

November 13, 2025

BSE Limited

Scrip Code: 543287

Debt Segment – 975192, 976262, 976764, 976923, 976895, 977163

National Stock Exchange of India Limited

Debt Segment

Trading Symbol: LODHA

Dear Sir/Madam,

Sub: Allotment of 25,000 rated, listed, senior, secured, redeemable, taxable, transferable, non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 250 crore

Pursuant to Regulation 30 read with Regulation 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that the Executive Committee of the Board of Directors of the Company has today i.e., November 13, 2025, approved the allotment of 25,000 rated, listed, senior, secured, redeemable, taxable, transferable, non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 250 Crore on private placement basis. ("**Secured NCDs**").

In this regard, please find enclosed herewith the details pursuant to the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 as **Annexure I**.

Kindly take the above information on record.

Thanking you,

Yours truly,

For Lodha Developers Limited
(Formerly known as Macrotech Developers Limited)

Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154

Encl: As above

Annexure I

Sr. No.	Particulars	Details
1.	Size of the Issue	₹ 250 Crore consisting of 25,000 Rated, Listed, Senior, Secured, Redeemable, Taxable, Transferable, Non-Convertible Debentures of Face Value of ₹ 1 Lakh each
2.	Whether proposed to be listed? If yes, name of the stock exchange(s);	To be listed on the Wholesale Debt Market segment of BSE Limited
3.	Tenure of Instrument	Date of Allotment: November 13, 2025 Date of Maturity: November 13, 2028
4.	Coupon/Interest offered, schedule of payment of coupon/ interest and principal	Interest Rate of 7.90% p.a. payable quarterly and is linked to the 3-Month Treasury Bill rate (currently 5.45%) plus a spread of 2.45%. The first interest payment will be made on December 31, 2025, with the final interest payment coinciding with the Final Maturity Date.
5.	Charge/Security, if any, created over the assets	First ranking charge will be created over certain assets (as more particularly described in the Key Information Document dated November 10, 2025)
6.	Special rights/interest/ privileges attached to the instrument and changes thereof	N.A.
7.	Delay in payment of Interest/principal amount for a period of more than 3 months from the due date or default in payment or interest/ principal	Default Interest shall accrue on the unpaid sum from the date of occurrence of event of default at 2% per annum over and above the applicable interest rate, if any.
8.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any matter concerning the security and/or the assets along with comments thereon, if any	Not Applicable
9.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	The NCDs will be redeemed in accordance with the Debenture Trust Deed executed between the issuer and the Debenture Trustee.