

LODHA

April 24, 2026

BSE Limited

Scrip Code: 543287

Debt Segment – 976262, 976764, 976895, 976923, 977163, 977293

National Stock Exchange of India Limited

Debt Segment

Trading Symbol: LODHA

Dear Sirs,

Sub: Press Release on Audited Financial Results for the quarter and financial year ended March 31, 2026

In continuation of our letter of even date, regarding the submission of Audited Financial Results (Consolidated and Standalone) for the quarter and financial year ended March 31, 2026, we enclose herewith a copy of Press Release issued by the Company.

The same is also being uploaded on the Company's website at www.lodhagroup.com.

Kindly take the above information on your records.

Thanking you,

Yours faithfully,

**For Lodha Developers Limited
(Formerly known as Macrotech Developers Limited)**

**Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154**

Enc.: As above

Lodha delivers record post-tax Profit of ₹ 3,431 crores, up 24% YoY**Record pre-sales of ₹ 20,530 crores in FY26**

- Net debt down by ₹ ~800 crores to ₹ 5,377 crores during the quarter, Net D/E at 0.23x

24th April, 2026, Mumbai: Lodha, India's leading real estate developer, announced its financial results for the quarter ended Mar 31, 2026. The Company reported record growth in profits supported by its best ever quarterly & annual pre-sales performance. Additionally, Q4FY26 witnessed significant reduction in net debt to ₹ 5,377 crores on the back of rising collections and operational efficiencies.

Commenting on the performance, Mr. Abhishek Lodha, MD & CEO, Lodha Developers Ltd. said, *"We are pleased to deliver record profitability for FY26. Our focus on profitable growth and long-term value creation with low leverage, has enabled us to scale up our business significantly over the last few years. What is heartening is that this performance has come through despite multiple geopolitical headwinds in last 12 months, reaffirming the resilience of housing demand from the top brands. This is the first time that we have achieved more than ₹ 20,000 crores of pre-sales for the year and yet, our market share is only ~3.5% (in value terms) out of the primary housing sales in the Top 6 cities in India, indicating long growth runway ahead."*

The Company delivered PAT of ₹ 3,431 crores in FY26, growing at 24% - demonstrating Lodha's consistent focus on profitability. PAT margin for the year stood at 20.0% as against 19.5% in previous year, touching 20% for the first time.

During the year, the Company added 12 projects with a GDV of ₹ ~60,000 crores during FY26 across MMR, Pune, Bengaluru and NCR, 2.4x the annual guidance. The company's entry into NCR will provide additional growth opportunities in what is India's second largest housing market. As of 1st April 2026, the Company has GDV amounting to ₹ 2,00,000 crores available for sale (excluding land bank in townships which will be used beyond next 5 years). Consequently, the company expects to reduce business development investments over the next 24 months and enhance free cash flow.

The Company's long-term ambition of having a strong recurring income mix took a big stride this year with the signing of an MOU with the Government of Maharashtra to set up a Green Data Centre Park in Palava spread across ~400 acres. Lodha intends to develop 1 GW of data center on built-to-suit basis (BTS) at Palava over ~100 acres in this park, generating sizeable rental income. Value of landholding of more than 4,000 acres at Palava will continue to see a significant jump from such initiatives and the opening of transformative infrastructure this year, providing faster connectivity to rest of Mumbai. Data center coupled with retail,

warehousing and select offices, and will enable Company to grow its annuity income by 10x over next 6 years, providing diversity to our business.

The Company's net debt reduced by ₹ ~800 crores to ₹ 5,377 crores during the quarter on the back of strong collections. Despite significant investment in business development in FY26, the Company's Net debt/Equity stands at 0.23x, well below our ceiling of 0.5x Net debt/Equity. Lodha's exit cost of debt for Q4FY26 stands at 7.8% (down 10 bps for the quarter) - among the lowest in the industry.

Lodha's growth enables significant contribution to nation building, as the Company is owned ~1/5th by the Lodha Foundation. The Foundation, which believes in Philanthropy of Excellence, has been working consistently towards supporting Hon'ble Prime Minister's vision of 'Developed India by 2047' through focus on education for the most gifted, Innovation, urban sustainability and women's empowerment. In FY26, Lodha launched the only privately funded mathematical research institute called the Lodha Mathematical Sciences Institute under the leadership of Dr V Kumar Murty, a renowned mathematician, with Dr Manjul Bhargava, a Fields Medalist as member of its Scientific Advisory Committee. In the coming days, Lodha is all set to launch the first privately funded physics research institute in India called the Lodha Theoretical Physics Institute, under the leadership of Wolf prize winner Prof Jainendra Jain.

About Lodha

Lodha, India's leading real estate developer, is driven with the passion of building world's finest developments across its residential, commercial and warehousing portfolio. The company has delivered ~110 million square feet of real estate and is currently developing more than 130 million square feet under its on-going and planned portfolio. The company's vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. Lodha creates developments with self-contained eco-systems, great outdoor spaces, & robust infrastructure and brings every facility, convenience and near commerce to the doorstep through its integrated digital platform Bellevie, transforming lives of its residents. The company also has a growing warehousing and industrial business where, it has scaled up and made its mark in a short span of time. The company is committed to becoming a net-zero carbon emissions company by 2050, leading the real estate industry's low-carbon transition and acting in the larger interest of the environment and society. Propagating the ideology of 'Do Good, Do well', the Promoters have established the Lodha Foundation that aims to contribute significantly to the progress of the nation.