

July 25, 2022

To,
Singapore Exchange Securities Trading Limited
2, Shenton Way
Suite 19-00
SGX Centre 1
Singapore 068804

Dear Sir/Madam,

Sub: Submission of Unaudited Financial Results of Macrotech Developers Limited, Parent Guarantor of Issuer Company for the Quarter ended June 30, 2022

**Ref: 14% Secured Senior Notes (due 2023) issued by Lodha Developers International Limited
Stock Code: TQYB**

We enclosed herewith letter to Indian Stock Exchanges informing Unaudited Financial Results (Standalone and Consolidated) for the quarter ended June 30, 2022 of Macrotech Developers Limited.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For Macrotech Developers Limited



Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154



Encl:- A/a

July 25, 2022

To,
The Listing Dept.,
BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001
Scrip Code: **543287** Scrip ID:-**LODHA**

To,
The Listing Dept.
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051
Trading Symbol : **LODHA**
Debt Segment - **DB - LDPL23**

Dear Sir,

Sub: Submission of Unaudited Financial Results (Consolidated and Standalone) for the quarter ended June 30, 2022

In continuation of our letter dated July 18, 2022, we wish to inform you that the Board of Directors of the Company, at its meeting held today, has *inter alia* approved the unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter ended June 30, 2022.

Pursuant to Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, please find enclosed copy of the unaudited Financial Results (Consolidated and Standalone) of the Company along with the limited review report of the Auditors.

The financial results are also being uploaded on the Company's website at www.lodhagroup.in.

The meeting of Board of Directors of the Company commenced at 3.15 P.M. and concluded at 4.45 P.M.

You are requested to inform your members accordingly.

Thanking you,

Yours faithfully,

For Macrotech Developers Limited



Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154



Encl: As above

Independent Auditor's Review Report on Consolidated Unaudited Quarterly and year to date Financial Results of the Group and its Jointly controlled entities pursuant to the Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors
Macrotech Developers Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Macrotech Developers Limited ('the Holding Company'), its subsidiaries, (the Holding Company and its subsidiaries together referred to as the 'Group'), and its share of net loss after tax and total comprehensive loss of its jointly controlled entities for the quarter and year to date ended June 30, 2022 ('the Statement'), being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulation'). This Statement is the responsibility of the Holding Company's Management and has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
2. This Statement has been prepared by the Holding Company's Management in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. This Statement includes the results of the entities enumerated in Annexure 1 to this report.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India has not disclosed the information required to be

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disclosed in terms of the Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

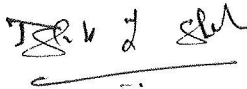
6. We did not review the interim financial results of 8 subsidiaries included in the consolidated unaudited financial results, whose interim financial results reflect total income of Rs. 8.50 Cr, total net profit after tax of Rs. 3.06 Cr and total comprehensive income of Rs. 3.06 Cr, for the quarter and year to date ended June 30, 2022, as considered in the consolidated unaudited financial results. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of the above matter.

7. The consolidated unaudited financial results includes the interim financial results of 3 subsidiaries which have not been reviewed by their auditors, whose interim financial results reflect total income of Rs. 37.17 Cr, total net profit after tax of Rs. 4.13 Cr and total comprehensive income of Rs. 4.13 Cr for the quarter and year to date ended June 30, 2022 as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of net loss after tax of Rs. 0.56 Cr and total comprehensive loss of Rs. 0.56 Cr for the quarter and year to date ended June 30, 2022, as considered in the consolidated unaudited financial results, in respect of 3 joint ventures (including its subsidiaries), based on their interim financial results which have not been reviewed by their auditors. These interim financial results have been furnished to us by the management and our conclusion on the consolidated financial results in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on such management prepared unaudited interim financial results. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Bhavik L. Shah
Partner
Membership No.122071
UDIN: 22122071ANOTGU5174
Place: Mumbai
Date: July 25, 2022



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Annexure 1 - List of entities included in the results as at June 30, 2022

