

January 28, 2026

BSE Limited

Scrip Code: 543287

Debt Segment – 976262, 976764, 976895, 976923, 977163, 977293

National Stock Exchange of India Limited

Debt Segment

Trading Symbol: LODHA

Dear Sirs,

Sub: Press Release on Unaudited Financial Results for the quarter and nine months ended December 31, 2025

In continuation of our letter of even date, regarding the submission of Unaudited Financial Results (Consolidated and Standalone) for the quarter and nine months ended December 31, 2025, we enclose herewith a copy of Press Release issued by the Company in this regard.

Kindly take the above information on your records.

Thanking you,

Yours faithfully,

For Lodha Developers Limited

(Formerly known as Macrotech Developers Limited)

Sanjyot Rangnekar

Company Secretary & Compliance Officer

Membership No. F4154

Enc.: As above

Lodha delivers best ever quarterly pre-sales of INR 56.2 bn in Q3; Outperforms Business Development Guidance with 2.35x achievement

Best ever Quarterly pre-sales of INR 56.2 bn for Q3 FY26 (+25% YoY)

- Addition of 5 new projects with GDV of INR 338 bn in Q3FY26 - highest ever achieved in one quarter
- Entered NCR market with 2 locations

28th January, 2026, Mumbai: Lodha, India's leading real estate developer, announced its financial results for the quarter ended Dec 31, 2025. Company reported its best ever quarterly pre-sales delivering INR 56.2 bn in Q3 as well as addition of 5 new projects with GDV of INR 338 bn, the highest ever for a single quarter.

Q3FY26 Operational & Financial Overview

- Pre-sales: INR 56.2 bn (+25% YoY) with embedded EBITDA margin of 33%
- Collections: INR 35.6 bn (-17% YoY)
- Revenues from Ops: INR 46.7bn (+14% YoY)
- Adj. EBITDA: INR 14.9 bn
- PAT: INR 9.6 bn, PAT Margin: 20.0%

Commenting on the performance, **Mr. Abhishek Lodha, MD & CEO, Lodha Developers Ltd.** said, *"Our third-quarter pre-sales performance underlines the strong appeal of our product and brand. For the first nine months of the year, we have recorded our highest-ever first, second, and third quarter pre-sales. We have crossed the INR 50 bn mark in quarterly sales for the first time, a significant milestone in our journey.*

We believe that govt. and central bank's strategic and timely policy interventions like GST rationalization, interest rate cut etc., would provide support for India's economy. The recently concluded trade deal with the EU will further support our growth. The tailwinds of low mortgage rates, rising household incomes and improving affordability continue to create an environment where quality, trust, and timely execution are more important than ever, giving a distinct advantage to an organized and execution focused developer like us. With our brand salience, operational excellence and superior product standards, we are uniquely positioned to convert this demand into profitable growth.

We entered NCR this quarter as part of our disciplined growth strategy. NCR being the 2nd largest residential market in India after Mumbai, we would now be serving the Top 4 housing markets in India which are ~80% of housing sales by value.

We added five projects with a GDV of INR 338 Bn, in addition to the 6 locations with a GDV of INR 250 Bn that we had already added in H1FY26. This exceptional performance in business development further reinforces our long-standing reputation as the preferred partner for landowners seeking optimal value for their assets.

Despite the significant investments in business development, our net debt stands at INR 61.7 bn (0.28x Net Debt/Equity) - well below our ceiling of 0.5x Net Debt/Equity. Our exit cost of debt for Q3FY26 stands at 7.9% (down 10 bps for the quarter)- among the lowest in the industry. With the front loading of business development, we now expect to moderate land investment in the next few quarters and further strengthen our balance sheet.

On a like to like basis (excluding land sales in last year), our Revenue from operations, Adjusted EBITDA and Adjusted PAT stand at INR 46.6bn (29% YoY growth), INR 14.9 bn (23% YoY growth) and INR 9.5 bn (49% YoY growth) respectively."

Advancing our commitment to environmental stewardship and climate-responsible growth, we intensified our decarbonization efforts across materials, energy, and design. During the quarter, we hosted a Steel Decarbonization convening with BMTPC and RMI India Foundation to mobilize a buyers' coalition and assess market readiness for low-carbon rebar. In parallel, we launched a pilot program to evaluate battery energy storage systems (BESS) aimed at maximizing the efficiency and reliability of our renewable energy contracts.

Further strengthening our leadership in sustainable construction, we published a comparative study on embodied carbon across building heights, establishing a critical benchmark to inform low-carbon design choices in the Indian real estate sector.

Under the Lodha Genius initiative, we strengthened our commitment to nurturing India's next generation of scientific talent by launching a new program in collaboration with IISER Pune, in addition to the one with Ashoka University. Beginning from Grade 6, selected students are engaged through immersive weekend science circles designed to spark curiosity, build foundational scientific thinking, and identify exceptional potential early. From over 2,000 applicants, 75 high-potential students were selected for the inaugural cohort. The program has already demonstrated strong national resonance, with applications for the 2026 cohort more than doubling.

Through the Unnati Program, we partner with communities across locations to strengthen socio-economic resilience and expand pathways to opportunity. Over 2,000 families are currently enrolled in the program and receive targeted financial support. Complementing this, focused upskilling initiatives through the Palava Skill Centre are enabling participants to enhance employability and build sustainable livelihoods.

The Lodha Mathematical and Sciences Institute successfully concluded its 4 month long inaugural thematic program, bringing together over 50 researchers from around the world under the leadership of Fields Medalist Dr. Manjul Bhargava.

About Lodha

Lodha, India's leading real estate developer, is driven with the passion of building world's finest developments across its residential, commercial and digital infrastructure portfolio. The company has delivered ~110 million square feet of real estate and is currently developing more than 130 million square feet under its on-going and planned portfolio. The company's vision of 'Building a Better Life' extends across geographies, markets, prices points and consumer segments. Lodha creates developments with self-contained eco-systems, great outdoor spaces, & robust infrastructure and brings every facility, convenience and near commerce to the doorstep through its integrated digital platform Bellevie, transforming lives of its residents. The company is committed to becoming a net-zero carbon emissions company by 2050, leading the real estate industry's low-carbon transition and acting in the larger interest of the environment and society. In more ways than one, Lodha is dedicated to "Building a Better Life". The company also has a growing warehousing and industrial business where, it has scaled up and made its mark in a short span of time.

Disclaimer

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Lodha Developers Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.