

LODHA

April 7, 2026

BSE Limited

Scrip Code: 543287

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

National Stock Exchange of India Limited

Debt Segment

Trading Symbol: LODHA

Dear Sirs,

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 Q4FY26:

- a) **Pre-sales:** We achieved our best ever quarterly pre-sales of ₹ 58.9bn in Q4FY26 (+23% YoY). Our pre-sales for the full year stood at ₹ 205.3bn in FY26 (+16% YoY growth) – March saw select deferral of sales due to the Iran war leading to pre-sales being ₹ 4.7 bn below guidance.
- b) **Collections:** Collections were ₹ 52.3bn for Q4FY26 (+18% YoY), significantly picking up from previous quarter as construction activity ramped up. FY26 collections were ₹ 151.6bn, (+5% YoY).
- c) **Business development:** We added one project in MMR with GDV of ₹ 13bn in Q4FY26. During FY26, we added twelve projects across MMR, Pune, Bengaluru and NCR with **GDV of ₹ ~600bn, 2.4x our annual guidance**. As of 1st April 2026, the Company has **GDV amounting to ₹ ~2 trillion available for sale (excluding land bank in townships which will not be used in next 5 years)**. Consequently, we expect to reduce business development investments over the next 24 months and increase free cash flow.
- d) **Net debt:** Our net debt reduced by ₹ 8.0bn to ₹ 53.7bn during the quarter on the back of strong collections. Despite significant investment in business development in FY26, our **Net debt/Equity stands at 0.23x, well below our ceiling of 0.5x Net debt/Equity**.

Performance Summary:

(₹ bn.)	Q4FY26	Q4FY25	Q3FY26	YoY (%)	QoQ (%)	FY26	FY25	YoY (%)
Pre-sales	58.9	48.1	56.2	+23%	+5%	205.3	176.3	+16%
Collections	52.3	44.4	35.6	+18%	+47%	151.6	144.9	+5%

Aforesaid nos. are provisional, subject to limited review

Kindly take the above information on record.

Thanking you,

Yours faithfully,

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

Sanjot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154

Lodha Developers Limited (Formerly known as Macrotech Developers Limited)

Corporate Office: One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai 400 013, India.

Registered Office: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001, India.

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