LOTUS DEVELOPERS™

Date: August 03, 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: Intimation of Investor Presentation for the quarter ended June 30, 2026

This is in continuation to our letter dated July 23, 2026 wherein we had informed regarding an Earnings Call scheduled with Analysts / Investors on August 04, 2026 at 11.30 A.M. (IST) to discuss the Unaudited (Standalone and Consolidated) Financial Results for the quarter ended June 30, 2026.

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, please find enclosed herewith the Investor Presentation for the said Earnings Call.

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
Digitally signed by ANKIT KUMAR TATER
Date: 2026.08.03 17:38:50 +05'30'

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

Encl. A/a

LOTUS

DEVELOPERS

Investor Presentation

August 2026

Safe Harbor

This presentation and the accompanying slides (the "Presentation"), which have been prepared by **Sri Lotus Developers & Realty Limited** (the "Company"), have been prepared solely for information purposes and do not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

Certain matters discussed in this Presentation may contain statements regarding the Company's market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and world-wide, competition, the company's ability to successfully implement its strategy, the Company's future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cash flows, the Company's market preferences and its exposure to market risks, as well as other risks. The Company's actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.

Lotus Developers: Luxury and Ultra Luxury Developer

Developer of residential and commercial premises in Mumbai, with a focus in redevelopment projects in the luxury and ultra luxury segment

We **build PRODUCTS**, not projects

Asset-light model, with ~**100%** of new projects undertaken through redevelopment & Joint Development

Rapid project execution with completion of residential developments 12-18 months ahead of RERA timelines

End-to-end in-house execution—covering sales, construction and business development—drives superior control over quality, materials, and customer satisfaction

20%+ premium over peers in same micro market of Juhu with industry leading psf. realisations

Products are **homogenous**, ensuring **uniformity and no differentiation** between existing and new members

Micro markets offer **Highest Sales Velocity** in the Real Estate Industry

NET DEBT FREE Company

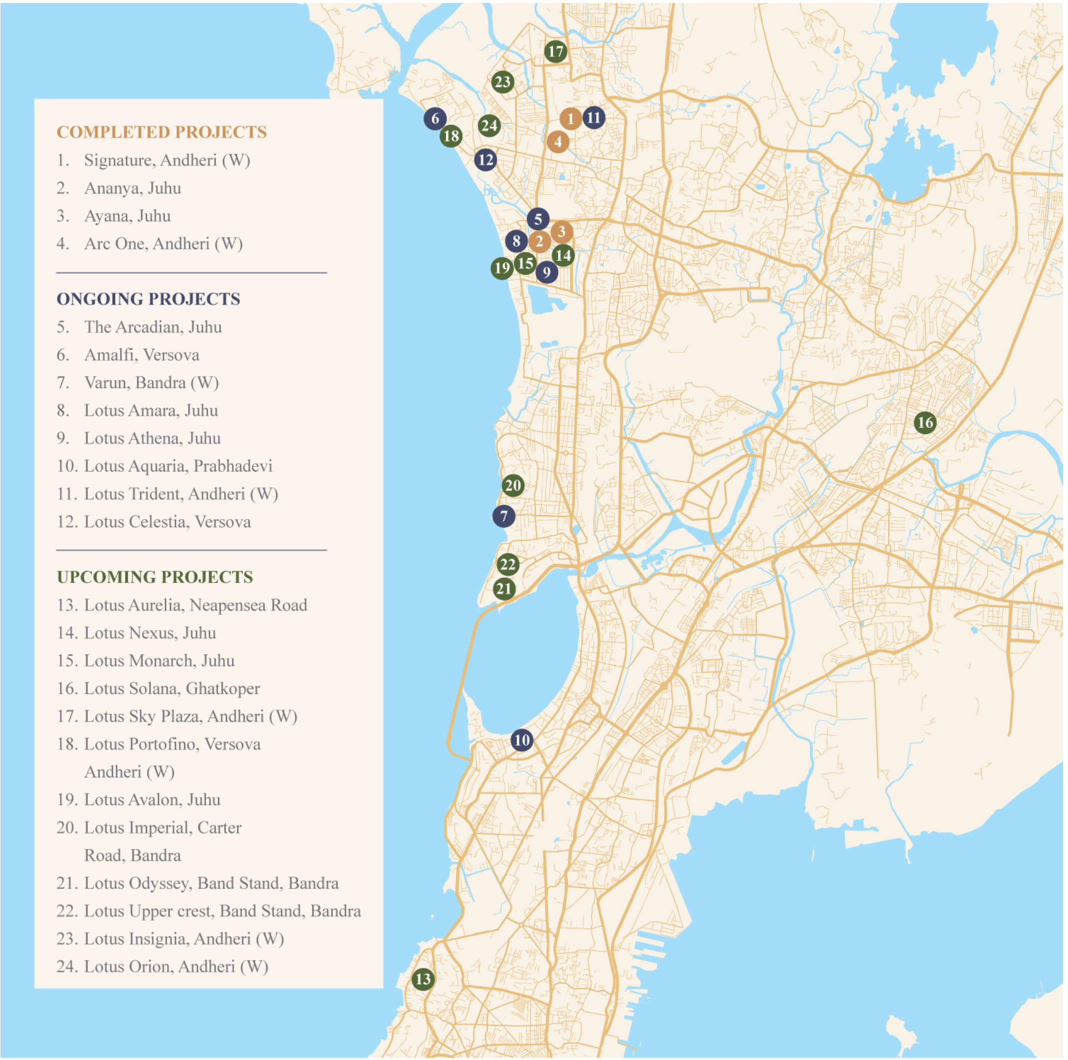
Net Cash Balance[1] of **INR 623 Crs** as on June 2026

Projects are selected with the **Blue water & Garden View (B&G) Concept** in mind

ZERO RERA Case / NO Complaints registered against any projects in its history

1. Total Cash of INR 777 Crs. Debt outstanding of INR 153 Crs.

Current Project Portfolio



\+ **25. Gift City Area Project**

Carpet Area*

~4.0mn. Sq. ft.

Saleable Area*

~3.2mn. Sq. ft.

PAT Margin (%)

~ 25%-30%

on a consistent basis

Expected Free Cashflow^

~INR 8,400 Crs.

From ongoing + Completed+ Upcoming Projects

* Excludes sold inventory
* Includes Residential and Commercial Projects
^ The above is based on Management Estimates and subject to change.

The map above indicates the locations of completed projects, ongoing projects and upcoming projects as of June 30,2026

One of its Kind Brand Campaign – "Luxury Coastline Collection"

In April 2026, Lotus Developers launched its ***first brand campaign*** *unveiling* ***"Luxury Coastline Collection"***

This first-of-its-kind initiative in India features ***11 stunning projects*** *across Mumbai's most sought-after coastal locations, including* ***Versova, Juhu, Carter Road, Bandstand, Prabhadevi, and Nepean Sea Road.***

The portfolio is slated for ***completion within the next four years.***

Link to visit: Click here

Expansion in GIFT City Area with Flagship Ultra Luxury Project

Project Profile:

- **Land:** Carpet area of ~1 Mn. Sq. Ft.; Freehold
- **Location:** On the Bank of Sabarmati river, adjoining Gift City

Highlights of the project:

- **Agreement type:** Joint Development Agreement with profit sharing arrangement with Mr. Abhishek Bachchan
- **Type of development:** Mixed use project having a mix of premium retail, Grade-A commercial office spaces and high end residential units.
- **Demand Indicator:** Strong demand from financial institutions, fintech firms, and allied sectors for Grade-A commercial spaces, coupled with differentiated project positioning and strong brand name translating into high enquiry levels for luxury residential units.
- **Completion Timeline:** FY31
- **Expected Commencement:** Q1 FY28
- **Estimated GDV:** INR 2,000-2,200 Crs

Q1 FY27 BUSINESS & FINANCIAL HIGHLIGHTS

From MD’s Desk

“The first quarter of FY27 has marked a strong start for Sri Lotus Developers, with robust momentum across our business and continued healthy demand for our luxury and ultra-luxury residential portfolio. The quarter's performance was driven by the sustained success of our recently launched projects. We also delivered healthy growth in collections, revenues, and profitability, reflecting the strength of our operating platform and disciplined execution.

