

**Date: February 09, 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 nine months ended December 31, 2025**

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 nine months ended December 31, 2025.

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*



- **Pre-Sales doubled YoY to INR 695 Crs. in 9M FY26; Eight New Projects Added with GDV of INR 7,500–8,500 Crs.**
  - **On Track to achieve FY26 Guidance**

## **Mumbai, 9<sup>th</sup> February 2025**

Sri Lotus Developers & Realty Limited, a developer of luxury and ultra luxury residential and commercial properties in Mumbai, with a focus in redevelopment & joint development projects announced its unaudited financial results for the quarter and nine months ended 31<sup>st</sup> December 2025.

### **KEY BUSINESS & FINANCIAL UPDATES**

- ❖ Launched **Project Varun (Bandra)** in second half of November 2025, with strong initial traction – bookings of **INR 52 Crs.**
  - ❖ Saleable carpet area for the projects stands at **~0.32 lakh sq. ft.**, with an estimated GDV of **~INR 430–450 Crs.**
- ❖ Expect to launch 2 new projects in Q4 FY26 – **Lotus Aquaria (Prabhadevi)** and **Lotus Celestia (Versova)**.
  - ❖ Remain confident of completing large part of the sales of completed projects – **i.e. Ayana & Arc One in this financial year.**
- ❖ The Company has **added eight new projects** during the year. Development Agreements were executed for four projects i.e. **Lotus Portifino (Versova), Lotus Sky Plaza (Oshiwara) and Lotus Odyssey (Bandra) and Mixed-use project at Gift City Area** while societies at **Lotus Avalon (Juhu), Lotus Imperial (Bandra) and Lotus Upper Crest (Bandra)** and **Lotus Residency** have appointed Lotus as their preferred developer.
- ❖ In January 2026, signed the largest project in the Gift City area through a development agreement (DA) with carpet area of more than 1 million sq. ft. and an estimated **GDV of ~INR 2,000–2,200 Crs.**

#### **❖ KEY FINANCIAL HIGHLIGHTS for Q3 FY26**

- ❖ Total Revenue stood at INR 224 Crs.
- ❖ EBITDA stood at INR 79 Crs.
- ❖ Profit After Tax stood at INR 70 Crs.
- ❖ Pre Sales stood at INR 376 Crs. growing 247% YoY
- ❖ Collections of INR 119 Crs.

#### **❖ KEY FINANCIAL HIGHLIGHTS for 9M FY26**

- ❖ Total Revenue stood at INR 461 Crs.
- ❖ EBITDA stood at INR 159 Crs.
- ❖ Profit After Tax stood at INR 142 Crs.
- ❖ Pre Sales stood at INR 695 Crs. growing 117% YoY
- ❖ Collections of INR 294 Crs.



## GUIDANCE FOR FY26

Particulars	FY26 Guidance	9M FY26	FY25	FY24
Pre-Sales	<b>INR 1,100-1,300 Crs.</b>	INR 695 Crs.	INR 488 Crs.	INR 348 Crs.
Revenue Growth	<b>75-85% YoY</b>	INR 461 Crs.	INR 550 Crs.	INR 462 Crs.
PAT Growth	<b>30-35% YoY</b>	INR 142 Crs.	INR 228 Crs.	INR 120 Crs.

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

*“Our strong performance in the third quarter reflects the continued strength of our brand, sustained demand for our product, and a robust new project development pipeline. Pre-sales during the quarter stood at INR 376 Crs., registering a more than threefold year-on-year growth, while revenues grew 93% YoY to INR 224 Crs., supported by a healthy EBITDA margin of 35.5%. PAT for the quarter stood at INR 70 Crs., underscoring the robustness of our operating and financial execution.*

*During the quarter, we launched Project Varun in Bandra to a strong market response, delivering ₹52 crore of pre-sales with 19% of inventory sold by December 2025. Our recent launches—The Arcadian and Lotus Amalfi—continued to scale rapidly, achieving 34% and 45% pre-sales, respectively, within just four months of launch, underscoring the strength of our product positioning and demand in our core micro-markets. Looking ahead, we expect to further accelerate growth with two marquee launches planned in Q4 FY26—Lotus Aquaria (Prabhadevi) and Lotus Celestia (Versova).*

*On the business development front, we added two new projects in January 2026, taking total project additions for the year to eight, with an aggregate GDV of ~INR 7,500-8,500 Crs. With a strong balance sheet, healthy cash position, proven execution capabilities, and a robust business development pipeline, we **remain on track to achieve our pre-sales guidance of INR 1,100-1,300 Crs. in FY26.***

*A defining milestone was our strategic entry into **GIFT City Area**, India’s emerging global financial and business hub. Through a joint development agreement, we will be developing a landmark mixed-use project comprising premium retail, Grade-A commercial offices, and high-end residential offerings. This project is expected to have a revenue potential of **~INR 2,000-2,200 Crs.**”*



## 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 6 ongoing and 14 upcoming developments covering ~39.5 lakh sq. ft. of carpet area and ~31.8 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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**SGA** Strategic Growth Advisors

CIN: U74140MH2010PTC204285

**Mr. Deven Dhruva / Ms. Prachi Chhugani**

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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.