

January 24, 2023

To,
The Listing Dept.,
BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001
Scrip Code: **543287** Scrip ID:-**LODHA**
Debt Segment – **974163, 974199, 974473,**
974511

To,
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**

Dear Sir,

Sub: Submission of Unaudited Financial Results (Consolidated and Standalone) for the quarter and nine months ended December 31, 2022

In continuation of our letter dated January 13, 2023, we wish to inform you that the Board of Directors of the Company, at its meeting held today, has *inter alia* approved the unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter and nine months ended December 31, 2022.

Pursuant to Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, please find enclosed copy of the unaudited Financial Results (Consolidated and Standalone) of the Company along with the limited review report of the Auditors.

The financial results are also being uploaded on the Company's website at www.lodhagroup.in.

The meeting of Board of Directors of the Company commenced at 5.15 P.M. and concluded at 6.45 P.M.

You are requested to inform your members accordingly.

Thanking you,

Yours faithfully,

For Macrotech Developers Limited

Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154

Encl: As above

Independent Auditor's Review Report on consolidated unaudited quarterly and year to date financial results of Macrotech Developers Limited pursuant to the Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors Macrotech Developers Limited

1. We have reviewed the accompanying statement of consolidated unaudited financial results of Macrotech Developers Limited ('the Holding Company'), its subsidiaries, (the Holding Company and its subsidiaries together referred to as the 'Group') and its share of the net loss after tax and total comprehensive loss of its jointly controlled entities for the quarter ended December 31, 2022 and the year to-date results for the period from April 01, 2022 to December 31, 2022 ('the Statement'), being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. This Statement includes the results of the Holding Company and the entities enumerated in Annexure 1 to this report.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized

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accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We did not review the financial results of 7 subsidiaries included in the Statement, whose financial results reflect total income of Rs. 7.85 crore and Rs. 23.81 crore, total net profit after tax of Rs. 3.45 crore and Rs. 9.68 crore and total comprehensive income of Rs. 3.45 crore and Rs. 9.68 crore, for the quarter ended December 31, 2022 and for the period from April 01, 2022 to December 31, 2022, respectively, as considered in the Statement. These financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of the above matter.

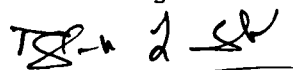
7. The Statement includes the financial results of 3 subsidiaries which has not been reviewed by their auditor, whose financial results reflect total income of Rs. 0.81 crore and Rs. 64.35 crore, total net loss after tax of Rs. 9.02 crore and Rs. 7.10 crore and total comprehensive loss of Rs. 9.02 crore and Rs. 7.10 crore for the quarter ended December 31, 2022 and for the period from April 01, 2022 to December 31, 2022, respectively, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of Nil and Rs. 0.30 crore and total comprehensive loss of Nil and Rs. 0.30 crore for the quarter ended December 31, 2022 and for the period from April 01, 2022 to December 31, 2022, respectively, as considered in the Statement, in respect of 2 jointly controlled entities (including its 15 subsidiaries), based on their financial results which have not been reviewed by their auditors. These financial results have been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and jointly controlled entities is based solely on such management prepared unaudited financial results. According to the information and explanations given to us by the Management, these financial results are not material to the Group.

Our conclusion is not modified in respect of the above matter.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No.105047W



Bhavik L. Shah

Partner

Membership No.: 122071

UDIN: 23122071B6XN0X1851



Place: Mumbai

Date: January 24, 2023

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Annexure I - List of entities included in the results as at December 31, 2022