During the quarter, we further expanded our development portfolio with the launch of Lotus Trident in Andheri West and Lotus Aquaria in Prabhadevi. Customer response to both projects has been encouraging, with Lotus Trident receiving particularly strong interest immediately after launch. Construction activities have already commenced, and the enquiry pipeline across our new launches remains healthy, providing good visibility for future sales.

What continues to distinguish Lotus is the quality and sustainability of our growth. We remain focused on disciplined capital allocation, selective project acquisitions, premium micro-market positioning, and timely execution, while maintaining one of the strongest balance sheets and profitability profiles in the real estate industry. This approach has enabled us to consistently create long-term value while preserving financial flexibility.

Looking ahead, we have a strong launch pipeline for the remainder of FY27, comprising multiple premium residential developments across key micro-markets. Backed by a growing portfolio, strengthening brand equity, and sustained demand in the premium housing segment, we remain confident in delivering our growth objectives for the year while continuing to execute with financial discipline and operational excellence.“

Anand Pandit
Chairman & Managing Director

Q1 FY27 Business & Financial Highlights

LOTUS DEVELOPERS™
LUXURY LOOKS UP TO US

Q1 FY27

Pre – Sales
INR **409** Crs.
(567% YoY)

Collections
INR **150** Crs.
(115% YoY)

Revenue
INR **132** Crs.
(116% YoY)

EBITDA
INR **48** Crs.
(63% YoY)

EBITDA Margin
36.4%

Profit After Tax
INR **46** Crs.
(77% YoY)

- **Q1 FY27 pre-sales witnessed robust traction, increasing 567% YoY to INR 409 Crs.**
- **Two projects were launched during Q1 FY27** – Lotus Trident (Andheri West) and Lotus Aquaria (Prabhadevi). Together, these projects have a **GDV of INR 1,350 Crs.**
  - Both projects were launched towards the end of June and are seeing good traction and enquiries, with construction commenced and strong customer interest, providing a healthy pipeline for future sales.
- **The company plans to launch four new projects in the remaining part of FY27**, with an estimated combined GDV of ~INR 3,500–4,000 Crs. This includes **Lotus Aurelia, Lotus Sky Plaza, Lotus Portofino, and Lotus Odyssey.**
- The company will continue to **add new projects and developments** to enhance the future pipeline.

GUIDANCE (FY27)

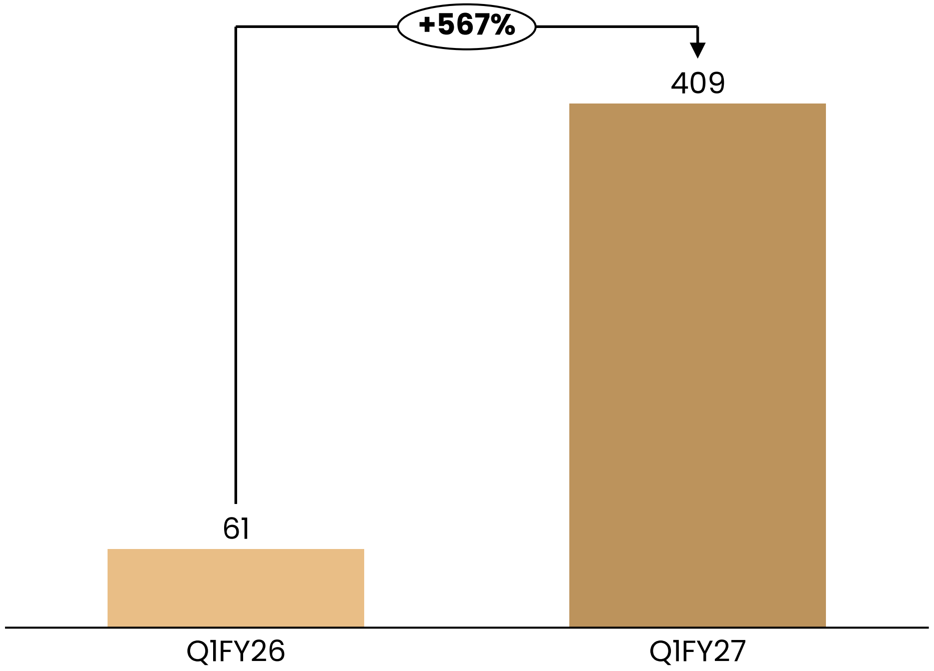
Pre - Sales
~ INR **1,800 – 2,000** Crs.

Revenue Growth
~55-60% YoY

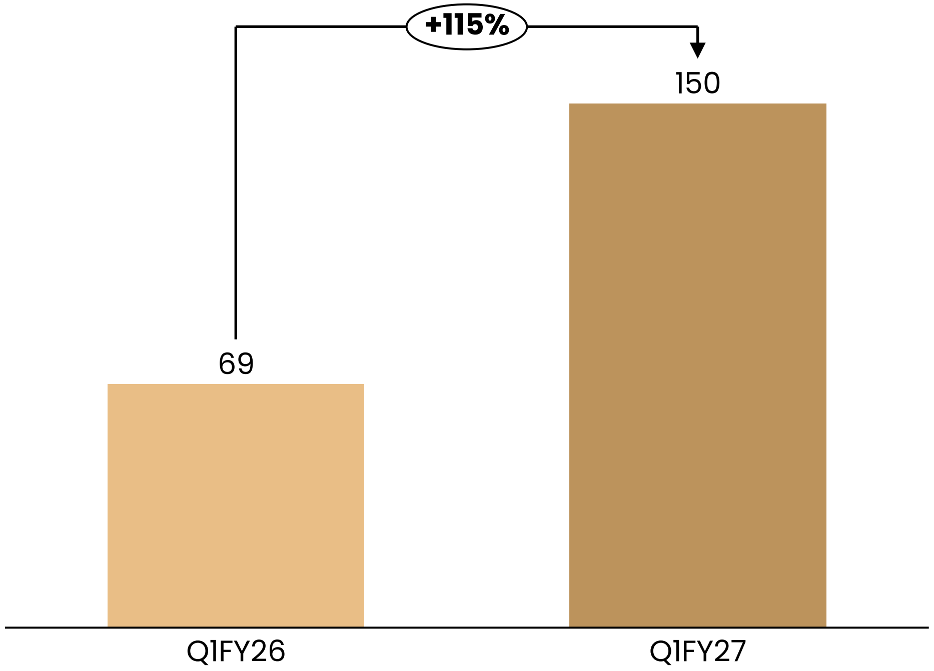
Profit After Tax Growth
~55-60% YoY

Presales grew 567% and collections 115% YoY

Pre-Sales (INR Crs.)



Collections (INR Crs.)



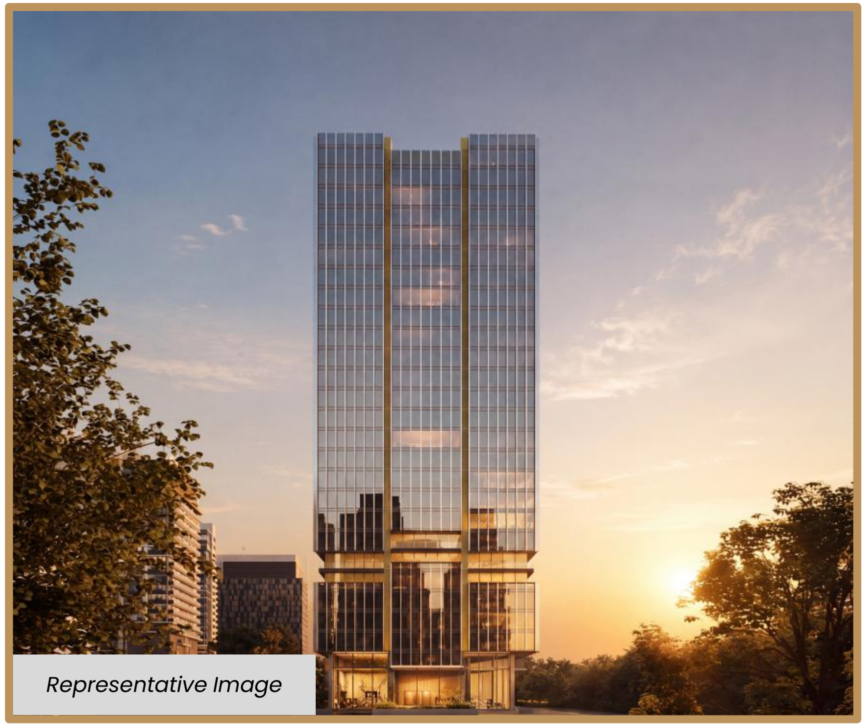
Q1 FY27 pre-sales witnessed robust traction, increasing **567% YoY to INR 409 Cr**, primarily *driven by the sustained success of our recently launched projects.* **Two projects were launched during Q1 FY27** – Lotus Trident (Andheri West) and Lotus Aquaria (Prabhadevi). Together, these projects have a **GDV of INR 1,350 Crs.** Both projects were launched towards the end of June and are seeing good traction and enquiries, with construction commenced and strong customer interest, providing a healthy pipeline for future sales.

