



To,

IDBI Trusteeship Services Limited

Universal Insurance Building,

Ground Floor, Sir P.M. Road,

Fort, Mumbai – 400001.

Date : 08th June 2026

Security Coverage certificate as per Chapter V of SEBI circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, for the Quarter ended March 31, 2026 in respect of Lodha Developers Limited (Formerly known as Macrotech Developers Limited) (the “Company”)

1. The IDBI Trusteeship Services Limited (ITSL) (referred to as the Company's Debenture Trustee') has requested us by engagement letter dated 1st September 2025 to certify the particulars contained in the accompanying Security Cover Certificate as on 31st March 2026 (the 'Statement') ('Annexure') of **Lodha Developers Limited (Formerly known as Macrotech Developers Limited)** (the 'Company'). This Statement has been prepared by the Company and certified by the company's statutory auditor to comply with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended till date (referred to as the 'Regulations') for the purpose of its onward submission to the “Security Exchange Board of India” (SEBI) (referred to as the “Regulatory Authority”).

Management's responsibility for the Statement

2. The preparation of the accompanying “Annexure” from the audited books of accounts, audited financial results of the Company for the year ended 31st March 2026, and other relevant records and documents is the



responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

3. The Management is also responsible for maintenance of Security cover and compliance.

The Debenture Trustee's responsibility for the Statement

4. ITSL on quarterly basis shall certify the market value of assets based on the due diligence carried out by it or through independent professional, as applicable.
5. To provide the particulars contained in the aforesaid statement with respect to book value of assets charged against the listed debt securities issued by the company are in agreement with the audited books of accounts, audited financial results for the year ended 31st March 2026, and other relevant records and documents maintained by the company,

Independent Chartered Accountants responsibility for the Statement

6. Pursuant to the request from ITSL being the company's Debenture Trustee, it is our responsibility to provide limited assurance on whether the Company has maintained the required Security cover (as set out in the Statement) as per the requirements of Debenture Trust Deeds(DTDs) for all outstanding listed NCDs and nothing has come to our attention that causes us to believe that the Statement and calculation thereof is not arithmetically accurate.



7. We have performed the following procedures in relation to the Statement-

- i. Obtained a list of receivables and other assets pledged as security against the outstanding listed NCDs.
- ii. Traced the amounts forming part of the Statement with the audited financial statements, for the year ended 31st March 2026 and verified the arithmetical accuracy of the same.
- iii. Verified the security cover certificate issued by the statutory auditor of the Company.
- iv. Examined and verified the arithmetical accuracy of the Computation of security cover in the accompanying statement.
- v. Verified the market value with valuation reports provided by the ITSL, wherever applicable.

9. The audited Financial Results for the year ended 31st March 2026 was reviewed by statutory auditor of the Company in accordance with the Standards on Review Engagements ("SRE") 2410 'Review of Interim Financial Information by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). Those standards requires that the auditor plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement.

Conclusion: -

10. Based on the procedures mentioned above, according to information and explanation given to us by the management of the Company:



- i. The Financial information as stated in the security cover certificate as of 31st March 2026 has been correctly extracted from the audited Standalone Financial Results of the Company for the year ended 31st March 2026.
- ii. The security cover provided by the Company is **2.96** times of the market value of the amount borrowed through non-convertible debentures is in accordance with the terms of the issue.

Restriction on use

13. This certificate has been issued at the request of the ITSL (company's debenture trustee) with the aforesaid Regulations. As a result, this certificate may not be suitable for any other purpose and is intended solely and entirely for the above-mentioned purpose. Accordingly, our certificate should not be quoted or referred to in any other document or made available to any other person or persons without our prior written consent. Also, we neither accept nor assume any duty or liability for any other purpose or to any other party to whom our certificate is shown or into whose hands it may come without our prior consent in writing.

For Saraogi & Saraogi
Chartered Accountants

CA Premal Saraogi
Partner
M.No.122350
FRN : 138640W
UDIN : 26122350BVCNGC1188

(Rupees in Million)

Sr. No.	Column A Particulars	Column B Description of asset for which this certificate relate	Column C Exclusive charge	Column D Other Secured Debt	Column E Debt for which this certificate being issued	Column F Assets shared by pari passu debt holder (includes debt for which this certificate is issued and other debt with Pari-Passu charge)	Column G Other assets on which there is Pari-Passu charge(excluding items covered in Column F)	Column H Assets not offered as security	Column H 1 Debt not backed by any assets offered as security(Clause 1.9 of SEBI DT master Circular dated may 16, 2024.	Column I Elimination (amount in negative)	Column J Total (C to H)	Column K Related to only those items covered by this certificate	Column L Market value for assets charged on Exclusive basis	Column M Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg-Bank Balance, DSRA market value is not applicable)	Column N Market Value for Pari Passu charge assets	Column O Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg Bank balance,DSRA market value is not applicable)	Column P Total Value (K+L+M+N)
			Book Value	Book Value	Yes/No	Book Value	Book Value										
	Assets																
1	Property,Plant and Equipment		1 251					7 722			8 973	4 320					4 320
2	Capital Work In progress																
3	Right of use assets							8			8						
4	Goodwill							1 766			1 766						
5	Intangible Assets							71			71						
6	Intangible Assets under development																
7	Investments	Mutual fund	114		No			29 315			29 429			114			114
8	Loans							36 842			36 842						
9	Inventories		5 971	59 568	No		5 568	2 94 775			3 65 882	29 477					29 477
10	Trade receivables		1 527	5 975	No		105	1 276			8 883			1 527			1 527
11	Cash and Cash Equivalents							22 056			22 056						
12	Bank Balances other than cash and cash equivalents	Fixed deposits	280	625				6 165			7 070			280			280
13	Others *		1 501	9 486	No			83 698			94 685			1 501			1 501
	Total	-	10 644	75 654			5 673	4 83 694			5 75 665	33 797		3 422			37 219
	Liabilities#																
14	Debt securities to which this certificate pertains	Secured NCDs + Interest accrued thereon	12 588		No						12 588	12 588					12 588
15	Other debt sharing pari-passu charge with above debt																
16	Other Debt			78 797	No		2 785				81 582						
17	Subordinated Debt																
18	Borrowings																
19	Bank																
20	Debt Securities								10 055		10 055						
21	Others								3 017		3 017						
22	Trade payables (Current + non current)								37 843		37 843						
23	Lease liabilities (Current + non current)								11		11						
24	Provisions (Current + non current)								563		563						
25	Others								2 05 284		2 05 284						
26	Total		12 588	78 797			2 785	2 56 773			3 50 943	12 588					12 588
27	Cover on book value *		0.85									2.68					
28	Cover on market value																2.96
			Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio											

Liabilities does not include deferred tax liability.

Note : The above certificate has been prepared on the basis of the audited financial results, records and documents of the company and the Balance sheet of the Company as at 31.03.2026 as provided to us.