

January 6, 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: 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 Q3FY26:

- a) **Pre-sales:** We achieved our best ever quarterly pre-sales of **₹ 56.2bn in Q3FY26, with 25% YoY growth and 23% QoQ growth.** Strong momentum in our sustenance sales and significant launch pipeline in Q4 will support achievement of our pre-sales guidance of ₹ 210 bn for the year.
- b) **Collections:** Collections were **₹ 35.6bn** for Q3FY26. This is lower than Q3FY25 which had one-off inflows from large land and office sales. Collections are expected to scale up significantly in coming quarters.
- c) **Business development:**

In Q3FY26, **we added five projects with GDV of ₹ 338bn in MMR, NCR and Bengaluru.** This takes 9MFY26 business development at **₹ 588bn, which is 2.35x of our annual guidance** of ₹ 250bn. This significant business development will allow us to have better visibility of future growth and support higher profitability in upcoming acquisitions.

Our pilot in NCR has started with two projects on joint development basis, reflecting our risk calibrated approach to capital deployment. NCR is the second-largest housing market in the country with a shortage of trusted quality developers and a fragmented supply landscape. **The NCR entry will enable us to serve nearly 80% of the housing demand across the top seven Indian cities.**

- d) **Net debt:** Despite the significant investment in business development in 9M, our net debt **stood at ₹ 61.7bn, well below our ceiling of 0.5x Net debt/Equity.**

Performance Summary:

(₹ bn.)	Q3FY26	Q3FY25	Q2FY26	YoY (%)	QoQ (%)	9MFY26	9MFY25	YoY (%)
Pre-sales	56.2	45.1	45.7	25%	23%	146.4	128.2	14%
Collections	35.6	42.9	34.8	-17%	2%	99.3	100.6	-1%

Aforesaid nos. are provisional, subject to limited review

We request you to kindly take the same on your record.

Thanking you,

Yours faithfully,

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

**Sanjyot 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.

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