LODHA
BUILDING A BETTER LIFE

December 12, 2022

BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001
Scrip Code: **543287** Scrip ID:- **LODHA**
Debt Segment – **974163, 974199**

The National Stock Exchange of India Limited
Corporate Communications Department
Exchange Plaza, 5th floor
Bandra Kurla Complex, Bandra (East)
Mumbai 400 051
Trading Symbol : LODHA

Sub: Qualified institutions placement of the equity shares of face value of ₹10 each ("Equity Shares") of Macrotech Developers Limited (the "Company") consisting of an offer for sale of Equity Shares by Sambhavnath Trust, Sambhavnath Infrabuild and Farms Private Limited, Hightown Constructions Private Limited and Homecraft Developers and Farms Private Limited ("Selling Shareholders"), being members of promoters and promoter group of the Company, under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "SEBI ICDR Regulations"), and Section 42 of the Companies Act, 2013, as amended, including the rules made thereunder, to the extent applicable, for the purpose of achieving minimum public shareholding in terms of the Securities Contracts (Regulation) Rules, 1957, as amended (the "Offer").

Dear Sir/ Madam,

Please note that the MPS Committee of the board of directors of the Company ("**Committee**") has, at its meeting held today i.e. December 12, 2022 approved the transfer of 3,45,70,506 Equity Shares of face value Rs. 10/- each held by the Selling Shareholders, being certain members of the promoters and promoter group of the Company, to eligible qualified institutional buyers ("**Transfer**" and such eligible qualified institutional buyers, "**Transferees**") at the offer price of Rs. 1,026/- per Equity Share i.e. Rs. 3.25/- above the floor price of Rs.1022.75/- per Equity Share, aggregating to Rs. 35,46,93,39,156/- (Rupees Three Thousand Five Hundred and Forty Six Crore Ninety Three Lakhs Thirty Nine Thousand One Hundred and Fifty Six only), pursuant to the Offer.

The Offer opened on December 7, 2022 and closed on December 12, 2022 and the same was intimated to you through our letters dated December 7, 2022 and December 12, 2022 respectively.

Further, please find attached herewith the list of Transferees, who have been transferred more than five percent (5%) of the Equity Shares offered in the Offer, marked as **Annexure A**.

The meeting of the Committee commenced at 12.15 p.m. and concluded at 12.45 p.m.

Press release in this regard is enclosed.

We request you to take the above on record and the same be treated as compliance under the applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Thanking you,

Yours faithfully,
For **Macrotech Developers Limited**

SANJYOT NILESH RANGNEKAR

Digitally signed by SANJYOT NILESH RANGNEKAR
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Date: 2022.12.12 12:58:04 +05'30'

Sanjyot Rangnekar
Company Secretary and Compliance Officer

Encl: a/a.

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ANNEXURE A

List of Transferees (more than *5%) under Qualified Institutions Placement ('QIP') by way of offer for sale by Selling Shareholders on December 12, 2022

Sr. No.	Name of the Transferees	No. of Shares transferred to total offer size	% of shares transferred to total offer size
1	NEW WORLD FUND INC	60,64,700	17.54%
2	STICHTING DEPOSITARY APG EMERGING MARKETS EQUITY POOL	32,91,993	9.52%
3a	KUWAIT INVESTMENT AUTHORITY FD 222	19,25,800	10.15%
3b	KUWAIT INVESTMENT AUTHORITY FUND NO. 208	7,47,846	
3c	KUWAIT INVEST AUTH FUND NO.202	8,33,785	
4	NOMURA INDIA INVESTMENT FUND MOTHER FUND	20,20,911	5.85%

**The qualified institutional buyers belonging to the same group or who are under same control (having same PAN number) shall be deemed to be a single transferee*

Thanking you,
Yours faithfully,

For **Macrotech Developers Limited**

SANJYOT NILESH RANGNEKAR

Digitally signed by SANJYOT NILESH RANGNEKAR
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Date: 2022.12.12 12:59:57 +05'30'

Sanjyot Rangnekar
Company Secretary and Compliance Officer
Membership No.: F4154

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Promoters raise approximately Rs. 3,547 crores through QIP; enabling company to achieve MPS threshold

December 12, 2022, Mumbai: Lodha, India's largest real estate developer in India*, announced that certain promoters and members of the promoter group of Lodha (Macrotech Developers Limited), have raised approximately Rs. 3,547 crores by selling approximately 7.2% of their shareholding in the company through a Qualified Institutional Placement (QIP) by way of offer for sale. The issue opened on December 07, 2022 post market and closed on December 12, 2022.

Highlights:

- Oversubscribed with demand of ~US$ 650 million+ (~Rs. 5350 crores)
- Priced at Rs. 1,026 at the upper end of the indicated price range of Rs. 1,017-1,026

Commenting on the development, **Mr. Abhishek Lodha, MD & CEO, Macrotech Developers Ltd.,** said *"We are pleased that marquee long-only investors such as Capital Group, UBS, ADIA, NinetyOne (formerly Investec), Nomura, USS, William Blair, MSIM, Amundi and Nippon MF have participated in the share sale, joining other globally renowned investors in our company such as GIC, Ivanhoe Cambridge, Wellington, Platinum, and HDFC MF. As promoters, we were keen to see that new high quality long only shareholders become partners in this round of fund raising too enabling company to achieve the stipulated minimum public free float of 25%".*

Pursuant to the QIP, the company and promoters have now raised approximately Rs. 10,000 crores of equity in the last 20 months from some of the world's most renowned investors, endorsing our optimism in India's housing sector and confidence in Lodha's high-quality management as well as its operational excellence.

The Promoters have informed that following this fund raise, their shareholding in the company will be made free of all encumbrances. Having achieved 25% free float, the company in due course will be eligible for inclusion in various free float linked indices.

Jeffries India Private Limited and Kotak Investment Banking acted as Book Running Lead Managers to the transaction.

** By Residential Sales value for FY 2016-2022*

About Lodha

Lodha, India's India's largest real estate developer in India* is driven with the passion of building world's finest developments across its residential, commercial and digital infrastructure portfolio. As on September 30, 2022, the company has delivered approximately 89.2 million square feet of developable area and is developing approximately 103.5 million square feet of developable area under its on-going and planned portfolio. The company's vision of 'building a better life' extends across geographies, markets, prices points and consumer segments and creates developments with self-contained eco-systems, great outdoor spaces, and robust infrastructure, bringing every facility and convenience to the doorstep. The company is committed to being a net zero carbon emission company by 2035 and by acting in the larger interest of the environment and society; the company is committed to 'building a better life' in more ways than one.

** By Residential Sales value for FY 2016-2022*

Disclaimer

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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.