

April 7, 2025

BSE Limited

Scrip Code: 543287

Debt Segment – 975115, 975192, 975560, 976262

National Stock Exchange of India Limited

Trading Symbol: LODHA

Dear Sirs,

Sub: Disclosure pursuant to 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 Q4FY25:

- a) **Pre-Sales:** We achieved our **best ever quarter** pre-sales of **INR 48.1bn**, showing 14% YoY growth. With this we have achieved **pre-sales of INR 176.3bn in FY25 (up 21% YoY), surpassing our FY25 guidance and delivering sustainable, predictable 20% growth.**
- b) **Collections:** Collections were **INR 44.4bn for Q4FY25 showing a growth of 26% YoY.** FY25 collections were INR 144.9bn showing a growth of **29% YoY.**
- c) **Business development:** In Q4FY25, we added two new projects in Pune with **GDV of INR 43bn.** With this we now have nine locations across Pune. This sets us on path to further increase our market share and continue grow towards becoming the No. 1 developer in Pune.

During the year, we have added **10 new projects (excluding Digital Infra projects) with INR ~237bn of GDV** across MMR, Bengaluru and Pune, surpassing our full year guidance of INR 210bn. For Digital Infra (warehousing and industrial), we added two locations in in NCR and Chennai on the one hand and acquired our JV partners stake in the existing platform on the other hand.

- d) **Net debt:** Despite the significant investment in Business Development, on the back of strong collections, our net debt **reduced by INR 3.2bn during the quarter to INR 39.9bn**, well below our ceiling of 0.5x Net Debt/Equity. Our consistent performance and strong balance sheet have earned us credit rating upgrade to IND AA/(Stable) from India Ratings.

Performance Summary:

(INR bn.)	Q4FY25	Q4FY24	Q3FY25	YoY (%)	QoQ (%)	FY25	FY24	YoY (%)
Pre-sales	48.1	42.3	45.1	14%	7%	176.3	145.2	21%
Collections	44.4	35.1	42.9	26%	3%	144.9	112.6	29%

Aforesaid nos. are provisional, subject to limited review

Kindly take the above information on your record.

Thanking you,

Yours sincerely,

For Macrotech Developers Limited

Sanjot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154