New Launches in Q1FY27

Lotus Aquaria (Prabhadevi)

0.76 Lakh Sq. Ft.
Saleable Area

INR 800 Crs.
Estimated GDV



Lotus Trident (Andheri West)

1.37 Lakh Sq. Ft.
Saleable Area

INR 550 Crs.
Estimated GDV

Q1 FY27 Profit & Loss Statement

Particulars (INR Crs.)	Q1FY27	Q1FY26	YoY %	FY26
Revenue from operations	**132**	**61**	**116%**	**769**
Cost of construction and development	133	53		718
Changes in inventories	-67	-32		-298
Employee benefit expenses	6	3		15
Other expenses	11	7		54
EBITDA	**48**	**29**	**63%**	**281**
EBITDA Margin (%)	**36.4%**	**48.0%**		**36.5%**
Other income	14	7		50
Depreciation and amortisation expenses	0	0		2
EBIT	**61**	**36**	**71%**	**329**
Finance costs	1	0		2
Profit before tax	**61**	**35**	**72%**	**327**
Tax expense	15	10		83
Profit for the period	**46**	**26**	**77%**	**243**
PAT Margin (%)	**34.5%**	**42.1%**		**31.6%**

Raised Capital through IPO

The overall IPO was **Oversubscribed by 74 times**, with QIB category **Oversubscribed by 175 times**

Fresh Issue of INR 792 Crs.

Use of proceeds

❖ Investment in our Subsidiaries, Richfeel Real Estate Private Limited, Dhyan Projects Private Limited and Tryksha Real Estate Private Limited for part-funding development and construction cost of our Ongoing Projects, Amalfi, The Arcadian and Varun, respectively amounting to **~INR 550 Crs.**

Project	Funded from Net Proceeds	Estimated Deployment		Deployment
		FY26	FY27	As of 30th Jun'26
Project Amalfi	INR 140.0 Crs.	INR 42.0 Crs.	INR 98.0 Crs.	INR 47.8 Crs.
Project Arcadian	INR 247.0 Crs.	INR 147.0 Crs.	INR 127.0 Crs.	INR 170.7 Crs.
Project Varun	INR 136.0 Crs.	INR 54.0 Crs.	INR 82.0 Crs.	INR 52.8 Crs.
Total	**INR 550.0 Crs.**	**INR 243.0 Crs.**	**INR 307.0 Crs.**	**INR 271.3 Crs.**

❖ The remaining funds are allocated towards general corporate requirements primarily include working capital needs and Capex for other upcoming projects etc.

KEY GROWTH STRATEGIES

Key Growth Strategies

1. Strategic position in the **Western suburbs of Mumbai -** leveraging on **market dynamics and consumer centric approach**

2. Enhanced Focus on **Asset-Light Model**

3. **Expand** into the Other **Micro-Markets** of Mumbai

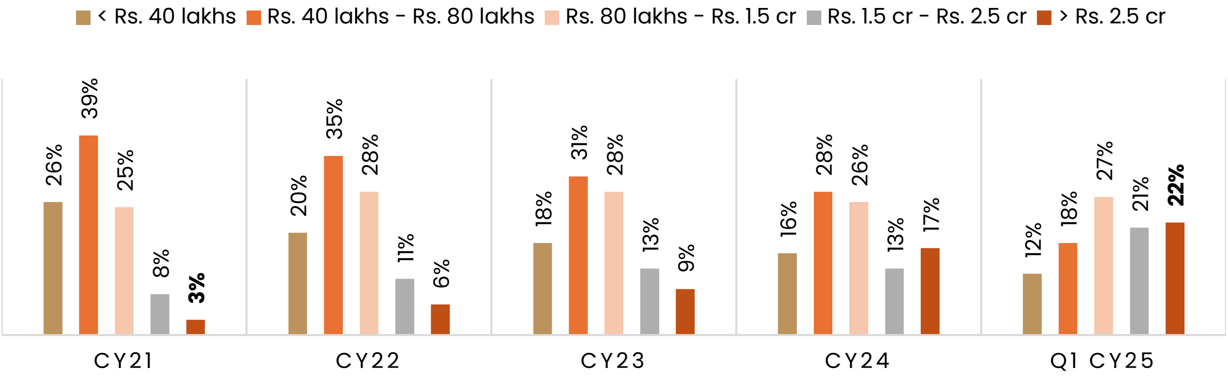
4. Brand Equity driven by **Capabilities & Timely Execution** with an ability to **sell units during construction phase**

5. Selectively **Develop Commercial Projects**

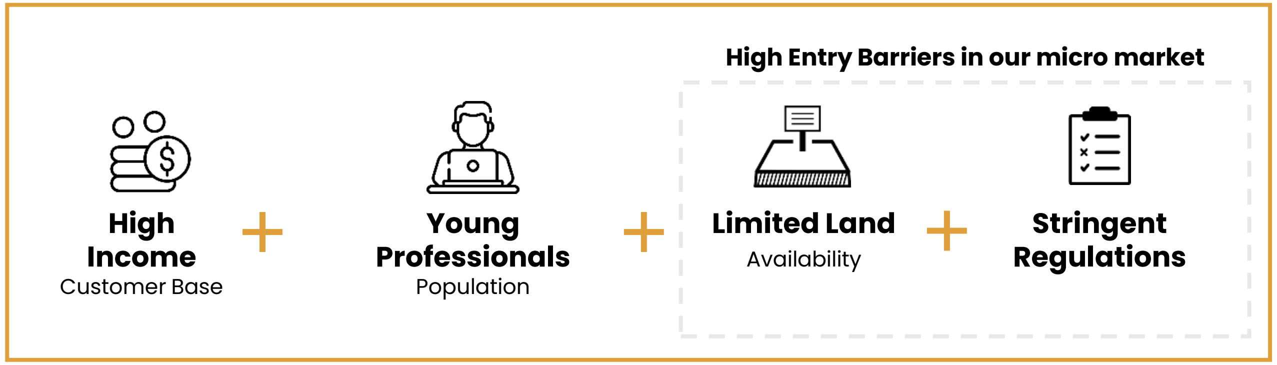
1. Strategic Position in the Western Suburbs of Mumbai…

LOTUS DEVELOPERS™
LUXURY LOOKS UP TO US

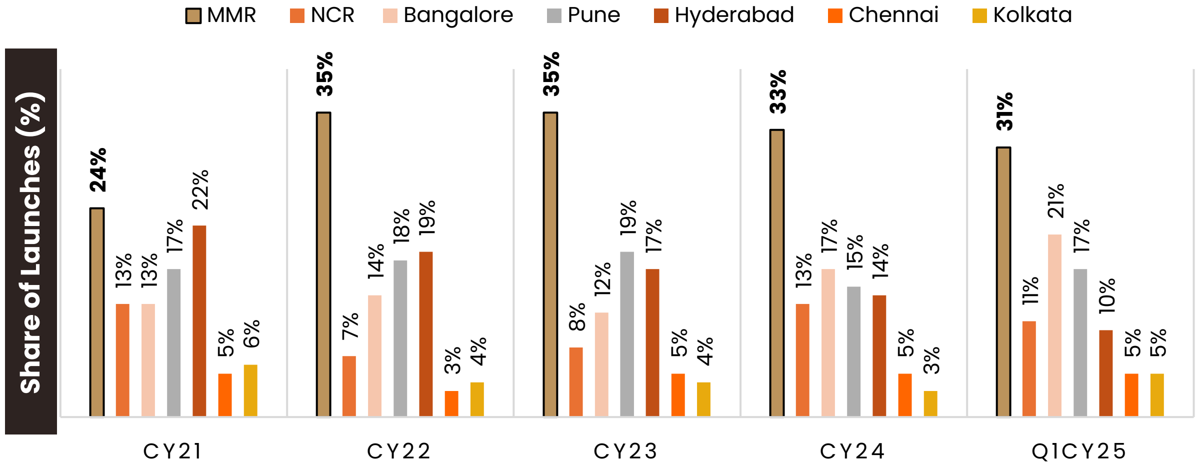
Luxury Segment (> ₹2.5 cr.) in India grew from 3% in CY21 to 22% in Q1CY25 [1]…