Sr. No	Name of the Company	Relationship with the Holding Company
1	Apollo Complex Pvt. Ltd.	Subsidiary
2	Bellissimo Buildtech LLP	
3	Bellissimo Constructions and Developers Pvt. Ltd.	
4	Bellissimo In City FC NCR 1 Pvt. Ltd.	
5	Brickmart Constructions And Developers Pvt. Ltd.	
6	Center for Urban Innovation Pvt. Ltd.	
7	Cowtown Infotech Services Pvt. Ltd.	
8	Cowtown Software Design Pvt. Ltd.	
9	DigiRealty Technologies Pvt. Ltd.	
10	G Corp Homes Pvt. Ltd.	
11	Homescapes Constructions Pvt. Ltd.	
12	Lodha Developers International Ltd.	
13	Lodha Developers International (Netherlands) B. V.	
14	Lodha Developers U.S. Inc.	
15	National Standard (India) Ltd.	
16	One Place Commercials Pvt. Ltd.	
17	Palava City Management Pvt. Ltd.	
18	Palava Institute of Advanced Skill Training Pvt. Ltd.	
19	Primebuild Developers And Farms Pvt. Ltd.	
20	Roselabs Finance Ltd.	
21	Sanathnagar Enterprises Ltd.	
22	Simtools Pvt. Ltd.	
23	Thane Commercial Tower A Management Pvt. Ltd.	
24	Palava Induslogic 3 Pvt. Ltd.	
25	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.	Joint Venture
26	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.	
27	Bellissimo In City FC Mumbai 1 Pvt. Ltd.	
28	Lodha Developers UK Ltd.	
29	1GS Investments Ltd.*	
30	1GS Properties Investments Ltd.*	
31	1GS Quarters Holdings Ltd.*	
32	1GS Residences Ltd.*	
33	1GSQ Leaseco Ltd.*	
34	Grosvenor Street Apartments Ltd.*	
35	Lincoln Square Apartments Ltd.*	
36	Lodha Developers 1GSQ Ltd.*	



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37	Lodha Developers 48 CS Ltd.*	Joint Venture
38	Lodha Developers Dorset Close Ltd.*	
39	Lodha Developers International (Jersey) III Ltd.*	
40	Lodha Developers 1GSQ Holdings Ltd.*	
41	Mayfair Square Apartments Ltd.*	
42	Mayfair Square Residences Ltd.*	
43	New Court Holdings Ltd.*	
44	Palava Induslogic 2 Pvt. Ltd.	
45	Palava Induslogic 4 Pvt. Ltd.	

*Subsidiaries of Lodha Developers UK Ltd.



MACROTECH DEVELOPERS LIMITED

CIN : I45200MH1995PLC093041

Registered Office: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400011

Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai - 400011

Tel : +9122 6773 7373; Email : investor.relations@lodhagroup.com

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022

(₹ in crore)

