

Date: August 04, 2026

To,

The Compliance Manager
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers Dalal Street,
Mumbai - 400001.

Scrip Code: 544469

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

Subject: Press Release titled – Sri Lotus Developers Appointed as Developer for a large scale commercial redevelopment in Juhu on estimated GDV of INR 1600 Crore

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Press Release titled Sri Lotus Developers Appointed as Developer for a large scale commercial redevelopment in Juhu an estimated GDV of INR 1600 Crore.

Thanking You,

For Sri Lotus Developers and Realty Limited
(Formerly known as AKP Holdings Limited)

Ankit Tater
Company Secretary and Compliance Officer
Membership No. 57623



Sri Lotus Developers Appointed as Developer for a Large-Scale Commercial Redevelopment in Juhu an estimated GDV of ₹1,600 crore

Mumbai, 4th August 2026

Sri Lotus Developers & Realty Limited, a leading developer of luxury and ultra-luxury residential and commercial properties in Mumbai, with a focus on redevelopment and joint development projects, is pleased to announce its appointment (through its subsidiary) as the Developer for a landmark commercial-cum-retail redevelopment project in Juhu, Mumbai.

The project involves the redevelopment of one of Juhu's prominent and well-established commercial shopping complexes and is strategically located in a prime area of Juhu, Mumbai.

The proposed redevelopment will comprise a premium commercial and retail development, with an estimated total carpet area of approximately 3.46 lakh sq. ft. and an estimated Gross Development Value (GDV) of ₹1,600 crore. The project is expected to commence in Q3 FY28 and is targeted for completion within approximately 3-4 years from commencement.

This appointment further strengthens the Company's redevelopment portfolio and reinforces its presence in Mumbai's premium commercial and retail real estate segment.

Mr. Anand K Pandit, Chairman & Managing Director, Sri Lotus Developers & Realty Limited, said, "This appointment reinforces our growing presence in Mumbai's commercial redevelopment landscape, an segment that is gaining meaningful momentum. Commercial establishments across the city's prime micro-markets are increasingly opting for redevelopment as a route to unlock value, upgrade infrastructure, and create modern, compliant spaces that meet today's occupier standards. Juhu, given its strategic location and limited fresh supply, is well positioned to benefit from this shift. We see continued demand from both institutional occupiers for well-executed commercial redevelopment, and we remain committed to delivering projects that combine design quality with long-term value creation for all stakeholders.

This project adds to our expanding portfolio of redevelopment and is consistent with our strategy of deepening our footprint in high-value, supply-constrained pockets for commercial redevelopment in Mumbai."



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 8 ongoing and 14 upcoming developments covering ~44.4 lakh sq. ft. of carpet area and ~35.4 lakh sq. ft. of saleable area.

With a strong presence in Juhu and Andheri West, the company has also expanded into other micro markets of Mumbai like 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

investors@lotusdevelopers.com

www.lotusdevelopers.com

SGA Strategic Growth Advisors

CIN: U74140MH2010PTC204285

Mr. Deven Dhruva / Ms. Prachi Chhugani

deven.dhruva@sgapl.net / prachi.chhugani@sgapl.net

Tel: +91 98333 73300 / +91 89492 92029

www.sgapl.net

Safe Harbor

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.