew 69% YoY to ₹401 crore from ₹237 crore
- ❖ EBITDA grew 95% YoY to ₹155 crore from ₹80 crore. EBITDA Margin stood at 38.8%
- ❖ Profit After Tax grew 86% YoY to ₹134 crore from ₹72 crore



GUIDANCE FOR FY27

Particulars	FY27 Guidance	H1 FY27	FY26	FY25	FY24
Pre-Sales	INR 1,800–2,000 Crs.	INR 879 Crs.	INR 1,157 Crs.	INR 488 Crs.	INR 348 Crs.
Revenue Growth	55–60% YoY	INR 401 Crs.	INR 769 Crs.	INR 550 Crs.	INR 462 Crs.
PAT Growth	55–60% YoY	INR 134 Crs.	INR 243 Crs.	INR 228 Crs.	INR 120 Crs.

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

“I am delighted to report a strong second quarter, which completes an outstanding first half for Sri Lotus. Pre-sales for Q2 FY27 grew 83% YoY to INR 470 Crs. For H1 FY27, pre-sales stood at INR 879 Crs, up 176% YoY and on track to achieve our full-year guidance. This is a clear endorsement of our approach of pairing premium products with Mumbai’s most sought-after micro-markets and delivering them with discipline.

Our growth has not come at the cost of profitability, which remains a hallmark of our model. In Q2, total revenue rose 53% YoY to INR 269 Crs, EBITDA more than doubled to INR 107 Crs at a margin of 39.9%, and PAT grew 91% to INR 89 Crs.

We also made significant progress on business development during the quarter, where company was appointed as preferred developer for three new projects: Lotus Supremus (Juhu), Lotus Empressa (Shivaji Park, Dadar West), Lotus Stellar (Versova) and additional area secured for Lotus Insignia which together adds INR 2,700–2,800 Crs of GDV.

These additions deepen our presence in some of Mumbai’s finest neighborhoods and give us meaningful visibility on growth. Redevelopment and joint development remain at the core of our strategy, and we will continue to add quality projects to our pipeline..

As we enter the second half, we are well prepared. Four launches are planned, Lotus Sky Plaza, Lotus Portofino, Lotus Odyssey, and Lotus Aurelia with a combined estimated GDV of ~INR 3,500–4,000 Crs. Together with the momentum from our recent launches and a growing pipeline, this positions us well for the months ahead. We remain confident of delivering our stated guidance for FY27 of a pre-sales of INR 1,800–2,000 Crs, and revenue and PAT growth of 55–60% over FY26 levels.

I thank our customers, joint development partners, and the entire Sri Lotus team for their trust and commitment. We will continue to build with the same focus on design, quality and financial prudence, and to create lasting value for all our stakeholders.”



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 8 ongoing and 16 upcoming developments covering ~46.8 lakh sq. ft. of carpet area and ~36.9 lakh sq. ft. of saleable area.

With a strong presence in Juhu and Andheri West, the company has also expanded into other micro markets of Mumbai like 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.