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		31-Dec-22 (Unaudited)	30-Sep-22 (Unaudited)	31-Dec-21 (Unaudited)	31-Dec-22 (Unaudited)	31-Dec-21 (Unaudited)	31-Mar-22 (Audited)
1	Income						
a)	Revenue From Operations	1,773.80	1,765.43	2,059.44	6,214.98	5,788.64	9,233.20
b)	Other Income	128.64	(4.20)	96.26	124.47	254.73	292.09
	Total Income	1,902.44	1,761.23	2,155.70	6,339.45	6,043.37	9,525.29
2	Expenses						
a)	Cost of Projects	1,041.74	1,050.48	1,321.11	3,992.58	3,814.49	6,062.61
b)	Employee Benefits Expense	113.89	110.47	81.68	320.43	263.32	354.39
c)	Finance Costs	117.64	124.94	157.25	361.91	558.55	680.34
d)	Depreciation, Impairment and Amortisation Expense	21.66	21.91	18.71	63.20	55.77	74.77
e)	Other Expenses	214.42	180.45	177.83	607.50	437.99	637.62
	Total Expenses	1,509.35	1,488.25	1,756.58	5,345.62	5,130.12	7,809.73
3	Profit before Share of Profit/ (Loss) in Associate and Joint Venture and exceptional item(1-2)	393.09	272.98	399.12	993.83	913.25	1,715.56
4	Share of Net Profit/ (Loss) in Associates and Joint Venture	(0.03)	(1.56)	0.34	(2.23)	0.99	0.98
5	Exceptional Items	-	(1,177.39)	-	(1,177.39)	-	-
6	Profit/ (Loss) before tax (3-4-5)	393.06	(905.97)	399.46	(185.79)	914.24	1,716.54
7	Tax credit/ (expense) for the period/ year						
a)	Current Tax	(75.46)	(51.54)	(0.08)	(157.48)	(7.04)	(11.38)
b)	Deferred Tax	87.38	24.51	(113.00)	86.51	(236.71)	(496.65)
8	Net Profit/ (Loss) for the period / year (6-7)	404.98	(933.00)	286.38	(256.76)	670.49	1,208.51
9	Other Comprehensive Income/ (Loss)						
	A) Items that will not be reclassified to Statement of Profit and Loss	(0.68)	(0.44)	1.00	(2.54)	(0.36)	3.79
	Gain on Property Revaluation	-	-	-	-	-	3.74
	Re-measurement of defined benefit plans	(1.06)	(0.68)	1.53	(3.92)	(0.55)	1.41
	Income Tax effect	0.38	0.24	(0.53)	1.38	0.19	(1.36)
	B) Items that will be reclassified to Statement of Profit and Loss						
	Foreign Currency Translation Reserve	0.80	(6.97)	(0.22)	(13.89)	(2.19)	(4.75)
10	Total Comprehensive Income/ (Loss) for the period / year (8+9)	405.10	(940.41)	287.16	(273.19)	667.94	1,207.55
11	Profit/ (Loss) for the period/ year attributable to:	404.98	(933.00)	286.38	(256.76)	670.49	1,208.51
	(i) Owners of the Company	404.54	(933.07)	285.59	(257.73)	666.91	1,202.37
	(ii) Non-controlling Interest	0.44	0.07	0.79	0.97	3.58	6.14
12	Other Comprehensive Income / (Loss) for the period/ year attributable to:	0.12	(7.41)	0.78	(16.43)	(2.55)	(0.96)
	(i) Owners of the Company	0.12	(7.41)	0.78	(16.43)	(2.55)	(0.96)
	(ii) Non-controlling Interest	-	-	0.00	-	0.00	-
13	Total Comprehensive Income/ (Loss) for the period/ year attributable to:	405.10	(940.41)	287.16	(273.19)	667.94	1,207.55
	(i) Owners of the Company	404.66	(940.48)	286.37	(274.16)	664.36	1,201.41
	(ii) Non-controlling Interest	0.44	0.07	0.79	0.97	3.58	6.14
14	Paid-up Equity Share Capital	481.75	481.62	481.51	481.75	481.51	481.51
	(Face Value of ₹ 10/- per share)						
15	Other Equity (Excluding Revaluation Reserve)						11,190.26
16	Earnings Per Share (EPS) (amount in ₹)						
	(not annualised except year end EPS)						
	Basic	8.40	(19.53)	6.15	(5.35)	14.83	26.28
	Diluted	8.39	(19.53)	6.14	(5.35)	14.81	26.25
17	Current Ratio (Refer Note 5)	1.48	1.51	1.42	1.48	1.42	1.47
18	Long term Debt to Working Capital (Refer Note 5)	0.22	0.25	0.47	0.22	0.47	0.25
19	Current Liability Ratio (Refer Note 5)	0.89	0.87	0.82	0.89	0.82	0.87
20	Total Debts to Total Assets (Refer Note 5)	0.26	0.28	0.32	0.26	0.32	0.30
21	Debt Equity Ratio (Refer Note 5)	0.86	0.95	1.16	0.86	1.16	0.98
22	Debt Service Coverage Ratio* (Refer Note 5)	1.99	0.78	0.98	0.95	0.77	0.81
23	Interest Service Coverage Ratio* (Refer Note 5)	2.43	2.29	2.16	1.98	1.75	2.03
24	Debtors Turnover* (Refer Note 5)	2.76	2.95	2.74	9.27	7.91	14.21
25	Inventory Turnover* (Refer Note 5)	0.19	0.19	0.25	0.79	0.73	1.24
26	Bad Debt to Account Receivable Ratio* (Refer Note 5)	-	-	-	-	-	-
27	Operating Margin %* (Refer Note 5)	32.49%	29.90%	33.09%	32.27%	34.53%	35.08%
28	Net Profit Margin %* (Refer Note 5)	21.29%	-52.97%	13.28%	-4.05%	11.09%	12.69%

