

July 7, 2025

BSE Limited

Scrip Code: 543287

Debt Segment – 975115, 975192, 975560, 976262, 976764

National Stock Exchange of India Limited

Trading Symbol: LODHA

Dear Sir / Madam,

Sub: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

We would like you to take note of our key operational updates for Q1FY26:

- a) **Pre-sales:** We achieved pre-sales of **INR 44.5bn in Q1FY26**, showing **10% YoY growth**. This was despite the impact of geopolitical tensions in the first half of the quarter which resulted in 'loss' of activity for ~2 weeks, which we expect to make up over the course of the rest of the FY. With further strengthening of our launch pipeline for the current FY on the back of significant business development achieved during the quarter, we remain on track to achieve FY26 pre-sales guidance of INR 210bn.
- b) **Collections:** Collections were **INR 28.8bn for Q1FY26** showing a growth of 7% YoY. The collections were in line with business plan and we expect collections to be significantly higher in H2 compared to H1.
- c) **Business development:** In Q1FY26, we added five new projects across MMR, Pune and Bengaluru with **GDV of INR 227bn, which is >90% of full year guidance of INR 250bn showcasing robust pipeline.**
- d) **Net debt:** Despite the significant investment in business development, our net debt **stood at INR 50.8bn, well below our ceiling of 0.5x Net debt/Equity.**

Performance Summary:

(INR bn.)	Q1FY26	Q1FY25	YoY (%)	FY25
Pre-sales	44.5	40.3	10%	176.3
Collections	28.8	26.9	7%	144.9

Aforesaid nos. are provisional, subject to limited review

Kindly take the above information on record.

The above information is also available on the Company's website at www.lodhagroup.com.

Thanking you,

Yours faithfully,

For Lodha Developers Limited

(Formerly Known as Macrotech Developers Limited)

Sanjyot Rangnekar

Company Secretary & Compliance Officer

Membership No. F4154