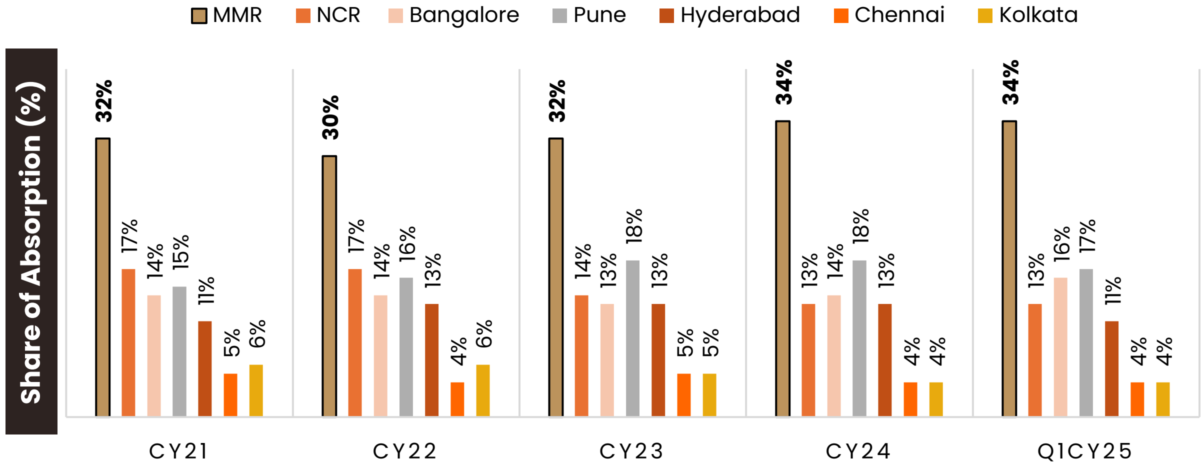


Strategic Positioning in Ultra Luxury and Luxury segment in the western Suburbs of Mumbai…



With MMR Leading in Launches (31-35%) and Absorption (32-34%)[1]





Notes:
1. *Source- Anarock Report*
2. *MMR- Mumbai Metropolitan Region*

… leveraging on market dynamics and consumer centric approach

Strengthen positioning in the luxury and ultra luxury segment in western suburbs of Mumbai

Design projects that resonate with Customers + **Strategic Research before Planning**

Market Driven Strategy

Andheri Media and Entertainment hub	**Project Signature**	Amenities such as private theatre, banquet and private lounge
Gap in demand for commercial properties with smaller unit sizes	**Project Arc One**	400 sq. ft. office space with 13.5 ft. height and loft area with storage capabilities
High density and land constraints in Juhu	**Project Ananya & Ayana**	Rooftop amenities such as swimming pool, cabanas and sit outs space

Experienced player with strong pipeline of projects in the western suburbs of Mumbai

- **4** Completed Projects
- **8** Ongoing Projects Of which **1** Project in South Central Mumbai
- **13** Upcoming Projects Of which **10** Projects in Western Suburbs

1. Source: Anarock Report

2. Enhanced Focus on Asset-Light Model

LOTUS DEVELOPERS™
LUXURY LOOKS UP TO US

Asset Light Model

8 Ongoing Projects

5 Redevelopment Projects

+

2 Joint Development Projects

13 Upcoming Projects

of which

11 Redevelopment Projects

+

2 Joint Development Project

Business Model	Completed Projects		Ongoing Projects		Upcoming Projects	
	Carpet Area (Lakh sq. ft.)	% of Total Carpet Area	Carpet Area (Lakh sq. ft.)	% of Total Carpet Area	Carpet Area (Lakh sq. ft.)	% of Total Carpet Area
Redevelopment	2.61	58.7%	6.40	74.9%	21.34	65.9%
Joint Development	0	0.0%	0.77	9.0%	11.02	34.1%
Greenfield	1.83	41.3%	1.37	16.1%	0	0.0%
Total	**4.44**	**100.0%**	**8.55**	**100.0%**	**32.36**	**100.0%**

Advantages

- Capital Efficient Model
- Financial flexibility to undertake new projects in developing areas

Way Forward

- Continued our focus on redevelopment projects
- Leverage our entrenched relationships with housing societies and office unit holders
- Leverage established brand and execution capabilities to actively expand

3. Expand into the Other Micro-Markets of Mumbai

With an established foothold in the luxury and ultra-luxury real estate market of Juhu and Andheri West, strategically expand to other micro-markets in Mumbai

Micro-Market	Western Suburbs		South-Central Mumbai*	Eastern Suburbs - Mumbai
Initial Focus Areas	Bandra	Versova	Prabhadevi & Nepean Sea Road	Ghatkopar
	1 Ongoing Project **3** Upcoming Projects	**3** Ongoing Project **3** Upcoming Projects	**1** Ongoing Project in Prabhadevi **1** Upcoming Projects in Nepean Sea Road	**1** Upcoming Projects

*South Central Mumbai is a premium real estate micro market in MMR, Maharashtra with high capital values[1]

1. Source: Anarock Report

4. Brand Equity driven by Capabilities & Timely Execution

LOTUS DEVELOPERS™
LUXURY LOOKS UP TO US

Integrated development model with in-house experts

- Sales & Business Development Team
- Architecture & Designing team
- Project Procurement and Liasioning Team
- Construction Management Team
- Customer Support and Facility Management Team

Focus on **Customer Satisfaction**

Focus on **Quality & Luxury** construction

Contemporary Architecture

Leverage technology in various aspects of operations

Project Planning and Execution → 3D building information modelling software for model-based construction

Customer Relationship Management → Virtual reality and digital experience for project walkthroughs

Projects delivered **18-24 months** Ahead of RERA timeline

Significant **increase in value** from launch to completion

Project Name	Date of OC	RERA Completion Date	Completed Before Time (no. of months)	Starting Price[2] (per sq. ft. on saleable area)	Price at Product Completion[3] (per sq. ft. on saleable area)	Avg. Appreciation
Signature	Jun 12, 2023	Jun 30, 2025	24	14,226	47,244	**232.09%**
Arc One	Mar 29, 2025	Dec 31, 2026	21	31,942	50,616	58.46%
Ayana	Apr 18, 2024	Dec 31, 2025	19	31,968	58,895	84.23%
Ananya	Dec 15, 2023	Jun 30, 2025	18	40,856	50,504	23.61%

Notes:
1. *OC- Occupancy Certificate*
2. Price from first sale
3. Price from first sale after receipt of occupancy certificate

