

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: Outcome of the Meeting of the Board of Directors of the Company held today i.e. Monday, February 09, 2026

Dear Sir/ Madam,

Pursuant to Regulation 30 (read with Part A of Schedule III) and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("*Listing Regulations*"), we wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e., **Monday, February 09, 2026**, has *inter-alia*, considered and approved the following:

1. Un-Audited (Standalone and Consolidated) Financial Results of the Company for the quarter and nine months ended December 31, 2025:

In terms of the provisions of Regulation 33 of Listing Regulations, we are enclosing herewith copy of the Un-Audited (Standalone and Consolidated) Financial Results for the quarter and nine months ended December 31, 2025 along with the Limited Review Report received from the Statutory Auditors of the Company.

The financial results shall be made available on the website of the Company viz. www.lotusdevelopers.com. The same shall be treated as compliance with Regulations 46 of the Listing Regulations.

2. The investment of the Company's funds by way of subscription in the equity shares of the companies proposed to be incorporated as wholly owned subsidiaries, in the names as approved by the Central Registration Centre, Ministry of Corporate Affairs.

The details required to be furnished under Regulation 30 of Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 shall be given upon occurrence of event.

3. Approval of lending limit for the Company to grant loan to its subsidiary LLP under Section 186 of the Companies Act, 2013 up to the limit of Rs. 50,00,00,000/- (Rupees Fifty Crores Only). The details of such transaction will be disclosed as and when executed, in accordance with the applicable provisions of the Listing Regulations.
4. Extension of timeline for Utilization of Unutilized Initial Public Offer (“IPO”) Proceeds:

The Board approved the extension of the timeline for utilisation of the unutilised IPO proceeds, subject to requisite approvals, if any, and in compliance with applicable laws and regulations. The details are as under:

Sr. No.	Particulars	Amount to be funded from Net Proceeds	Schedule of Deployment as per Prospectus dated August 01, 2025		Amount unutilized as on date	Extended schedule of deployment	
			Fiscal 2026	Fiscal 2027		Fiscal 2026	Fiscal 2027
1	Investment in our Subsidiaries, Richfeel Real Estate Private Limited, Dhyan Projects Private Limited and Tryksha Real Estate Private Limited for part-funding development and construction cost of our Ongoing Projects, Amalfi, The Arcadian and Varun, respectively	5,500.00	4,870.00	630.00	3,274.3	204.30	3,070.0
2	General corporate purpose	1,822.94	1,822.94	-	1,561.42	1,001.40	560.02
	Total net proceeds	7,322.94	6,692.94	630.00	4,835.72	1,205.7	3,630.02

The key reasons for deferment in full utilization include:

- Extension of the construction timelines of the project due to which alignment of expenditure with stage-wise progress of construction activities got extended as well;
- Deferment of the estimated regulatory approval related expenses, arising from the above-mentioned extension.

As disclosed in the Offer Document, the Company had proposed to utilise ₹7,322.94 million from the net IPO proceeds towards the objects of the issue. As on February 06, 2026, an amount of ₹ 2,487.22 million has been utilised and the balance amount of ₹ 4,835.72 million remains unutilised.

The Board has confirmed that there is no change in the objects of the issue as stated in the Offer Document and that the extension relates solely to the timeline for deployment of the remaining unutilised IPO proceeds.

The unutilised IPO proceeds are currently being maintained in compliance with the applicable provisions of the Companies Act, 2013, the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, and other applicable laws and regulations.

5. Revision in the 'Code of Conduct for Prevention of Insider Trading' based on the recommendation of Audit Committee and to bring them in line with Listing Regulations and SEBI (Prohibition of Insider Trading) Regulations, 2015, respectively, which will be effective from the date of Board approval viz. February 09, 2026.
6. Ratification of extension of the benefits of the "Sri Lotus Developers Employee Stock Option Scheme 2024" to the eligible employees of the subsidiary(ies) and/or associate company(ies), if any, of the company, subject to the approval of the shareholders of the Company.
7. Approval of Postal Ballot Notice to sought shareholders' approval for the matter mentioned in Sr. No. 6.

The meeting of the Board of Directors commenced at 10:45 A.M. (IST) and concluded at 12:20 P.M. (IST).