* Not Annualized except for year ended on 31-March-22



Notes to Unaudited Consolidated Financial Results :

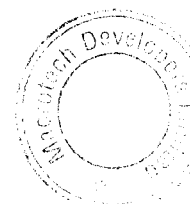
- 1 The above unaudited consolidated financial results for the quarter and nine month ended 31-December-2022 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at their respective meetings held on 24-January-2023. The statutory auditors of the Company have carried out the limited review of above financial results of the Group and expressed an unmodified conclusion.
- 2 During the quarter ended on 31-December-2022, the Company has allotted 1,25,963 equity shares having a face value of ₹ 10 each upon exercise of options granted under the "Macrotech Developers Limited- Employee Stock Option Scheme 2021("ESOP Scheme 2021").
- 3 The Group is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
- 4 The Company has achieved Minimum Public Shareholding of 25% as stipulated under the Securities Contracts (Regulation) Rules, 1957 on 12-December-2022, consequent to a offer for sale of 3,45,70,506 Equity shares of Face value ₹10 each held by certain promoters and members of the promoter group of the Company to Qualified Institutional Buyers.

5 Definitions for Ratios:

- | | |
|--|---|
| a) Debt Equity Ratio | : Paid-up Debt / Total Equity (Share Capital + Applicable Reserves) |
| b) Debt Service Coverage Ratio* | : Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt)) |
| c) Interest Service Coverage Ratio* | : Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / Interest cost |
| d) Current Ratio | : Current Assets/ Current Liabilities |
| e) Long term Debt to Working Capital Ratio | : Long Term Debt / Working Capital |
| f) Current Liability Ratio | : Current Liabilities / Total Liabilities |
| g) Total Debts to Total Assets Ratio | : Total Debts / Total Assets |
| h) Debtors Turnover* | : Revenue from Operations / Average Trade Receivables |
| i) Inventory Turnover* | : Cost of Sales / Average Finished Inventory |
| j) Operating Margin % | : Earnings before Interest Expenses#, Depreciation, Tax, & Exceptional Item less Other Income / Revenue from Operation |
| k) Net Profit Margin % | : Profit After tax / Total Income |
| l) Bad Debt to Account Receivable Ratio | : Bad Debt / Average Trade Receivable; |

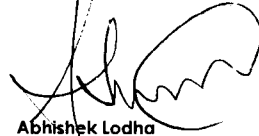
Interest cost represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.

* in times



6 The figures for the corresponding previous year/period's have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current period's classification.

For and on behalf of the Board of Directors of
Macrotech Developers Limited



Abhishek Lodha
Managing Director and CEO
DIN: 00266089

Place : Mumbai
Date : 24-January-2023



Independent Auditor's Review Report on unaudited quarterly and year to date standalone financial results of Macrotech Developers Limited pursuant to the Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Macrotech Developers Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Macrotech Developers Limited ('the Company') for the quarter ended December 31, 2022 and the year to-date results for the period April 01, 2022 to December 31, 2022 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India and in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard or Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

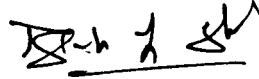


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Chartered Accountants

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Bhavik L. Shah
Partner

Membership No.:122071

UDIN: 2312207186xN0Y7797



Place: Mumbai
Date: January 24, 2023

MACROTECH DEVELOPERS LIMITED

CIN : L45200MH1995PLC093041

Registered Office: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001

Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai - 400011

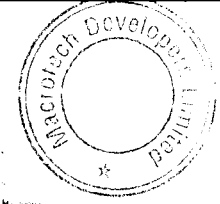
Tel : +9122 6773 7373; Email : investor.relations@lodhagroup.com

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTH ENDED 31ST DECEMBER, 2022