… with an ability to Sell Units during the Construction Phase

Pre-Sales backed by…

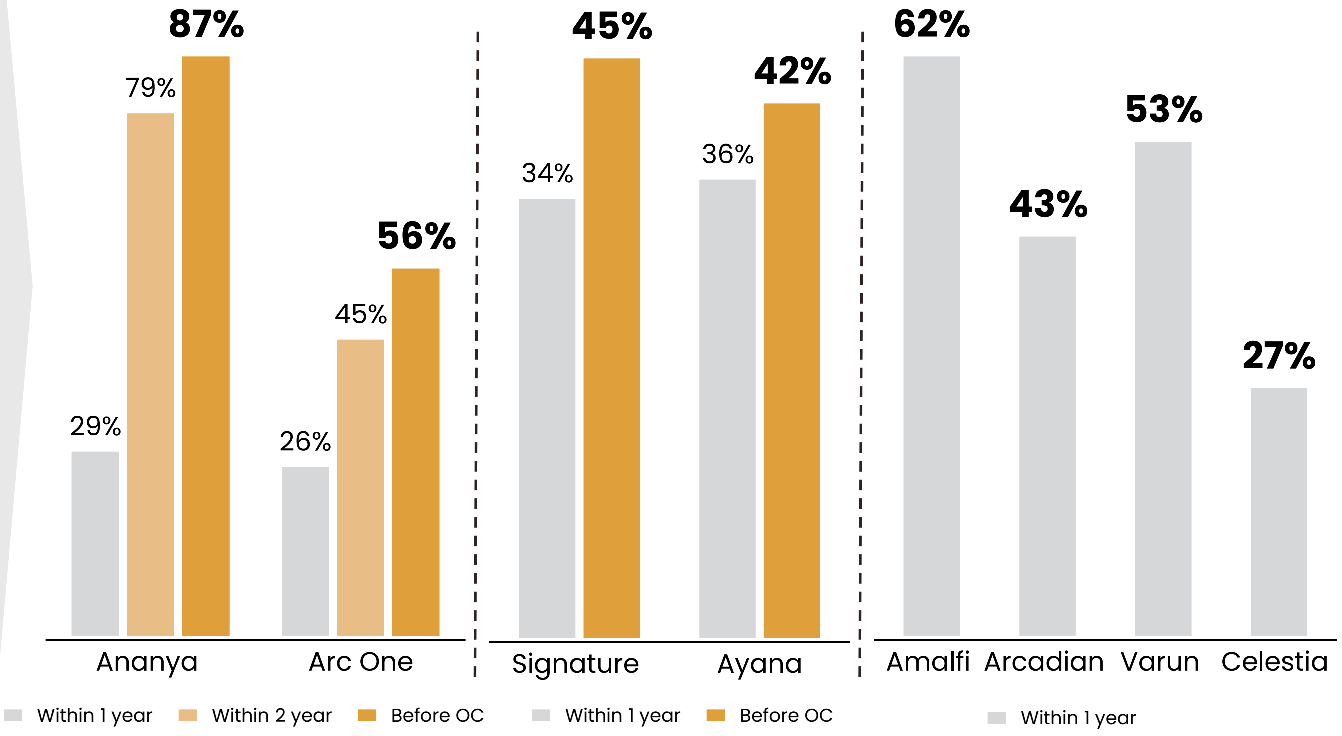
Established Brand | **Quality Product Offerings**

✓ Provide **Cashflow for Operations**

✓ Helps maintain **Low Indebtedness**

Higher Return on Investments

Proven Strength in Pre-sales



Notes:
1. OC- Occupancy Certificate

5. Selectively Develop Commercial Projects

Selectively develop projects in the commercial segment in Andheri West as well as other regions in the western suburbs of Mumbai

Commercial Projects

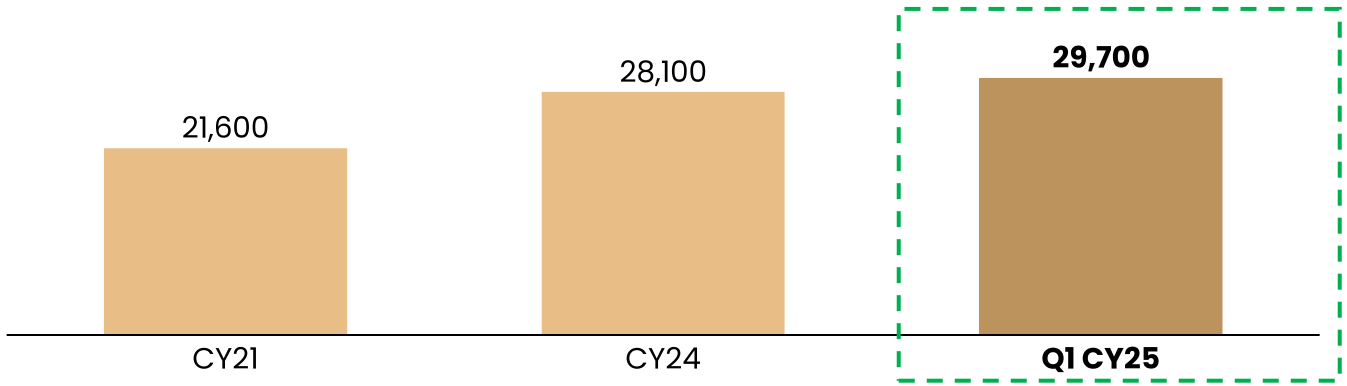
- **2** Completed Projects
- **3** Upcoming Projects

Majority of these commercial projects are located in Andheri West

- ✓ One of Mumbai's key business districts with 4.32 million sq. ft. of office space
- ✓ Prime location for businesses due to connectivity advantages

Sale Prices in Andheri West (in INR)[2]

(per sq. ft. per month)



Lotus Signature, a commercial development in Andheri West, achieved a sale price of **INR 47,244 per sq. ft.** at completion[1], significantly higher than the industry average of **INR 29,700 per sq. ft.**

The most recent sale in Q4FY26 was recorded at ~**INR 65,726 per sq. ft.**, highlighting the project's strong value appreciation.

1. Price from first sale after receipt of occupancy certificate
2. Source: Anarock Report

Seasoned Board of Directors…

Anand Kamalnayan Pandit
(Chairman & Managing Director)

- 24+ years of experience in the real estate sector
- Holds Bachelor of Engineering in Electronics and Communication from University of Gujarat, Diploma in Marketing Management from Management Application Center and has also completed Executive Real Estate Management Program from Harvard Business School
- Previously served as Director at Bank of Maharashtra, Housing & Urban Development Corporation Limited and Syndicate Bank

Roopa Anand Pandit
(Non-Executive & Non-Independent Director)

- 9+ years of experience in the real estate sector
- Holds Bachelor's and Master's in Arts from University of Gujarat

Ashika Anand Pandit
(Wholetime Director)

- 9+ years of experience in the real estate sector
- Holds Bachelor's in Business Administration from Narsee Monjee Institute of Management Studies
- Also holds Master's of Science in Economics and International Financial Economics from University of Warwick

Madhukant Sanghvi
(Independent Director)

- Fellow member of The Institute of Chartered Accountants of India. Also completed the Associate Examination by the Indian Institute of Bankers
- Holds Bachelor's in Commerce and Law each from University of Gujarat
- Previously served as an Executive Director at Bank of Maharashtra, Chairman & Managing Director at Syndicate Bank and was also associated with Dena Bank

Ved Prakash Bharadwaj
(Independent Director)

- Holds Bachelor's in Science, Master's in Science and Master's in Philosophy each from University of Delhi
- Previously served as Joint Secretary in the Department of Financial Services; Secretary, BIFR, Ministry of Finance; and as Government Director on the board of Bank of Maharashtra and United India Insurance Company Limited

Priti Desai
(Independent Director)

- 26+ years of experience in project management and infrastructure development sectors
- Holds Bachelor's in Civil Engineering from Maharaja Sayajirao University, Vadodara
- Also holds Diploma in Local Self-governance from the Institute of Local Self-Government, Bombay
- Previously served as Assistant City Engineer, Ahmedabad Municipal Corporation

… with an experienced Management Team

Sanjay Kumar Jain
(Chief Executive Officer)

- 28+ years of experience in the finance and accounts sector
- 14+ years of experience in the real estate industry
- Fellow member of The Institute of Chartered Accountants of India

Rakesh Gupta
(Chief Financial Officer)

- 18+ years of experience in the finance sector
- Qualified Chartered Accountant and holds Bachelor's in Commerce from University of Rajasthan
- Awarded as one of the Top 10 Finance Heads – 2024 by CEO Insights magazine

Ankit Kumar Tater
(Company Secretary and Compliance Officer)

- 6+ years of experience in the secretarial sector
- Member of the Institute of Companies Secretaries of India
- Holds Bachelor's in Business Management from Mohanlal Sukhadia University, Udaipur

Kamal Dalia
(President- Construction and Execution)

- 15+ years of experience in the real estate sector

Paarth Chheda
(President- Business Development)

- 9+ years of experience in the real estate sector

Yogesh Shah
(President- Liasoning)

- 15+ years of experience in the real estate sector

Nirav Chandan
(President- Engineering)

- 12+ years of experience in the real estate sector

Dharmesh Chevli
(Chief Architect)

- 23+ years of experience in the architecture and design sector

Paras Desai
(Vice President- Facility Management)

- 30+ years of experience in facility management

Pallavi Vishwasrao
(Vice President- Legal)

- 19+ years of experience in the legal sector

Nimit Shah
(Vice President- Business Development)

- 12+ years of experience in sales and business development

PROJECT UPDATE

Summary of Ongoing Projects (Residential)

LOTUS DEVELOPERS™ LUXURY LOOKS UP TO US

Estimated GDV for the ongoing projects is ~4,500-4,700 Crs.

