

August 28, 2024

**BSE Limited**

Scrip Code: 543287

Debt Segment – 975115, 975192, 975560, 974511, 974986, 975053

**National Stock Exchange of India Limited**

Trading Symbol: LODHA

Dear Sirs,

**Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations, 2015”) – Acquisition of 100% stake in Opexefi Services Private Limited and One Box Warehouse Private Limited**

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Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) we wish to inform you that Macrotech Developers Limited (“the Company”) has executed Share Purchase Agreements (“SPAs”) for acquisition of 100% stake in Opexefi Services Private Limited (“Opexefi”) and One Box Warehouse Private Limited (“One Box”), pursuant to which Opexefi and One Box will become wholly owned subsidiaries of the Company. This is in pursuance of our planned strategy for calibrated growth in Digital Infrastructure viz. Industrial and Logistics.

The details as required under SEBI Listing Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are given in **Annexures A & B** to this letter.

Kindly take the above information on record.

Thanking you

Yours faithfully,

**For Macrotech Developers Limited**

**Sanjyot Rangnekar**  
**Company Secretary & Compliance Officer**  
**Membership No. F4154**

*Encl.: As above*

Sr. No.	Details of Events that need to be provided	Information of such event(s)								
1.	Name of the target entity, details in brief such as size, turnover etc.	Opexefi Services Private Limited (“Opexefi”) <b>Networth:</b> ₹ 6,03,851/- as on March 31, 2024 <b>Turnover:</b> ₹ NIL as on March 31, 2024								
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired?  If yes, nature of interest and details thereof and whether the same is done at “arm’s length”	The acquisition does not fall under related party transaction and the promoter/ promoter group/ group companies do not have any interest in Opexefi.								
3.	Industry to which the entity being acquired belongs	Development of logistics parks and warehouses business.								
4.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	Nil								
5.	Brief details of any governmental or regulatory approvals required for the acquisition	No regulatory approvals are required for the acquisition.								
6.	Indicative time period for completion of the acquisition	Within 45 days								
7.	Nature of consideration – whether cash consideration or share swap and details of the same	Cash Consideration								
8.	Cost of acquisition or the price at which the shares are acquired	Acquisition price - <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: right;">(₹ in crore)</th> </tr> </thead> <tbody> <tr> <td>Equity shares</td> <td style="text-align: right;">33.47</td> </tr> <tr> <td>Securities</td> <td style="text-align: right;">13.20</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>46.67</b></td> </tr> </tbody> </table>	(₹ in crore)		Equity shares	33.47	Securities	13.20	<b>Total</b>	<b>46.67</b>
(₹ in crore)										
Equity shares	33.47									
Securities	13.20									
<b>Total</b>	<b>46.67</b>									
9.	Percentage of shareholding / control acquired and / or number of shares acquired	The Company will acquire 100% equity shares and securities of Opexefi post completion.								
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	Opexefi, incorporated on December 06, 2018, is in the business of development of logistics parks and warehouses. The total turnover for last 3 years is ₹ NIL as there are no business operations conducted by Opexefi.								

Sr. No.	Details of Events that need to be provided	Information of such event(s)						
1.	Name of the target entity, details in brief such as size, turnover etc.	One Box Warehouse Private Limited (“ <b>One Box</b> ”)  <b>Networth:</b> ₹ 8,06,857/- as on March 31, 2024 <b>Turnover:</b> ₹ NIL as on March 31, 2024						
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired?  If yes, nature of interest and details thereof and whether the same is done at “arm’s length”	The acquisition does not fall under related party transaction and the promoter/ promoter group/ group companies do not have any interest in One Box.						
3.	Industry to which the entity being acquired belongs	Development of logistics parks and warehouses business.						
4.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	Nil						
5.	Brief details of any governmental or regulatory approvals required for the acquisition	No regulatory approvals are required for the acquisition.						
6.	Indicative time period for completion of the acquisition	Within 45 days						
7.	Nature of consideration – whether cash consideration or share swap and details of the same	Cash Consideration						
8.	Cost of acquisition or the price at which the shares are acquired	Acquisition price -  <table border="1" style="width: 100%; text-align: right;"> <tr> <td></td> <td>(₹ in crore)</td> </tr> <tr> <td>Equity shares</td> <td>49.09</td> </tr> <tr> <td><b>Total</b></td> <td><b>49.09</b></td> </tr> </table>		(₹ in crore)	Equity shares	49.09	<b>Total</b>	<b>49.09</b>
	(₹ in crore)							
Equity shares	49.09							
<b>Total</b>	<b>49.09</b>							
9.	Percentage of shareholding / control acquired and / or number of shares acquired	The Company will acquire 100% equity shares of One Box post completion.						
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	One Box, incorporated on October 06, 2023, is in the business of development of logistics parks and warehouses. The total turnover for previous years is ₹ NIL as there are no business operations conducted by One Box.						