(₹ in Crore)

Sr. No.	Particulars	Quarter Ended			Nine Month Ended		Year Ended
		31-Dec-22 (Unaudited)	30-Sep-22 (Unaudited)	31-Dec-21 (Unaudited)	31-Dec-22 (Unaudited)	31-Dec-21 (Unaudited)	31-Mar-22 (Audited)
1	Income						
	a) Revenue From Operations	1,670.58	1,724.43	1,397.81	5,634.40	5,033.20	8,353.29
	b) Other Income	165.61	7.15	38.15	186.62	81.04	91.36
	Total Income	1,836.19	1,731.58	1,435.96	5,821.02	5,114.24	8,444.65
2	Expenses						
	a) Cost of Projects	998.86	1,023.61	818.87	3,580.06	3,257.67	5,437.24
	b) Employee Benefits Expense	111.29	107.95	79.48	312.78	255.79	344.31
	c) Finance Costs	132.60	132.06	70.38	463.21	293.68	394.38
	d) Depreciation, Impairment and Amortisation Expense	33.75	31.60	14.05	86.54	41.80	56.12
	e) Other Expenses	208.47	174.55	169.06	592.05	420.21	613.92
	Total Expenses	1,484.97	1,469.77	1,151.84	5,034.64	4,269.15	6,845.97
3	Profit/ (Loss) before Exceptional Items (1-2)	351.22	261.81	284.12	786.38	845.09	1,598.68
4	Exceptional Items	-	(1,177.39)	-	(1,177.39)	-	-
5	Profit/ (Loss) before tax (3-4)	351.22	(915.58)	284.12	(391.01)	845.09	1,598.68
6	Tax credit /(expense) for the period/year						
	a) Current Tax	(69.61)	(51.15)	27.71	(150.22)	24.20	12.83
	b) Deferred Tax	98.49	25.12	(103.15)	118.41	(239.80)	(477.86)
7	Net Profit / (Loss) for the period / year (5+6)	380.10	(941.61)	208.68	(422.82)	629.49	1,133.65
8	Other Comprehensive Income / (Loss)						
	Items that will not be reclassified to Statement of Profit and Loss	(0.68)	(0.47)	1.00	(2.52)	(0.37)	3.78
	Gain on Property Revaluation	-	-	-	-	-	3.74
	Remeasurements of Defined Benefit Plans	(1.06)	(0.71)	1.53	(3.88)	(0.56)	1.40
	Income tax effect	0.38	0.24	(0.53)	1.36	0.19	(1.36)
9	Total Comprehensive Income for the period / year (7+8)	379.42	(942.08)	209.68	(425.34)	629.12	1,137.43
10	Paid-up Equity Share Capital	481.75	481.62	481.51	481.75	481.51	481.51
	(Face Value of ₹ 10/- each)						
11	Other Equity (Excluding Revaluation Reserve)						11,199.40
12	Earnings Per Share (EPS) (amount in ₹)						
	(not annualised except year end EPS)						
	Basic	7.89	(19.55)	4.49	(8.78)	14.00	24.78
	Diluted	7.88	(19.55)	4.49	(8.78)	13.98	24.75
13	Current Ratio (Refer Note 6)	1.40	1.42	1.35	1.40	1.35	1.40
14	Long term Debt to Working Capital (Refer Note 6)	0.16	0.19	0.17	0.16	0.17	0.23
15	Current Liability Ratio (Refer Note 6)	0.92	0.91	0.93	0.92	0.93	0.90
16	Total Debts to Total Assets (Refer Note 6)	0.28	0.29	0.27	0.28	0.27	0.29
17	Debt Equity Ratio (Refer Note 6)	0.96	0.99	0.92	0.96	0.92	0.92
18	Debt Service Coverage Ratio* (Refer Note 6)	1.88	0.77	0.79	0.87	0.70	0.76
19	Interest Service Coverage Ratio* (Refer Note 6)	2.29	2.35	2.45	1.76	1.93	2.21
20	Debtors Turnover* (Refer Note 6)	2.74	3.34	2.07	9.39	7.78	14.67
21	Inventory Turnover* (Refer Note 6)	0.23	0.24	0.17	0.85	0.70	1.26
22	Bad Debt to Account Receivable Ratio* (Refer Note 6)	-	-	-	-	-	-
23	Operating Margin %* (Refer Note 6)	28.93%	27.34%	32.35%	30.98%	34.11%	34.38%
24	Net Profit Margin %* (Refer Note 6)	20.70%	-54.38%	14.53%	-7.26%	12.31%	13.42%

