



18th October, 2025

To,

BSE Limited

Phiroze Jeejeebhoy Towers, 1st Floor,
Dalal Street, Mumbai – 400001

BSE Scrip Code: 512463

To,

National Stock Exchange of India Limited

Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051

NSE Symbol: LLOYDSENT

Sub: Intimation of Non-Binding MoUs Signed by Lloyds Realty Developers Limited (Subsidiary of Lloyds Enterprises Limited) for joint development of land at Khopoli.

Dear Sir/Madam,

We are pleased to release that **Lloyds Realty Developers Limited** (Subsidiary of Lloyds Enterprises Limited), has entered **non-binding Memorandum of Understanding (MoUs)** for the joint development of **land at Khopoli**.

In line with the above, please find attached herewith release pertaining to the same.

The same is also available on the Company's website at www.lloydsenterprises.in.

We request you to take the same on record.

Thanking you,
Yours faithfully,

For Lloyds Enterprises Limited

Pranjal Mahapure
Company Secretary and Compliance Officer
Membership No: ACS69408

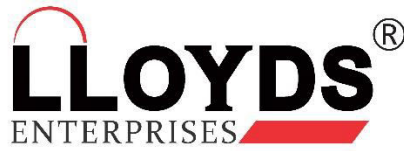
Encl: as above

LLOYDS ENTERPRISES LIMITED

Registered Address: A-2, 2nd Floor, Madhu Industrial Estate, Pandurang Budhkar Marg, Lower Parel, Mumbai – 400013

Tel: 022 - 6291 8111 Email: lloydsenterprises@lloyds.in www.lloydsenterprises.in

(CIN) L27100MH1986PLC041252



Lloyds Enterprises' Subsidiary Lloyds Realty Developers Signs MoUs for Over 170 Acres at Khopoli

Aggregate Land Under Recent MoUs Now Exceeds 270 Acres Across MMR Growth Corridors, with Revenue Potential Exceeding ₹5,000 Crores

Mumbai, 20th October 2025

Lloyds Enterprises Limited (LEL) today announced that its subsidiary, **Lloyds Realty Developers Limited (LRDL)**, has entered **non-binding Memorandum of Understanding (MoUs)** for the joint development of **over 170 acres of land at Khopoli**, one of the fastest-growing real estate destinations in western India. Strategically located just about 70 km from South Mumbai and 40 km from Navi Mumbai, and in proximity to the upcoming Navi Mumbai International Airport, Khopoli forms part of the expanding Mumbai Metropolitan Region (MMR) growth corridor and is emerging as a major residential and industrial hub.

With these latest MoUs, the combined land area covered under the two Khopoli projects now exceeds 170 acres, marking a major milestone in LRDL's expansion strategy. These developments, together with the Taloja project, take the total area under the three MoUs to over 270 acres, significantly strengthening the Group's diversified real estate and infrastructure portfolio and adding to a robust pipeline of ongoing projects across India.

Strategic Developments at Khopoli

Under the MoUs, LRDL will undertake the development of approximately 175 acres into an integrated mix of residential plotted townships, premium housing, and community infrastructure, addressing the rising demand for quality housing in the extended MMR region.

- LRDL will retain majority ownership across both projects.
- The developments are positioned to leverage Khopoli's seamless connectivity via the Mumbai–Pune Expressway, its proximity to Panvel, Taloja, and Karjat, and the accelerating growth of the industrial and logistics belt along this corridor.

Together, these projects reinforce Lloyds Realty's vision to create integrated, high-value real estate assets that cater to both lifestyle and long-term investment demand.

Growth Outlook and Revenue Potential

Across both Khopoli projects, LRDL plans to develop approximately 110 acres into plotted residential communities, with the balance earmarked for vertical housing and ancillary facilities. The total developable potential exceeds 13 million sq. ft., positioning these projects among the most significant in the region's current development pipeline.

Given Khopoli's strategic location between Mumbai and Pune, LRDL is also evaluating community infrastructure, including a senior living enclave and a boarding school, to create a holistic, self-sustaining ecosystem.

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The Khopoli developments are expected to collectively generate revenues exceeding ₹5,000 crores over the next five years, delivering strong financial visibility and sustained value creation for shareholders.

Progress Update on Taloja Project

Earlier this year, LRDL entered into an MoU for developing a 99-acre industrial, warehousing, and logistics park at Taloja, with an additional 32 acres under aggregation.

The Taloja project is being developed as a world-class logistics and industrial hub, with flexibility for data centers, light manufacturing, and warehousing, addressing the rapid infrastructure-led transformation of the MMR region. The project has progressed substantially, with land acquisition and regulatory processes well underway, demonstrating LRDL's capability to execute large-scale developments efficiently.

Through the MoUs at Taloja and Khopoli, LRDL has now added more than 270 acres of prime, strategically located development potential to its portfolio, further strengthening an already diverse pipeline of residential, logistics, and industrial projects that extend beyond the MMR region.

Mr. Rajesh Gupta, Director, Lloyds Enterprises Limited, commented:

"The new MoUs at Khopoli mark an important step in Lloyds Enterprises' transformation into a diversified, asset-backed growth platform. With over 270 acres of development potential now secured through recent partnerships, the Group is well-positioned to capitalize on India's real estate upcycle and infrastructure momentum. Our projects at Khopoli and Taloja reflect a balanced strategy of scale, quality, and value creation, aligned with the long-term interests of our investors and stakeholders."

These projects are envisioned as long-term value-creation platforms for all stakeholders. Through prudent capital allocation, strategic partnerships, and phased execution, LRDL aims to deliver consistent returns, strengthen its balance sheet, and create sustainable socio-economic impact within the regions it operates.

For more information, please contact:



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Safe Harbor Statement

This press release contains forward-looking statements relating to the business, financial performance, and operational outlook of Lloyds Enterprises Limited and its subsidiaries. These statements are based on current expectations, assumptions, and projections about future events, and are subject to known and unknown risks and uncertainties that could cause actual results to differ materially. Readers are cautioned not to place undue reliance on these forward-looking statements. Lloyds Enterprises Limited undertakes no obligation to update or revise any such statements, whether as a result of new information, future events, or otherwise, except as required by applicable law.

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