Project Name	Location	Estimated carpet Area (Lakh sq. ft.)	Estimated Saleable RERA Carpet Area (Lakh sq. ft.)	% stake in the project	Q1 FY27 Presales	% of Inventory sold	Expected Completion
Lotus Amara	Juhu	0.50	0.50	20%[2]	INR 10 Crs.	-	FY27
Lotus Athena	Juhu	0.27	0.23	9.31%[3]	-	-	FY27
The Arcadian	Juhu	1.75	1.34	100%	INR 15 Crs.	43%	FY27
Amalfi	Versova	0.65	0.48	100%	-	62%	FY28
Varun	Bandra West	0.52	0.32	100%[1]	INR 75 Crs.	53%	FY28
Lotus Aquaria	Prabhadevi	1.22	0.76	100%	INR 17 Crs.	4%	FY29
Lotus Celestia	Versova	2.28	1.60	100%	INR 267 Crs.	27%	FY29
Lotus Trident	Andheri West	1.37	1.37	100%	INR 8 Crs.	1%	FY30
Total		**8.55**	**6.59**		**INR 392 Crs.**		

Redevelopment Projects – 5 (The Arcadian, Amalfi, Varun, Lotus Aquaria & Lotus Celestia)

Joint Development Projects – 2 (Lotus Amara, Lotus Athena)

Greenfield Projects – 1 (Lotus Trident)

Launched ***Lotus Aquaria (Prabhadevi) and Lotus Trident (Andheri West) towards June end.*** *Construction is progressing well and also witnessing strong initial traction across both newly launched projects. The company expect to launch* ***four projects in FY27*** **–Lotus Aurelia, Lotus Sky Plaza, Lotus Portofino, and Lotus Odyssey with combined GDV of INR 3,500-4,000 Crs.**

1. 100% stake in the project with 75% stake in the subsidiary
2. 20% Revenue Sharing
3. 9.31 Revenue Sharing

Commercial Greenfield Projects

Arcadian (Juhu)

Lotus Amara (Juhu)

Lotus Athena (Juhu)

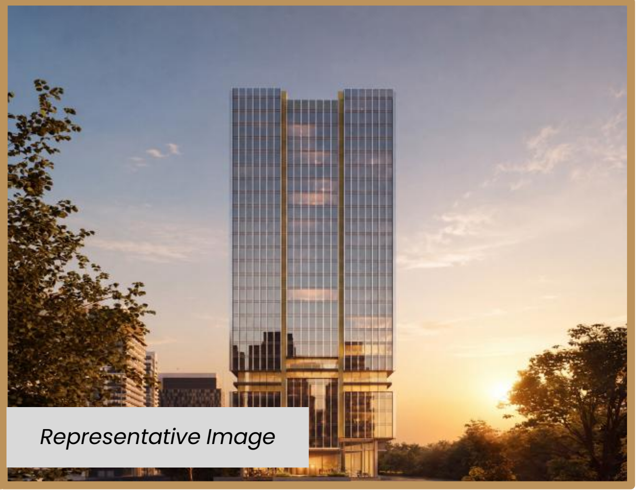
Amalfi (Versova – Andheri)

Varun (Carter Road – Bandra)

Lotus Aquaria (Prabhadevi)

Lotus Celestia (Versova)

Lotus Trident (Andheri West)



Summary of Upcoming Projects (Residential)

LOTUS DEVELOPERS™
LUXURY LOOKS UP TO US

Estimated GDV for the upcoming projects is ~7,500-7,800 Crs.

Project Name[1]	Location	Estimated Carpet Area (Lakh sq. ft.)	Estimated Saleable RERA Carpet Area (Lakh sq. ft.)	% Stake in the project	Expected Commencement	Expected Completion
Lotus Monarch	Juhu	2.40	1.85	100%	Q2 FY27	FY 30
Lotus Portofino	Versova	1.15	0.73	100%	Q2 FY27	FY 30
Lotus Avalon	Juhu	0.50	0.26	100%	Q2 FY27	FY 29
Lotus Aurelia	Napensea Road	0.62	0.62	70% profit Share	Q3 FY27	FY 30
Lotus Solana	Ghatkoper	1.84	1.29	100%	Q3 FY27	FY 30
Lotus Imperial	Bandra West	2.47	1.29	100%	Q4 FY27	FY 30
Lotus Odyssey	Bandra West	1.42	1.04	100%	Q1 FY27	FY 30
Lotus Upper Crest	Bandra West	0.66	0.38	100%	Q4 FY27	FY 31
Lotus Insignia	Lokhandwala, Andheri W	1.55	0.97	100%	Q2 FY28	FY 31
Lotus Orion (mix use)	Lokhandwala, Andheri W	1.79	1.23	100%	Q2 FY28	FY 31
Total		**14.39**	**9.68**			

Redevelopment Projects – 9 (Lotus Monarch, Lotus Portofino, Lotus Avalon, Lotus Imperial, Lotus Solana, Lotus Odyssey, Lotus Upper Crest, Lotus Insignia & Lotus Orion)

Joint Development Projects – 1 (Lotus Aurelia)

* 70% profit share and the company holds 79.99% stake in the subsidiary

1. Project names are subject to change at the time of final launch

Summary of Upcoming Projects (Commercial)

Estimated GDV for the upcoming projects is ~4,700-5,200 Crs.

Project Name	Location	Estimated Carpet Area (Lakh sq. ft.)	Estimated Saleable RERA Carpet Area (Lakh sq. ft.)	% stake in the project	Expected Commencement	Expected Completion
Lotus Sky Plaza	Oshiwara	5.22	4.06	100%	Q2 FY27	FY30
Lotus Nexus[1]	Juhu	2.35	2.22	100%	Q3 FY27	FY30
Gift City Area (Mixed Use)	Gift City Area	10.40	10.40	100%[2]	Q1 FY28	FY31
Total		**17.97**	**16.68**			

Redevelopment Projects – 2 (Lotus Nexus & Lotus Sky Plaza)

Joint Development Projects – 1 (Gift City Area Project)

