

July 26, 2025

BSE Limited

Scrip Code: 543287

Debt Segment – 975115, 975192, 975560, 976262, 976764, 976895, 976923

National Stock Exchange of India Limited

Trading Symbol: LODHA

Dear Sirs,

Sub: Press Release on Unaudited Financial Results for the quarter ended June 30, 2025

In continuation of our letter of even date, regarding the submission of Unaudited Financial Results (Consolidated and Standalone) for the quarter ended June 30, 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

Encl: As above

Lodha delivers its best ever Q1 pre-sales of INR 44.5 bn; Adds 5 new projects with INR 227 bn of Gross Development Value

Best ever Q1 pre-sales of INR 44.5 bn for Q1 FY26 (+10% YoY)

- Q1FY26 PAT increases +42% to INR 6.8 bn from INR 4.8 bn in Q1FY25
- Q1FY26 PAT margin expands to 18.6% from 16.3% in Q1FY25
- Addition of 5 new projects with GDV of INR 227 bn in Q1FY26
- Robust Adj. EBITDA margin at 34.4%

26th July, 2025, Mumbai: Lodha, India's leading real estate developer, announced its financial results for the quarter ended June 30, 2025. Company reported its best ever Q1 pre-sales performance with robust Embedded EBITDA margin of 33%.

Q1FY26 Operational & Financial Overview

- Pre-sales: INR 44.5 bn (+10% YoY)
- Collections: INR 28.8 bn (+7% YoY)
- Revenues from Ops: INR 34.9 bn (+23% YoY)
- Adj. EBITDA: INR 12.0 bn (+25% YoY)
- PAT: INR 6.8 bn (+42% YoY)

Commenting on the performance, **Mr. Abhishek Lodha, MD & CEO, Lodha Developers Ltd.** said, *"It is heartening to note that Q1FY26 has turned out to be our best ever 1st Quarter Pre-sales Performance at INR 44.5 bn, clocking a 10% YoY growth. This performance would've been even superior had our sales not been impacted during the two weeks of uncertainty due to the India- Pakistan war.*

Structural industry tailwinds on the back of low home-ownership levels, rising household incomes, strong affordability, low mortgage rates, combined with ever-increasing customers' desire to own quality homes from branded developers like Lodha forms the cornerstone of our business strategy to deliver 20% topline growth on a sustainable basis for the foreseeable future. On the back of interest rate cuts and the benefit from income tax cuts, we are seeing pick up in mid-income demand and we expect this to strengthen in H2 of this FY.

We are pleased to share that we have achieved more than 90% of our FY26 business development guidance in the first quarter itself. We added five projects at marquee locations in MMR, Pune and Bengaluru with INR 227 bn of GDV potential. This takes the total GDV addition since our IPO to more than INR 1 tn, spread across 48 projects, which is a testament of the 'Lodha' brand attractiveness to land owners and the successful on-ground implementation of our 'super market' strategy for land acquisition in each micro-market. Such strong Business Development provides the opportunity and visibility for a consistent, granular and predictable growth over the long term.

Despite the significant investments in business development in this quarter, our net debt stands at INR 50.8 bn (0.24x Net Debt/ Equity) - well below our ceiling of 0.5x Net Debt/Equity. Our exit cost of debt for Q1FY26 stands at 8.3% (down 40 bps for the quarter)- among the lowest in the industry.

Our Profit After Tax for Q1 stands at INR 6.8 bn (+42% YoY growth) on the back of 23% revenue growth, coupled with significant operating and financial leverage."

Guided by our 'Do Good, Do Well' philosophy, we view sustainable growth as a collective duty and are dedicated to nation-building through impactful, long-term initiatives. Recognized by DJSI, MSCI and FTSE4Good, we strive to contribute to building a sustainable, developed India by 2047, targeting a US\$ 15,000+ per capita income and top-quartile global rankings in happiness and environmental performance. To achieve this goal, the Lodha Foundation has identified four focus area: Educational excellence for the most talented, Innovation, Environment and Indian Culture. Some highlights include:

- Through our Unnati program, we've helped 300 women get placed in Q1FY26, at reputed organisations, by training them to become ready for employment.
 - We have retained our position in Top 100 'Great Place to Work' rankings out of more than 2,000 companies in India; highest among the real estate companies.
 - The Lodha Genius Program, partnered with Ashoka University, attracted about 7,000 applicants for this year, of which 300 students were chosen to participate in this world-class academic and development summer experience.
 - Environmentally, we manage a 60+ million sq. ft. green-certified portfolio and advance our low-carbon strategy with renewable PPAs of ~10 MW, aligned with SBTi targets. Innovations like nature-based cooling at Palava and 'UrjaAnk' for household energy analysis reflect our comprehensive approach.
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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.