

**Date: May 12, 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 - Audited Financial Results for the quarter and year ended March 31, 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 Audited Financial Results for the quarter and year ended March 31, 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)**

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

*Encl. A/a*



- **Sri Lotus Developers Delivers Strong Profitability in FY26**
  - **Pre-Sales Surged to INR 1,157 Crs., Growing 137% YoY**
    - **FY27 Pre-Sales Guidance of INR 1,800–2,000 Crs.**
- **Company Maintains Net Debt-Free status, High-Margin, High-ROE, Industry-Leading Realisations of INR 69,000 per sq. ft.**

## Mumbai, 12<sup>th</sup> May 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 audited financial results for the quarter and year months ended 31<sup>st</sup> March 2026.

FY26 was a very strong year for the company, marked by robust pre-sales growth, healthy profitability, disciplined execution, strong project additions, and continued expansion of its redevelopment pipeline. The company continues to stand out as one of the most profitable and capital-efficient platforms in the real estate sector, supported by industry leading margins, strong return ratios, and a net debt-free balance sheet.

## KEY BUSINESS & FINANCIAL UPDATES

- ❖ Launched Project Celestia (Versova) in the March 2026, witnessed strong traction – bookings of **INR 155 Crs. within seven days of launch** with an estimated GDV of ~INR 1,400–1,500 Crs.
- ❖ During FY26, the company added nine new projects with cumulative GDV of **~INR 8,500–9,000 Crs.** – Lotus Portofino (Versova), Lotus Sky Plaza (Oshiwara), Lotus Odyssey (Bandra), Lotus Avalon (Juhu), Lotus Imperial (Bandra), and a mixed-use project at Gift City, Lotus Upper Crest (Bandra), Lotus Insignia, and Lotus Orion.
- ❖ The company plans to launch six projects in FY27 with an estimated **GDV of ~INR 5,000–5,500 Crs.**, including Lotus Aquaria, Lotus Trident, Lotus Aurelia, Lotus Sky Plaza, Lotus Portofino, and Lotus Odyssey.
  - ❖ This strong launch pipeline provides clear visibility for future growth and reinforces the company's position as a leading redevelopment-focused luxury real estate platform in Mumbai

## Dividend and Capital Allocation

- ❖ *The Board has **approved a dividend payout of 50%** for FY26. In line with its long-term growth vision, the Promoter Group has voluntarily waived its dividend entitlement for FY26.*
- ❖ *The retained amount will be utilized towards new project additions and project development. This reflects the company's commitment to disciplined capital allocation, growth-led reinvestment, and long-term value creation while maintaining a strong balance sheet.*



### ❖ **KEY FINANCIAL HIGHLIGHTS for FY26**

- ❖ Total Revenue stood at INR 769 Crs.
- ❖ EBITDA stood at INR 281 Crs.
- ❖ Profit After Tax stood at INR 243 Crs.
- ❖ Pre Sales stood at INR 1,157 Crs. growing 137% YoY
- ❖ Collections of INR 376 Crs.
- ❖ Adjusted ROE\* stood at 23.7%
- ❖ Maintain a Gross Cash Balance of INR 849 Crs as on March 2026
- ❖ Board has approved Dividend Payout of 50%

### ❖ **KEY FINANCIAL HIGHLIGHTS for Q4 FY26**

- ❖ Total Revenue stood at INR 308 Crs.
- ❖ EBITDA stood at INR 121 Crs.
- ❖ Profit After Tax stood at INR 101 Crs.
- ❖ Pre Sales stood at INR 462 Crs. growing 177% YoY
- ❖ Collections of INR 82 Crs.

### **GUIDANCE FOR FY27**

Particulars	FY27 Guidance	FY26	FY25	FY24
Pre-Sales	<b>INR 1,800-2,000 Crs.</b>	INR 1,157 Crs.	INR 488 Crs.	INR 348 Crs.
Revenue Growth	<b>55-60% YoY</b>	INR 769 Crs.	INR 550 Crs.	INR 462 Crs.
PAT Growth	<b>55-60% YoY</b>	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,**

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*"FY26 was a very strong year for Lotus Developers, as we achieved our Pre-Sales guidance with bookings of INR 1,157 Crs., registering a strong 137% YoY growth, reflecting the resilience of demand in the luxury and ultra-luxury residential portfolio. Revenue for the year grew 40% YoY to INR 769 Crs., while EBITDA stood at INR 281 Crs. with margins of 36.5%. PAT for FY26 came in at INR 243 Crs., translating into a healthy PAT margin of 31.6%.*

*What differentiates Lotus is not merely growth, but the quality of growth. We continue to operate with one of the strongest profitability profiles in the real estate industry, supported by healthy margins, strong return ratios, and a debt-free / net cash balance sheet. Our business model is built around capital discipline, strong project selection, premium micro-market positioning, and execution excellence.*

*During Q4FY26, we launched Project Celestia in Versova, which witnessed strong traction with bookings of INR 155 Crs., despite a challenging global environment. Q4FY26 Pre-Sales stood at INR 462 Crs., with projects launched during FY26 contributing INR 358 Crs.*

*We also launched our first-ever brand campaign, 'Luxury Coastline Collection', showcasing 11 landmark projects across Mumbai's premium coastal locations. The campaign received an overwhelming response and further strengthened our positioning in the luxury real estate market.*

*Looking ahead, FY27 is expected to be another strong year for the company. We plan to launch six projects with estimated GDV of ₹5,000–5,500 crore and are guiding for pre-sales of ₹1,800–2,000 crore. We also expect strong growth in revenue and profitability, supported by our launch pipeline, brand strength, and continued demand in the premium housing segment."*



## 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 7 ongoing and 14 upcoming developments covering ~40.9 lakh sq. ft. of carpet area and ~32.8 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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