1. 53.7% stake in the subsidiary. 2. 50% revenue share with JDA Partner

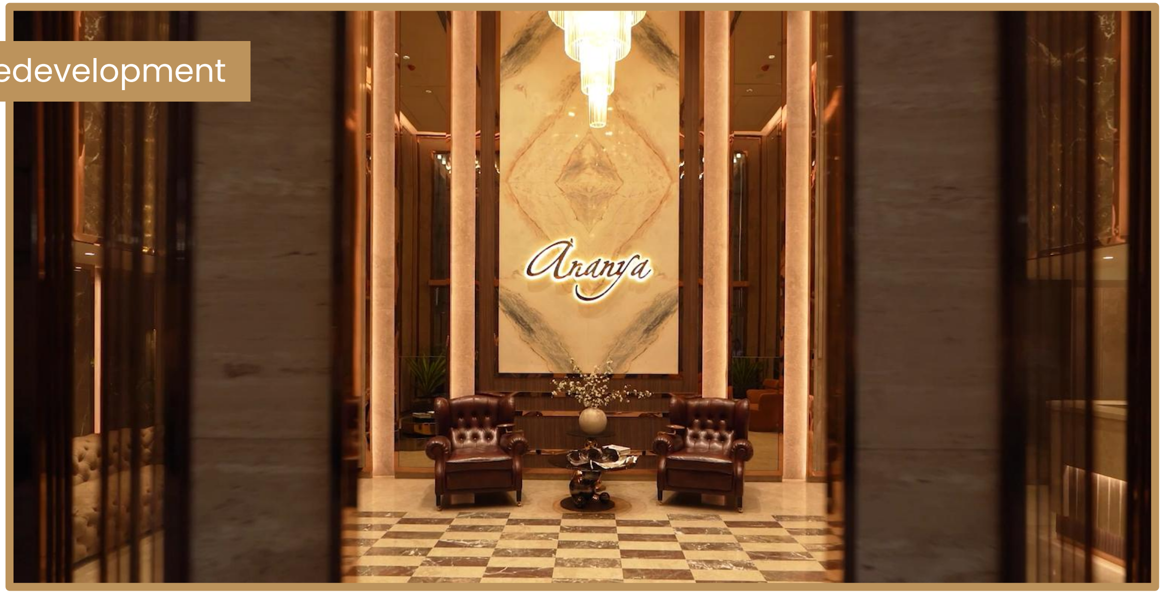
Project Timelines

Project Name	Location	Project Type	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Lotus Amara	Juhu	Residential								
Lotus Athena	Juhu	Residential								
The Arcadian	Juhu	Residential								
Amalfi	Versova	Residential								
Varun	Bandra West	Residential								
Lotus Aquaria	Prabhadevi	Residential								
Lotus Celestia	Versova	Residential								
Lotus Trident	Andheri West	Commercial								
Lotus Monarch	Juhu	Residential								
Lotus Portofino	Versova	Residential								
Lotus Avalon	Juhu	Residential								
Lotus Aurelia	Neapen Sea Road	Residential								
Lotus Solana	Ghatkopar	Residential								
Lotus Imperial	Bandra West	Residential								
Lotus Odyssey	Bandra West	Residential								
Lotus Upper Crest	Bandra West	Residential								
Lotus Insignia	Lokhandwala, Andheri	Residential								
Lotus Orion	Lokhandwala, Andheri	Residential								
Lotus Sky Plaza	Oshiwara	Commercial								
Lotus Nexus	Juhu	Commercial								
Gift City Area	Gift City Area	Mixed Use								

COMPLETED PROJECTS

Completed Residential Projects

Redevelopment



ANANYA (Juhu)

79,467 Sq. Ft.	**56,076 Sq. Ft.**	**95% Sold**
Carpet Area	Saleable Area	Sold Inventory
~INR 46,000 per Sq. Ft.	**INR 262 Crs.**	**INR 244 Crs.**
Avg. Selling Price	GDV	Collection

Redevelopment

AYANA (Juhu)

70,268 Sq. Ft.	**50,455 Sq. Ft.**	**70% Sold**
Carpet Area	Saleable Area	Sold Inventory
~INR 50,600 per Sq. Ft.	**INR 257 Crs.**	**INR 169 Crs.**
Avg. Selling Price	GDV	Collection

Completed Commercial Projects

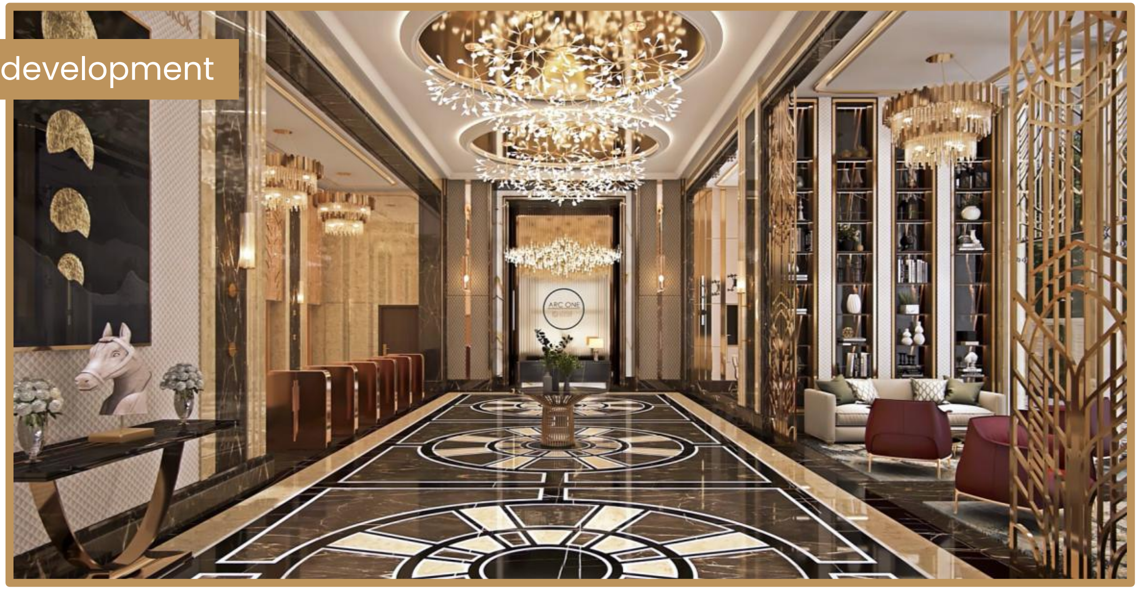
LOTUS DEVELOPERS™
LUXURY LOOKS UP TO US

Greenfield

SIGNATURE (Andheri West)

1,83,433 Sq. Ft.	**1,83,433 Sq. Ft.**	**100% Sold**
Carpet Area	Saleable Area	Sold Inventory
~INR 40,000 per Sq. Ft.	**INR 739 Crs.**	**INR 623 Crs.**
Avg. Selling Price	GDV	Collection

Redevelopment



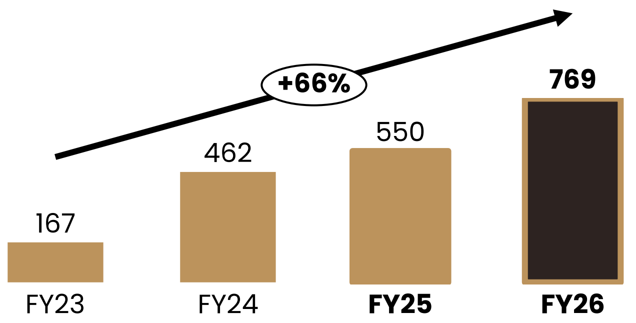
ARC ONE (Andheri West)

1,11,053 Sq. Ft.	**88,442 Sq. Ft.**	**89% Sold**
Carpet Area	Saleable Area	Sold Inventory
~INR 44,830 per Sq. Ft.	**INR 405 Crs.**	**INR 294 Crs.**
Avg. Selling Price	GDV	Collection

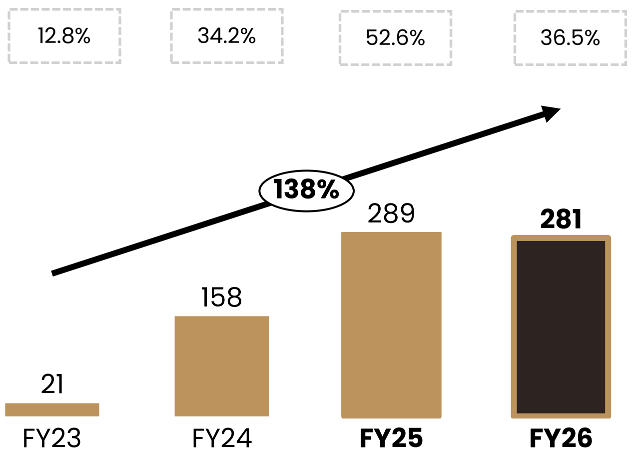
HISTORICAL FINANCIALS

Financial Performance

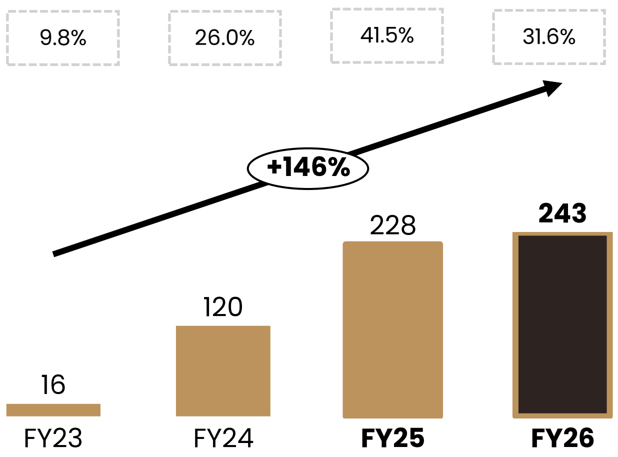
Revenue (INR Cr.)



