LODHA

July 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 Unaudited Financial Results for the quarter ended June 30, 2026

In continuation of our letter of even date, regarding the submission of Unaudited Financial Results (Consolidated and Standalone) for the quarter ended June 30, 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 NILESH RANGNEKAR
Digitally signed by SANJYOT NILESH RANGNEKAR
Date: 2026.07.24 18:39:23 +05'30'

Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154

Enc.: As above

LODHA

Lodha's profit after tax rises to ₹ 1,373 crores in Q1FY27, up 2x

24th July, 2026, Mumbai

Lodha, India's leading real estate developer, announced its financial results for the quarter ended June 30, 2026. The Company reported its best-ever quarterly post-tax profit of ₹1,373 crores, rising 2x compared to the same quarter last year. Revenues rose 43% to ₹4,997 crores. Net debt declined by ₹ 446 crores during the quarter to ₹ 4,931 crores, driven by strong operating cash flows. Pre-sales for the quarter stood at ₹ 4,629 crores. Collections for the period was at ₹ 4,205 crores growing by 46% YoY.

Commenting on the performance, Mr. Abhishek Lodha, Managing Director said, *"We are pleased to deliver our best-ever quarterly profit in Q1FY27, continuing the strong momentum built through FY26. It is heartening to note that profits for the quarter more than doubled on a YoY basis to ₹ 1,373 crores. Our revenue grew 43% to ₹ 4,997 crores. Our growth, coupled with rising profitability and ROEs along-side low leverage, sets Lodha apart. On the back of strong structural housing demand and accelerating consolidation in favor of tier-1 brands like Lodha, Company is confident of growing its profit at 20% CAGR over the long term. Our market share in the target segment is at 3.5% and thereby a long runway to grow over medium to long term.*

We are also very pleased to welcome another leading global data center operator – Digital Edge India, JV between Digital Edge (Singapore) and National Investment and Infrastructure Fund (NIIF) - to our Green Data Center Park at Navi Mumbai (Palava) having sold land at a price over ₹ 42 cores per acre during the quarter. This further validates the extraordinary value of our Palava landholding, which has climbed more than 15x over the last five years and will continue to grow.

Our journey to grow annuity business continues to gain momentum - we expect to grow our annuity income by over 10x in the next six years to over ₹ 3,000 crore p.a. led by data centers with 1GW capacity, warehousing & industrial parks and high-street retail."

Net debt reduced by ₹ 446 crores to ₹ 4,931 crores during the quarter. The Company's overall Net debt/Equity stands at 0.2x, well below its ceiling of 0.5x. Lodha's exit cost of debt for Q1FY27 remains stable at 7.8% - among the lowest in the industry. Having done significant business development over the last five years and carrying robust pipeline of projects with GDV amounting to nearly ₹ 2,00,000 crores available for sale (excluding land bank which will be used beyond next 5 years), Company sees its DevCo business to become net-debt free over the next few years.

This continued financial discipline gives Lodha the headroom to invest just as consistently in building a better nation — a commitment the Company carries forward through the Lodha Foundation. During the quarter, the Lodha Foundation expanded its efforts to support fundamental research by launching the Lodha Theoretical Physics Institute alongside the EPQHS-10 international conference, bringing together over 120 researchers from more than 10 countries. LTPI Founding Director Prof. Jainendra K. Jain became the first Indian-origin physicist to receive the Wolf Prize, considered the 2nd highest global honor in physics after the Nobel prize.

Building on its experience, Lodha Genius completed its fourth summer programme at Ashoka University and launched its first Science Circle and Summer Programme at IISER Pune, with over 400 high-potential students participating from across India. The Lodha Foundation also piloted an innovative IoT-enabled concrete monitoring technology at a Mumbai project, generating real-time performance data.

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, prices 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.