

LODHA

October 30, 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 Sir/Ma'am,

Sub: Press Release on Unaudited Financial Results for the quarter and half year ended September 30, 2026

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, we enclose herewith Press Release on Unaudited Financial Results (Consolidated and Standalone) for the quarter and half year ended September 30, 2026.

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)**

Digitally signed by
SANJAY A.
CHAUHAN
Date: 2026.10.30
17:57:55 +05'30'

**Sanjay Chauhan
Chief Financial Officer**

Encl.: As above

Lodha delivers bumper profits in H1, expects to beat full-year guidance

30th October, 2026, Mumbai

Lodha, India's leading real estate developer, announced its financial results for the quarter ended September 30, 2026. The Company reported profit after tax of ₹ 1,013 crores showing strong growth of 28% compared to the same quarter last year. H1FY27 PAT stood at ₹ 2,386 crores growing 63% YoY. Revenue for the quarter stood at ₹ 4,468 crores and pre-sales for the quarter at ₹ 5,037 crores.

Commenting on the performance, Mr. Abhishek Lodha, Managing Director said, *"We are pleased to deliver continued strong operating and financial performance in Q2 FY27, building on the momentum we have sustained since our IPO in 2021. Profit grew over 28% YoY for the quarter to ₹ 1,013 crore, on the back of 18% revenue growth to ₹ 4,468 crore. Our PAT margins were 22.1%. Coupled with the robust growth this showcases the strength of the business and the strong underlying profitability.*

Basis the strong performance in H1, we expect to easily exceed our profit guidance for the year.

Pre-sales stood at ₹ 5,037 crore growing 10% YoY, taking H1 pre-sales to over 40% of our full-year guidance — in line with our guidance at the start of the year. Our Bengaluru expansion continues to gather pace, with another successful launch in North Bengaluru during the quarter. The strength of this response reaffirms robust underlying demand for a quality brand like Lodha and helps allay concerns around AI-led disruption impacting segments beyond affordable housing. Our NCR pilot is also progressing well, with a launch planned this festive season. As the festive season gets underway, we have further launches planned across new locations, giving us good visibility on achieving our full-year guidance.

Augmenting our DevCo strength, our RentCo business is at the cusp of an exponential growth as we participate meaningfully in AI infrastructure build-out through data centers. Our self-funded data center annuity strategy will get into execution mode over the course of next 6 months. We see a low-risk 10x growth in our annuity income — from ₹300 crore to ₹3,000 crore between FY26 and FY32.

We are pleased to note that Newsweek has once again recognized us in their list of the 'World's Most Trustworthy Companies'. Lodha is the only real estate company from India on this list, demonstrating the company's commitment to our stakeholders and society at large.

We remain concerned about the continuing conflict in the Middle East and are tracking its geopolitical and macro-economic implications carefully. The recent rise in interest rates in India is unlikely to have a direct impact on housing demand for the segments we serve — however, we will be watching the second order impacts."

LODHA

Net debt stood at ₹ 5,279 crores as on 30th September 2026. The Company's overall Net debt/Equity was largely stable at 0.2x, well below its ceiling of 0.5x. Lodha's exit cost of debt for Q2FY27 remains stable at 7.8% - among the lowest in the industry.

The Company continues to carry forward its ethos of 'Do Good, Do Well' through the initiatives of the Lodha Foundation that propagates the 'Philanthropy of Excellence'. The Lodha Mathematical Sciences Institute hosted over 55 researchers this quarter, with more than 90 researchers from 15 countries expected over the semester, strengthening global collaboration in mathematical research. Lodha Genius continued to nurture and create opportunities for exceptional minds with six students securing second place at ETEAM 2026 in Switzerland and three gaining research experience at the University of California. Through Unnati, more than 6,000 individuals were enrolled for health insurance, while over 3,200 households received need-based support.

In sustainable urbanization, the Foundation contributed to two reports identifying practical levers for change. 'Building Cooler Cities in a Warming World', developed with RMI India Foundation, found that better surfaces, greenery and planning could lower Delhi's surface temperatures by up to 3.2°C. A report developed with Build Ahead found that recycled aluminum could reduce its emission intensity significantly, highlighting the importance of pre-construction decisions and providing the evidence for broader industry adoption.

About Lodha

For over four decades, Lodha has shaped some of India's most distinctive residential and commercial addresses. Conceived as inspiring and nurturing environments, Lodha's developments bring together thoughtful design, quality and warm hospitality, enriching everyday life through beauty and craftsmanship.

Guided by Abhishek Lodha's global vision and ambition to create developments that stand alongside the finest in the world, the company continues to set new standards in real estate. Its philosophy of "Do Good, Do Well" reflects the belief that enduring business success goes hand in hand with a responsibility towards society and the environment.

Headquartered in Mumbai, the company has a presence across MMR, Pune, Bengaluru, and NCR. Lodha's commitment to trust and integrity has earned international recognition, including a place on Newsweek's World's Most Trustworthy Companies list in both 2025 and 2026.