

November 07, 2024

BSE Limited

Scrip Code: 543287

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

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”) - Acquisition of securities in certain subsidiaries /joint venture companies

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”), we wish to inform you that, in line with the Company’s objective of gradually growing its annuity income, the Company has executed Securities Purchase Agreements (“**SPAs**”) with India Opportunities Fund SSA Scheme 1 and DSS Opportunities Investment 1 (“**Bain Capital**”) for acquisition of their interest in the Digital Infrastructure Platform entities (viz. Bellissimo Digital Infrastructure Development Management Private Limited, Palava Induslogic 4 Private Limited and Bellissimo In City FC Mumbai 1 Private Limited), in entirety at a consideration of ₹ 307.00 crore, subject to fulfilment of certain closing conditions. This is in pursuance of our planned strategy for calibrated growth in our annuity income through Digital Infrastructure viz. Industrial and Logistics under the LILP (Lodha Industrial and Logistics Park) brand.

This is in continuance of our earlier disclosure dated September 18, 2024 for acquisition of interest of Ivanhoe Warehousing India Inc (Ivanhoe) in the Digital Infrastructure Platform entities.

The details as required under SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are given in **Annexures** 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.	Bellissimo Digital Infrastructure Development Management Private Limited (“ Target Company ”). As on March 31, 2024 Networth: ₹ (9.58) crore Turnover: ₹ 55.53 crore						
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”	No.						
3.	Industry to which the entity being acquired belongs	The Target Company is primarily engaged in the business of providing development management services, asset management services, property acquisition and management services, lease management services and other services to various platform entities.						
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)	The acquisition is in pursuance of our planned strategy for calibrated growth in Digital Infrastructure viz industrial and logistics.						
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 30 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	Consideration of ₹ 22.00 crore for acquisition of 30% equity stake and other securities from Bain Capital.						
9.	Percentage of shareholding / control acquired and / or number of shares acquired	The Company will acquire 30% equity stake and other securities of the Target Company held by Bain Capital.						
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)	<p>The Target Company, incorporated on February 17, 2022, was a joint venture between the Company, Ivanhoe and DSS Opportunities Investment 1 (Bain Capital), with 60% holding by the Company, 10% by Ivanhoe and balance 30% by Bain Capital.</p> <p>In October 2024, the Company acquired the entire equity stake and other securities of the Target Company held by Ivanhoe, thereby making it a joint venture between the Company and Bain Capital with 70% holding by the Company and 30% by Bain Capital.</p> <p>The turnover for the previous years is:</p> <p style="text-align: right;">(₹ in Crore)</p> <table border="1"> <thead> <tr> <th>Financial Year</th> <th>Turnover</th> </tr> </thead> <tbody> <tr> <td>February 17, 2022 to March 31, 2023</td> <td>13.94</td> </tr> <tr> <td>2023-24</td> <td>55.53</td> </tr> </tbody> </table>	Financial Year	Turnover	February 17, 2022 to March 31, 2023	13.94	2023-24	55.53
Financial Year	Turnover							
February 17, 2022 to March 31, 2023	13.94							
2023-24	55.53							

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.	Palava Induslogic 4 Private Limited (“ Target Company ”) As on March 31, 2024 Networth: ₹ 248.02 crore Turnover: ₹ Nil
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”	No
3.	Industry to which the entity being acquired belongs	Primarily engaged in the business of construction and leasing of warehouses and development of industrial parks.
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)	The acquisition is in pursuance of our planned strategy for calibrated growth in Digital Infrastructure viz industrial and logistics.
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 180 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	Consideration of ₹ 189.88 crore for acquisition of 33.33% equity stake and other securities from Bain Capital, subject to certain adjustments.
9.	Percentage of shareholding / control acquired and / or number of shares acquired	The Company will acquire 33.33% equity stake and other securities of the Target Company held by Bain Capital.
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)	The Target Company, incorporated on February 8, 2022, was a joint venture between the Company, Ivanhoe and India Opportunities Fund SSA Scheme 1 of India Opportunities Fund SSA (Bain Capital), with 33.34% holding by the Company, 33.33% by Ivanhoe and balance 33.33% by Bain Capital. In October 2024, the Company acquired the entire equity stake and other securities of the Target Company held by Ivanhoe, thereby making it a joint venture between the Company and Bain Capital with 66.67% holding by the Company and 33.33% by Bain Capital. The total turnover for previous years is ₹ NIL as the Target Company is yet to generate revenue from operations.

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.	Bellissimo In City FC Mumbai 1 Private Limited (“ Target Company ”) As on March 31, 2024 Networth: ₹ 153.83 crore Turnover: ₹ Nil
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”	No
3.	Industry to which the entity being acquired belongs	Primarily engaged in the business of construction and leasing of warehouses and development of industrial parks.
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)	The acquisition is in pursuance of our planned strategy for calibrated growth in Digital Infrastructure viz industrial and logistics.
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 180 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	Consideration of ₹ 95.12 crore, for acquisition of 33.33% equity stake and other securities from Bain Capital.
9.	Percentage of shareholding / control acquired and / or number of shares acquired	The Company will acquire 33.33% equity stake and other securities of the Target Company held by Bain Capital.
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)	The Target Company, incorporated on September 29, 2022, was a joint venture between the Company, Ivanhoe and India Opportunities Fund SSA Scheme 1 of India Opportunities Fund SSA (Bain Capital), with 33.34% holding by the Company, 33.33% by Ivanhoe and balance 33.33% by Bain Capital. In October 2024, the Company acquired the entire equity stake and other securities of the Target Company held by Ivanhoe, thereby making it a joint venture between the Company and Bain Capital with 66.67% holding by the Company and 33.33% by Bain Capital. The total turnover for previous years is ₹ NIL as the Target Company is yet to generate revenue from operations.