We request you to kindly take the above information on your 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

T. P. Ostwal & Associates LLP

CHARTERED ACCOUNTANTS

Suite#1306-1307, 13th Floor, Lodha Supremus, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

+91 22 49454000 (Board) Fax: +91 22 49454010

Web: <http://www.tpostwal.in>, E-mail: ifax@tpostwal.in

Independent Auditor's Review Report on the Quarterly and Year to date Consolidated Financial Results of Sri Lotus Developers and Realty Limited pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report

To The Board of Directors

Sri Lotus Developers and Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Sri Lotus Developers and Realty Limited** ("the Holding Company"), and its subsidiaries (together referred to as 'Group'), for the quarter and nine months ended December 31, 2025 ("the Statement"), being submitted by the Holding Company pursuant to the requirements of Regulation 33 of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('Listing Regulations'). Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended December 31, 2024 and the nine months ended December 31, 2024, as reported in these financial results have been approved by the Holding Company's Board of Directors, but have not been subjected to limited review.
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding 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' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 as amended, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing 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 Engagements (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 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.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

Subsidiaries:

Anam Projects LLP, Armaan Real Estate Private Limited, Araham Projects Private Limited, Arum Real Estate Private Limited, Asvi Projects Private Limited, Avion Realty Private Limited, Chandra Gupta Estates Private Limited, Dhiti Projects Private Limited, Dhyan Projects Private Limited, Kunika Projects Private Limited, Neoteric Real Estate LLP, Prasati Projects Private Limited, Richfeel Real Estate Private Limited, Rise Root Projects Private Limited, Roseate Real Estate Private Limited, Shivshrushti Projects LLP, Sonnet Projects Private Limited, Srajak Real Estate Private Limited, Tryksha Real Estate Private Limited, Valuemark Real Estate Private Limited, Veera Desai Projects Private Limited



5. Based on our review conducted and procedures performed 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 recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For T. P. Ostwal & Associates LLP

Chartered Accountants

Firm Registration Number: 124444W/W100150



Esha P. Shah

Partner

Membership Number: 143874

UDIN: 26143874EVIYLD9831



Place: Mumbai

Date: February 09, 2026

Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai, Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400



Unaudited Consolidated Financial Results For The Quarter and Nine Months Ended December 31, 2025

(₹ in Millions Except EPS)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	Dec 31, 2025	Sept 30, 2025	Dec 31, 2024	Dec 31, 2025	Dec 31, 2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
INCOME						
I. Revenue from operations	2,240.27	1,761.08	1,162.27	4,614.53	3,596.52	5,496.82
II. Other income	157.55	127.04	73.69	352.31	114.91	195.95
III. Total income	2,397.82	1,888.12	1,235.96	4,966.84	3,711.43	5,692.77
IV. EXPENSES						
Cost of construction and development	620.13	3,155.42	434.66	4,309.86	1,699.29	2,448.99
Changes in inventories	635.18	(2,089.41)	(49.21)	(1,769.54)	(296.60)	(462.99)
Employee benefits expenses	45.60	34.65	38.51	111.83	84.24	125.50
Finance costs	4.86	4.89	0.16	14.68	0.48	1.95
Depreciation and amortisation expenses	4.18	4.13	3.69	12.35	11.08	15.44
Other expenses	145.03	156.18	122.45	369.22	310.23	495.66
Total expenses	1,454.98	1,265.86	550.26	3,048.40	1,808.72	2,624.55
V Profit before taxes (III-IV)	942.84	622.26	685.70	1,918.44	1,902.71	3,068.22
Tax expenses:						
Current tax	240.81	155.45	172.07	495.23	464.23	771.22
Short / (excess) provision of earlier years	-	-	(0.01)	-	(0.01)	(0.01)
Deferred tax	(0.26)	3.17	0.06	(0.60)	18.60	18.15
VI Total tax expenses	240.55	158.62	172.12	494.63	482.83	789.36
VII Profit after tax (V-VI)	702.29	463.64	513.58	1,423.81	1,419.88	2,278.86
VIII Other comprehensive income						
Items that will not be reclassified to profit or loss:						
Remeasurements of post-employment benefit obligations	(0.50)	(1.25)	(0.21)	(1.53)	(1.41)	(0.66)
Income tax on the above	0.13	0.31	0.06	0.39	0.36	0.17
Other Comprehensive Income/(Loss) for the period (net of tax)	(0.37)	(0.94)	(0.15)	(1.14)	(1.05)	(0.49)
IX Total Comprehensive Income /(Loss) for the Period	701.92	462.70	513.43	1,422.67	1,418.83	2,278.37
Net profit attributable to:						
Owner's of the parent	697.49	461.53	512.07	1,415.07	1,416.56	2,274.12
Non-controlling interest	4.80	2.11	1.51	8.74	3.32	4.74
Other comprehensive income/ (loss) attributable to:						
Owner's of the parent	(0.36)	(0.95)	(0.14)	(1.12)	(1.04)	(0.48)
Non-controlling interest	(0.01)	0.01	(0.01)	(0.02)	(0.01)	(0.01)
Total comprehensive income attributable to:						
Owner's of the parent	697.13	460.58	511.93	1,413.95	1,415.52	2,273.64
Non-controlling interest	4.79	2.12	1.50	8.72	3.31	4.73
X Paid up equity share capital (face value of share ₹ 1 each)	488.72	488.72	435.91	488.72	435.91	435.91
Other equity						8,888.45
XI Earnings per Equity share of ₹ 1/- each						
Basic EPS in ₹	1.43	0.98	1.24	3.05	3.49	5.51
Diluted EPS in ₹	1.43	0.98	1.24	3.05	3.49	5.51

