

November 18, 2021

The Listing Dept.,
BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001
Scrip Code: **543287** Scrip ID:-**LODHA**

The Listing Dept.
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051
Trading Symbol : **LODHA**
Debt Segment - **DB - LDPL23 & DB-
LODL23**

Sub: Press Release

In continuation of our today's letters on approval of allotment of equity shares under QIP, we enclose herewith a copy of Press Release issued by the Company in this regard.

The press release in this connection is also being uploaded on the Company's website at www.lodhagroup.in

You are requested to inform your members accordingly.

Thanking you,

Yours truly,

For Macrotech Developers Limited



Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154



Encl.: A/a

Lodha Group successfully raises INR 4,000 cr. equity through QIP

Largest ever Real Estate QIP in India

Nov. 18, 2021, Mumbai: Macrotech Developers Limited (Lodha) today announced closure of largest ever QIP by a Real Estate Developer in India. The INR 4,000 crores institutional placement received overwhelming response from both existing and new as well as global and domestic investors. The book was oversubscribed by more than 3 times within 5 hours of issue opening and witnessed traction from diversified set of investors such as, sovereign fund, pension fund, mutual funds, insurers etc.

More than 90% of the book was allocated to marquee long only global investors. Existing shareholders of the company such as Capital Group, Ivanhoe Cambridge (CDPQ arm), Wellington, Nomura, Manulife, Nippon, Max Life reaffirmed their faith in the company by enhancing their investment through this QIP. The Institutional placement also saw new marquee investors like GIC, Oppenheimer, Universities Superannuation Scheme (USS), Amundi, Tata Mutual Fund etc. endorsing the growth potential of the housing industry and Lodha's leadership position therein.

Using the proceeds, Lodha intends to grow in under-represented micro markets of MMR and Pune in a capital efficient manner. The company is also exploring plans to enter into the Bangalore market to cater to the needs of even better quality development in a city which is seeing significant creation of technology jobs and wealth creation.

Company plans to nearly double its pre-sales to INR 14,000 crores by FY24 and further grow to INR 20,000 crores by FY26.

Mr. Abhishek Lodha, Managing Director, Macrotech Developers Ltd. said, "We are delighted to conclude our institutional placement, coming after just six months of the IPO. The significant demand from marquee investors enabled us to launch and close the QIP within hours of opening the book - a tremendous feat for the Indian housing industry. We see that all the structural factors are in place for significant growth in volumes in housing, especially in the middle income and affordable segments, which is a focus area for us. Our company aims to provide the world's finest developments to every income segment in India. With this fund raise, we are well on course of achieving dual target of deleveraging and capital light expansion through JDA model. Our debt to equity now stands at 0.75x. The Lodha brand is seen as delivering the best development quality and services for customers and the best NPV for land owners. We are seeing a very robust pipeline of JDA deals and plan to invest nearly INR 3,000 crores over the course of next 6 quarters through these JDAs and add about INR 40,000 crores worth of GDV to our portfolio."

About Lodha Developers: Lodha Group is among the largest real estate developer in India that delivers with scale since 1980s. Core business of Lodha Group is residential real estate development with a focus on affordable and mid-income housing. The Group also has a growing industrial & logistics park business where in a short span of time, it has scaled up and made its mark with JVs already signed with marquee investors. Lodha Group has delivered more than 81 million square feet of real estate and is currently developing ~93 million square feet under its ongoing and planned portfolio. The Group has more than 4,400 acres of land beyond its ongoing and planned portfolio which will be utilized in developing further Residential, Commercial and Industrial & Logistics spaces. Thriving at building the world's finest developments, Lodha has created several iconic landmarks across the MMR notable among which are The World Towers, Lodha Altamount, Lodha Park, Lodha New Cuffe Parade and Palava City.

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. Macrotech 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.