ROSELABS FINANCE LIMITED

July 17, 2026

To,
The Listing Department,
BSE Limited,
Corporate Relations Dept.,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai, 400001

Scrip Code: **531324**

Dear Sir(s),

Sub: Outcome of Board Meeting

Ref: Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, as amended ("Listing Regulations")

Pursuant to Regulation 30 & 33 of the Listing Regulations, the Board of Directors of Roselabs Finance Limited ('the Company') at its meeting held today i.e., Friday, July 17, 2026 has approved the Unaudited Financial Results along with Limited Review Report for the quarter ended June 30, 2026.

In this regard, please find enclosed herewith the Unaudited Financial Results along with the Limited Review Report issued by M/s. MSKA & Associates LLP, Chartered Accountants, Statutory Auditors of the Company for the quarter ended June 30, 2026 with an unmodified opinion.

The 32nd Annual General Meeting ('AGM') of the Company is scheduled to be held on Thursday, August 27, 2026 at 11.00 a.m. (IST) through Video Conferencing ('VC')/ Other Audio-Visual Means ('OAVM') in accordance with the relevant circulars issued by the Ministry of Corporate Affairs, Government of India ('MCA') and Securities and Exchange Board of India ('SEBI').

The Board Meeting commenced at 3:45 p.m. (IST) and concluded at 4:00 p.m. (IST).

This intimation is also being uploaded on the Company's website at www.roselabsfinancelimited.in

Kindly take the above information on your record.

Yours Faithfully,

For Roselabs Finance Limited

GUNJAN TAUNK
Digitally signed by GUNJAN TAUNK
Date: 2026.07.17 16:23:55 +05'30'

Gunjan Taunk
Company Secretary and Compliance Officer
Membership No. A23346

Encl: As above

MSKA & Associates LLP
(Formerly known as M S K A & Associates)
Chartered Accountants

HO
602, Floor 6, Raheja Titanium
Western Express Highway, Geetanjali
Railway Colony, Ram Nagar, Goregaon (E)
Mumbai 400063, INDIA
Tel: +91 22 6974 0200

Independent Auditor's Review Report on unaudited financial results of Roselabs Finance Limited for the quarter pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To The Board of Directors of Roselabs Finance Limited

1. We have reviewed the accompanying statement of unaudited financial results of Roselabs Finance Limited (hereinafter referred to as 'the Company') for the quarter ended June 30, 2026 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulations').

2. This Statement, which is the responsibility of the Company's Management and has been 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 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34'), and other recognised accounting principles generally accepted in India and is in compliance with the 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 Engagement (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 specified under section 143(10) of the Act 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 stated in paragraph 3 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 Ind AS 34 and other recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187

Bhavik L. Shah
Partner
Membership No.: 122071
UDIN: 26122071JADNPC2028
Place: Mumbai
Date: July 17, 2026

MSKA & ASSOCIATES LLP
Chartered Accountants

ROSELABS FINANCE LIMITED
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Website: www.roselabsfinancelimited.in, E-mail: roselabsfinance@lodhagroup.com

(₹ in Lakhs except per share data)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30-JUNE-2026

Sr. No.	Particulars	For the quarter ended			For the year ended
		30-June-2026 (Unaudited)	31-March-2026 (Audited) (Refer Note no 4)	30-June-2025 (Unaudited)	31-March-2026 (Audited)
I	**Income**				
	Revenue from operations	-	-	-	120.75
	Other income	-	-	-	-
	Total Income	-	-	-	**120.75**
II	**Expenses**				
	a) Cost of Projects	-	-	-	119.55
	b) Employee benefits expense	2.17	1.10	2.34	6.16
	c) Other expenses	3.30	4.35	2.34	14.82
	Total expenses	**5.47**	**5.45**	**4.68**	**140.53**
III	**Profit / (Loss) before tax (I - II)**	**(5.47)**	**(5.45)**	**(4.68)**	**(19.78)**
IV	**Tax Expense / (Credit)**				
	a) Current tax	-	-	-	-
	b) Deferred tax	-	(10.92)	-	(10.92)
V	**Profit / (Loss) for the period /year (III-IV)**	**(5.47)**	**(16.37)**	**(4.68)**	**(30.70)**
VI	Other Comprehensive Income (net of tax)	-	-	-	-
VII	**Total Comprehensive Income/(Loss) (after tax) (V+VI)**	**(5.47)**	**(16.37)**	**(4.68)**	**(30.70)**
VIII	Paid-up equity share capital (Face value of ₹ 10 each)	1,000.00	1,000.00	1,000.00	1,000.00
IX	Other equity				(1,503.46)
X	**Earnings per share (face value of ₹ 10 each)** Basic and Diluted (not annualized except year end EPS)	(0.05)	(0.16)	(0.05)	(0.31)

MSKA & ASSOCIATES Chartered Accountants LLP

ROSELABS FINANCE LTD

NOTES TO THE UNAUDITED FINANCIAL RESULTS

1 The unaudited financial results of Roselabs Finance Limited ("the Company") for the quarter ended 30-June-2026 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 17-July-2026. The financial results for the quarter ended 30-June-2026 have been subjected to limited review by the Statutory Auditor of the Company who have expressed an unmodified conclusion.

2 The Company operates in only one reportable segment i.e. Real estate development and accordingly the financial results are reported as single reportable segment. The Company's operations are confined to India.

3 A Scheme of Merger of the Company with Lodha Developers Limited, the holding company, has been filed with National Company Law Tribunal (NCLT), Mumbai Bench, on 11-June-2026. The Scheme is yet to be approved by NCLT.

4 The figures for the quarter ended 31-March-2026 represents the balancing figures between the audited figures in respect of the full financial year and the reviewed published year-to-date figures upto the third quarter of the financial year ended 31-March-2026.

5 The Company does not have any subsidiary or joint venture or associate company and consequently, the Company is not required to prepare consolidated financial results as per applicable laws and regulations.

6 The previous period's/ year's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's presentation.

For and on behalf of the Board of Directors of Roselabs Finance Limited

ROSELABS FINANCE LTD

Sanjyot Rangnekar
Chairperson
(DIN : 07128992)

Place : Mumbai
Date : 17-July-2026

MSKA & ASSOCIATES LLP
Chartered Accountants