

September 30, 2025

BSE Limited

Scrip Code: 543287

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

National Stock Exchange of India Limited

Trading Symbol: LODHA

Dear Sir/Madam,

Sub: Allotment of 50,000 rated, listed, senior, secured, redeemable, taxable, transferable, non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 500 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., September 30, 2025, approved the allotment of 50,000 rated, listed, senior, secured, redeemable, taxable, transferable, non-convertible debentures of ₹ 1,00,000 each aggregating to ₹ 500 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	₹ 500 Crore consisting of 50,000 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: September 30, 2025 Date of Maturity: September 29, 2030
4.	Coupon/Interest offered, schedule of payment of coupon/ interest and principal	Interest Rate of 8.10% p.a. payable quarterly, payment beginning from December 31, 2025 with the last interest payment being 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 September 25, 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.