* Not Annualized except for year ended on 31-March-2022



Notes to Unaudited Standalone Financial Results :

- 1 The above unaudited standalone financial results for the quarter and nine month ended 31-Dec-2022 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at their respective meetings held on 24-January-2023. The statutory auditors have carried out the limited review of the above financial results of the Company and expressed an unmodified conclusion.
- 2 The Scheme of demerger of Evoq Tower into Homescapes Constructions Private Limited, a wholly owned subsidiary, filed on 08-April-2022 has been withdrawn pursuant to NCLT order dated 21-November-2022.
- 3 During the quarter ended on 31-December-2022, the Company has allotted 1,25,963 equity shares having a face value of ₹10 each upon exercise of options granted under the "Macrotech Developers Limited- Employee Stock Option Scheme 2021 ("ESOP Scheme 2021")"
- 4 The Company achieved Minimum Public Shareholding of 25% on 12-December-2022 (ahead of the 3 year period ending 18-April-2024, stipulated under the Securities Contracts (Regulation) Rules, 1957), consequent to an offer for sale of 3,45,70,506 equity shares of the Company to Qualified Institutional Buyers by certain promoters and members of the promoter group of the Company.
- 5 The Company has filed a scheme of Merger with National Company Law Tribunal, Mumbai Bench(NCLT) on 15-November-2022 by Absorption of wholly owned subsidiaries namely Bellissimo Constructions and Developers Private Limited, Homescapes Constructions Private Limited, Primebuild Developers and Farms Private Limited, Palava Institute of Advanced Skill Training Pvt Ltd, Center for Urban Innovation Private Limited with the Company. The Standalone financial result have, however, been prepared without giving impact of the same as the scheme is pending for approval by NCLT, Mumbai Bench.

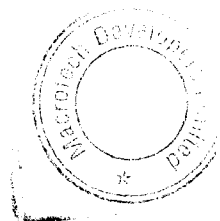
6 Definitions for Ratios:

a) Debt Equity Ratio	: Paid-up Debt / Total Equity (Share Capital + Applicable Reserves)
b) Debt Service Coverage Ratio*	: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))
c) Interest Service Coverage Ratio*	: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / Interest cost
d) Current Ratio	: Current Assets/ Current Liabilities
e) Long term Debt to Working Capital Ratio	: Long Term Debt / Working Capital
f) Current Liability Ratio	: Current Liabilities / Total Liabilities
g) Total Debts to Total Assets Ratio	: Total Debts / Total Assets
h) Debtors Turnover*	: Revenue from Operations / Average Trade Receivables
i) Inventory Turnover*	: Cost of Sales / Average Finished Inventory
j) Operating Margin %	: Earnings before Interest Expenses#, Depreciation, Tax, & Exceptional Item less Other Income / Revenue from Operation
k) Net Profit Margin %	: Profit After tax / Total Income
l) Bad Debt to Account Receivable Ratio	: Bad Debt / Average Trade Receivables

Interest expenses represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.

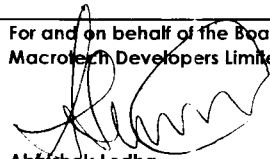
* in times

- 7 The Company is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.



8 The figures for the corresponding previous year/period's have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current period's classification.

For and on behalf of the Board of Directors of
MacroTech Developers Limited



Abhishek Lodha
Managing Director and CEO
DIN: 00266089

Place : Mumbai
Date : 24-January-2023