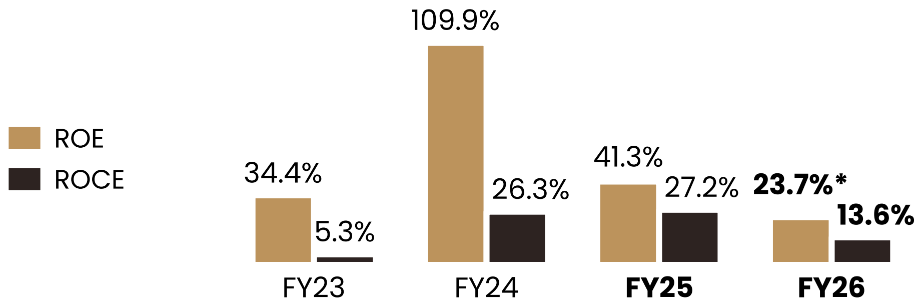
EBITDA (INR Cr.)



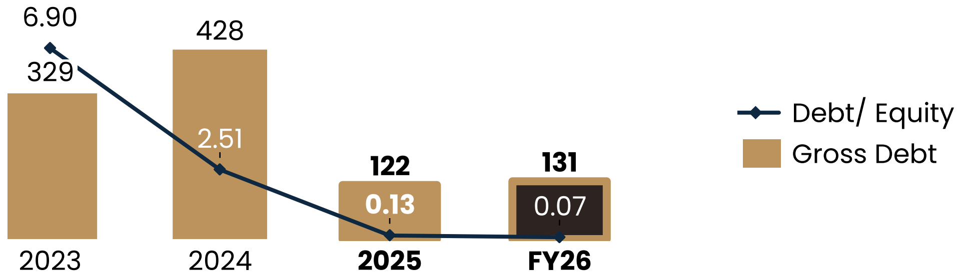
PAT (INR Cr.)



ROE & ROCE (%)



Gross Debt (INR Crs.) & Debt to Equity (x)



% Margin

***FY26 ROE adjusted for unutilised IPO funds of INR 398 Crs.**

Profit & Loss Statement

Particulars (INR Crs.)	FY26	FY25	FY24	FY23
Revenue from operations	**769.0**	**549.7**	**461.6**	**166.9**
Cost of construction and development	717.6	244.9	318.9	131.0
Changes in inventories	-298.3	-46.3	-56.8	-5.6
Employee benefit expenses	15.2	12.5	0.7	1.0
Other expenses	53.9	49.6	40.9	19.0
EBITDA	**280.6**	**289.0**	**157.9**	**21.4**
EBITDA Margin (%)	**36.5%**	***52.6%***	***34.2%***	***12.8%***
Other income	49.8	19.6	4.6	3.1
Depreciation and amortisation expenses	1.7	1.5	1.2	0.9
EBIT	**328.7**	**307.0**	**161.3**	**23.5**
Finance costs	1.9	0.2	0.2	0.6
Profit before share of profit of associates and income tax	**326.7**	**306.8**	**161.1**	**22.9**
Tax expense	83.4	78.9	42.0	5.8
Share of profit / (loss) from associates	0.0	0.0	0.0	-0.3
Profit for the period / year from continuing operations	**243.3**	**227.9**	**119.1**	**16.8**
Profit /(loss) for the period/ year from discontinued operations (net of tax)	0.0	0.0	0.7	-0.5
Profit for the period/ year from continuing and discontinued operations	**243.3**	**227.9**	**119.8**	**16.3**

FY26, FY25 & FY24 numbers are as per audited financials. FY23 is as per re-stated financial statements

Balance Sheet

Equity and Liabilities (INR Crs.)	Mar-26	Mar-25	Mar-24	Mar-23
Equity share capital	48.9	43.6	20.0	20.0
Other equity	1,862.2	888.8	149.6	28.4
Non-controlling interest	7.6	1.4	0.9	-0.7
Total equity	**1,918.7**	**933.8**	**170.5**	**47.6**
Long term borrowings	26.7	24.9	31.6	29.8
Non-current lease liabilities	-	0.7	0.1	0.5
Other non-current financial liabilities	21.4	24.0	1.3	1.2
Long term provisions	1.9	1.1	0.8	0.5
Deferred tax liabilities	0.2	0.0	0.5	2.0
Total non-current liabilities	**50.1**	**50.7**	**34.3**	**34.0**
Short term borrowings	103.8	97.3	396.6	299.2
Current lease liabilities	0.7	0.9	0.6	0.8
Trade payables	38.4	11.8	14.5	7.8
Other current financial liabilities	18.1	15.0	11.4	2.3
Other current liabilities	207.4	103.4	103.8	94.6
Short term provisions	0.1	0.1	0.0	0.0
Current tax liabilities	14.1	5.6	5.1	0.0
Total current liabilities	**382.6**	**234.0**	**532.1**	**404.6**
Total liabilities	**432.8**	**284.8**	**566.3**	**438.6**
Total equity and liabilities	**2,351.5**	**1,218.6**	**736.8**	**486.2**

Assets (INR Crs.)	Mar-26	Mar-25	Mar-24	Mar-23
Property, plant and equipment	1.9	3.4	1.8	2.3
Intangible assets under development	0.3	0.0	-	-
Investment property	0.0	-	-	1.1
Goodwill	1.8	1.8	2.7	0.2
Investment in associates	-	-	-	1.7
Non-current investments	-	-	-	0.0
Non-current loans	-	-	0.2	-
Other non-current financial assets	19.1	10.6	17.8	4.1
Deferred tax assets	1.8	0.6	2.8	6.9
Total non-current assets	**24.9**	**16.3**	**25.2**	**16.3**
Inventories	823.9	525.6	479.3	230.7
Trade receivables	329.3	204.8	42.6	10.4
Cash and cash equivalents	748.8	348.2	101.9	72.3
Other bank balances	99.8	32.3	22.4	3.7
Current loans	14.9	25.0	29.6	104.8
Other current financial assets	273.5	35.0	5.9	10.6
Current tax assets	1.3	2.1	4.6	2.5
Other current assets	35.0	29.3	25.3	34.8
Total current assets	**2,326.6**	**1,202.3**	**711.6**	**469.9**
Total assets	**2,351.5**	**1,218.6**	**736.8**	**486.2**

Mar-26, Mar-25 & Mar-24 numbers are as per audited financials. Mar-23 is as per re-stated financial statements

Cash Flow Statement

Particulars (INR Crs.)	FY26	FY25	FY24	FY23
Net Profit Before Tax	**326.7**	**306.8**	**161.8**	**22.4**
Adjustments for: Non -Cash Items / Other Investment or Financial Items	-40.0	-13.7	-3.0	-1.3
Operating profit before working capital changes	**286.8**	**293.2**	**158.8**	**21.1**
Changes in working capital	-537.5	-238.6	-76.6	59.9
Cash generated from Operations	**-250.8**	**54.6**	**82.3**	**81.0**
Direct taxes paid (net of refund)	-75.1	74.1	36.1	9.9
Net Cash from Operating Activities	**-325.8**	**-19.5**	**46.2**	**71.1**
Net Cash from Investing Activities	**-20.2**	**15.9**	**27.7**	**-14.8**
Net Cash from Financing Activities	**746.7**	**250.0**	**-44.3**	**-11.0**
Net Decrease in Cash and Cash equivalents	**400.7**	**246.3**	**29.55**	**45.3**
Add: Cash & Cash equivalents at the beginning of the period	348.2	101.9	72.3	27.0
Cash & Cash equivalents at the end of the period	**748.8**	**348.2**	**101.9**	**72.3**

FY26, FY25 & FY24 numbers are as per audited financials. FY23 is as per re-stated financial statements

THANK YOU

For further information, please contact:

Sri Lotus Developers & Realty Ltd.
CIN: L68200MH2015PLC262020

Mr. Rakesh Gupta – CFO
investors@lotusdevelopers.com

Investor Relations: Strategic Growth Advisors (SGA)
CIN: U74140MH2010PTC204285

Mr. Deven Druva / Ms. Prachi Chhugani
deven.dhruva@sgapl.net / prachi.chhugani@sgapl.net
Tel: +91 98333 73300 /+91 89492 92029