

January 6, 2025

BSE Limited

Scrip Code: 543287

Debt Segment – 974511, 974986, 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 Q3FY25:

- a) **Pre-Sales:** We achieved our **best ever quarter** pre-sales of **INR 45.1bn**, showing 32% YoY growth. With this we have achieved **pre-sales of INR ~128.2bn in 9mFY25 showing 25% YoY growth.**
- b) **Collections:** Collections were **INR 42.9bn for Q3FY25 showing a growth of 66% YoY.**
- c) **Business development:** We added one new project in Bengaluru with **GDV of INR 28bn**. With this we now have five locations in Bengaluru. These are expected to provide opportunity for significant pre-sales growth in Bengaluru from next FY onwards.

With this, we have added **8 new projects in 9mFY25 with INR ~195bn of GDV** across MMR, Bengaluru and Pune, thus achieving 90+% of our full year guidance.

During the quarter, we also acquired ~33 acres of land for our Digital Infrastructure (warehousing and industrial) business in the NCR. We also entered into an agreement with our JV partner to further increase our stake in the rental income (PropCo) from our Digital Infrastructure platform. This is in line with our planned strategy for calibrated growth in our annuity income thus de-risking our development business.

- d) **Net debt:** On the back of strong collections, our net debt **reduced by INR 6.1bn to INR 43.2bn**, well below our ceiling of 0.5x Net Debt/Equity.

Performance Summary:

(INR bn.)	Q3FY25	Q3FY24	Q2FY25	YoY (%)	QoQ (%)	9mFY25	9mFY24	YoY (%)
Pre-sales	45.1	34.1	42.9	32%	5%	128.2	103.0	25%
Collections	42.9	25.9	30.7	66%	40%	100.6	77.5	30%

Aforesaid nos. are provisional, subject to limited review

Kindly take the above information on your record.

Thanking you,

Yours sincerely,

For Macrotech Developers Limited

Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154