See accompanying notes to the consolidated financial results



(Handwritten Signature)



Notes to the consolidated financial results:

- 1 The unaudited consolidated financial results of the Company and its subsidiaries for the quarter and nine months ended December 31, 2025 have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ('The Act') read with the relevant rules thereunder and in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements ('SEBI LODR') Regulations, 2015.
- 2 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 9, 2026. The Statutory Auditors of the Company have carried out a Limited Review of the aforesaid results.
- 3 The consolidated financials results for the quarter and nine months ended on December 31, 2024 have been approved by company's Board of Directors, but not been subjected to limited review or audit by statutory auditors. While preparing these results, the Management has exercised necessary diligence to ensure that the consolidated financials result for these periods provide a true and fair view of the Company's affairs.
- 4 On November 29, 2024, the Company has allotted bonus shares in the ratio of 1 fully paid equity share of ₹1 each for every 1 existing fully paid equity share of ₹1 each. The EPS for the quarter and nine month ended December 31, 2024 has been arrived at considering the effect of such bonus shares.
- 5 The Company operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind AS 108 "Operating Segments".
- 6 During the quarter, the Company has incorporated five wholly owned subsidiaries viz. "Asvi Projects Private Limited", "Sonnet Projects Private Limited", "Avion Realty Private Limited", "Arahan Projects Private Limited" and "Rise Root Projects Private Limited" which will be engaged in the business of Real Estate Development.
- 7 Previous period/year's figures have been regrouped / reclassified wherever necessary to correspond with the current period classification/ disclosures.
- 8 The above results are available on the Company's website <https://lotusdevelopers.com> and also on the website of BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

Place: Mumbai
Date: February 9, 2026



For and on behalf of the Board of Directors

Anand Pandit
Chairman & Managing Director
DIN No. 00015551



T. P. Ostwal & Associates LLP

CHARTERED ACCOUNTANTS

Suite#1306-1307, 13th Floor, Lodha Supremus, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

☎ +91 22 49454000 (Board) ☎ Fax: +91 22 49454010

Web: <http://www.tpostwal.in>, E-mail: itax@tpostwal.in

Independent Auditor's Review Report on the Quarterly and Year to date Unaudited Standalone Financial Results of Sri Lotus Developers and Realty Limited pursuant to the Regulations 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended

Review Report

To the Board of Directors

Sri Lotus Developers and Realty Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Sri Lotus Developers and Realty Limited (hereinafter referred to as ("the Company")), for the quarter and nine months ended December 31, 2025 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('Listing Regulations'). Attention is drawn to the fact that the standalone figures for the corresponding quarter ended December 31, 2024 and the nine months ended December 31, 2024, as reported in these financial results have been approved by the Company's Board of Directors, but have not been subjected to limited review.
2. The Statement, which is the responsibility of the Company's Management and 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 (Ind AS 34) "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"). Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 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 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 the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For T. P. Ostwal & Associates LLP

Chartered Accountants

Firm Registration Number: 124444W/W100150



Esha P. Shah

Partner

Membership Number: 143874

UDIN: 26143874OUYHAP5520



Place: Mumbai

Date: February 09, 2026

Sri Lotus Developers and Realty Limited
(formerly known as AKP Holdings Limited and AKP Holdings Private Limited)

CIN: L68200MH2015PLC262020

Regd Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVDP Scheme, Juhu, Mumbai, Maharashtra, India-400049

Website: <https://lotusdevelopers.com>; Email: investors@lotusdevelopers.com; Tel: +91 7506283400



Unaudited Standalone Financial Results For The Quarter and Nine Months Ended December 31, 2025

(₹ in Millions Except EPS)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	Dec 31, 2025	Sept 30, 2025	Dec 31, 2024	Dec 31, 2025	Dec 31, 2024	March 31, 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
INCOME						
I. Revenue from operations	300.00	386.10	802.66	1,052.60	2,447.96	3,872.22
II. Other income	132.20	110.11	61.59	296.49	80.04	152.72
III. Total income	432.20	496.21	864.25	1,349.09	2,528.00	4,024.94
IV. EXPENSES						
Cost of construction and development	108.20	934.63	3.66	1,339.36	17.24	56.51
Changes in inventories	(105.78)	(835.01)	153.89	(1,195.77)	595.74	865.47
Employee benefits expenses	36.08	27.72	34.14	89.40	79.87	117.34
Finance costs	0.18	0.21	0.14	0.65	0.40	0.68
Depreciation and amortisation expenses	4.02	3.96	3.52	11.87	10.56	14.74
Other expenses	30.15	58.35	82.14	128.38	199.35	328.43
Total expenses	72.85	189.86	277.49	373.89	903.16	1,383.17
V Profit before taxes (III-IV)	359.35	306.35	586.76	975.20	1,624.84	2,641.77
Tax expenses:						
Current tax	90.39	77.53	147.75	250.64	391.68	659.43
Short / (excess) provision of earlier years	-	-	-	-	-	-
Deferred tax	(0.60)	(0.71)	(0.42)	(1.73)	20.74	20.96
VI Total tax expenses	89.79	76.82	147.33	248.91	412.42	680.39
VII Profit after tax (V-VI)	269.56	229.53	439.43	726.29	1,212.42	1,961.38
VIII Other comprehensive income						
Items that will not be reclassified to profit or loss:						
Remeasurements of post-employment benefit obligations	(0.56)	(1.48)	(0.11)	(1.70)	(1.19)	(0.41)
Income tax on the above	0.14	0.37	0.04	0.43	0.31	0.11
Other Comprehensive Income/(Loss) for the period (net of tax)	(0.42)	(1.11)	(0.07)	(1.27)	(0.88)	(0.30)
IX Total Comprehensive Income /(Loss) for the Period	269.14	228.42	439.36	725.02	1,211.54	1,961.08
X Paid up equity share capital (face value of share ₹ 1 each)						
	488.72	488.72	435.91	488.72	435.91	435.91
Other equity						8,410.09
XI Earnings per Equity share of ₹ 1/- each						
Basic EPS in ₹	0.55	0.49	1.06	1.56	2.99	4.75
Diluted EPS in ₹	0.55	0.49	1.06	1.56	2.99	4.75

See accompanying notes to the standalone financial results



Notes to the standalone financial results:

- 1 The unaudited standalone financial results of the Company for the quarter and nine month ended December 31, 2025 have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under Section 133 of Companies Act, 2013 ('The Act') read with the relevant rules thereunder and in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements ('SEBI LODR') Regulations, 2015.
- 2 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 9, 2026. The Statutory Auditors of the Company have carried out a Limited Review of the aforesaid results.
- 3 The standalone financials results for the quarter and nine months ended on December 31, 2024 have been approved by company's Board of Directors, but not been subjected to limited review or audit by statutory auditors. While preparing these results, the Management has exercised necessary diligence to ensure that the standalone financials result for these periods provide a true and fair view of the Company's affairs.
- 4 On November 29, 2024, the Company has allotted bonus shares in the ratio of 1 fully paid equity share of ₹1 each for every 1 existing fully paid equity share of ₹1 each. The EPS for the quarter and nine month ended December 31, 2024 has been arrived at considering the effect of such bonus shares.
- 5 The Company operates only in one operating segment i.e. "Real Estate Development", hence does not have any reportable segments as per Ind AS 108 "Operating Segments".
- 6 During the quarter, the Company has incorporated five wholly owned subsidiaries viz. "Asvi Projects Private Limited", "Sonnet Projects Private Limited", "Avion Realty Private Limited", "Arahan Projects Private Limited" and "Rise Root Projects Private Limited" which will be engaged in the business of Real Estate Development.
- 7 Previous period/year's figures have been regrouped / reclassified wherever necessary to correspond with the current period classification/ disclosures.
- 8 The above results are available on the Company's website <https://lotusdevelopers.com> and also on the website of BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.



For and on behalf of the Board of Directors

Anand Pandit

Chairman & Managing Director

DIN No. 00015551

Place: Mumbai

Date: February 9, 2026