Sr. No	Name of the Company	Relationship with the Holding Company
1	Anantnath Constructions and Farms Pvt. Ltd.*	Subsidiary
2	Apollo Complex Pvt. Ltd.	
3	Bellissimo Constructions and Developers Pvt. Ltd.	
4	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.****	
5	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.****	
6	Bellissimo Estate Pvt. Ltd. *	
7	Brickmart Constructions And Developers Pvt. Ltd.	
8	Center for Urban Innovation	
9	Cowtown Infotech Services Pvt. Ltd.	
10	Cowtown Software Design Pvt. Ltd.	
11	Palava Industrial and Logistics Park Pvt. Ltd. *	
12	Homescapes Constructions Pvt. Ltd.	
13	Lodha Developers International (Netherlands) B. V.	
14	Lodha Developers International Ltd.	
15	Lodha Developers U.S. Inc.	
16	Luxuria Complex Pvt. Ltd.*	
17	MMR Social Housing Pvt. Ltd.*	
18	National Standard (India) Ltd.	
19	Odeon Theatres and Properties Pvt. Ltd.*	
20	One Place Commercials Pvt. Ltd.	
21	Palava City Management Pvt. Ltd.	
22	Kora Construction Pvt. Ltd.*	



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23	Palava Institute of Advanced Skill Training	
24	Primebuild Developers and Farms Pvt. Ltd.	
25	Renover Green Consultants Pvt. Ltd.*	
26	Roselabs Finance Ltd.	
27	Sanathnagar Enterprises Ltd.	
28	Simtools Pvt. Ltd.	
29	Sitaldas Estate Pvt. Ltd.*	
30	Thane Commercial Tower A Management Pvt. Ltd.	
31	DigiRealty Technologies Pvt. Ltd.	
32	Bellissimo Buildtech LLP	
33	G Corp Homes Private Limited***	
34	Altamount Road Property Pvt. Ltd.	Joint Venture
35	Palava Induslogic 2 Pvt Ltd.	
36	Palava Induslogic 3 Pvt. Ltd.	
37	Palava Induslogic 4 Pvt. Ltd.	
38	Lodha Developers UK Ltd.	
39	Grosvenor Street Apartments Ltd.**	
40	Lodha Developers 1GSQ Holdings Ltd.**	
41	Lodha Developers 1GSQ Ltd.**	
42	Lodha Developers 48 CS Ltd.**	
43	Lodha Developers Dorset Close Ltd.**	
44	Lodha Developers International (Jersey) III Ltd.**	
45	1GS Quarter Holding Limited **	
46	1GSQ Leaseco Ltd.**	
47	New Court Holdings Ltd.**	
48	Lincoln Square Apartments Ltd.**	
49	1GS Investments Ltd.**	



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50	1GS Residences Ltd.**	
51	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.*****	
52	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd. *****	
53	1GS Properties Investments Ltd.**	
54	Mayfair Square Apartments Limited ^ **	
55	Mayfair Square Residences Limited ^ **	

* Merged with the Holding Company w.e.f. April 30, 2022 with respective Company's effective date

** Subsidiaries of Lodha Developers UK Ltd.

***Subsidiary of the Holding Company w.e.f. June 28, 2022

****Upto May 9, 2022

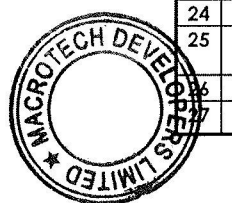
***** Became joint venture w.e.f. May 10, 2022

^ w.e.f. April 27, 2022



MACROTECH DEVELOPERS LIMITED					
CIN : L45200MH1995PLC093041					
Registered Office: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001					
Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai - 400011					
Tel : +9122 6773 7373; Email : investor.relations@lodhagroup.com					
UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2022					
(₹ in crore)					
Sr. No.	Particulars	Quarter ended			Year ended
		30-Jun-22 (Unaudited)	31-Mar-22 (Audited) (Refer Note 5)	30-Jun-21 (Unaudited)	31-Mar-22 (Audited)
1	Income				
	a) Revenue From Operations	2,675.75	3,444.56	1,605.37	9,233.20
	b) Other Income	0.03	37.36	144.54	292.09
	Total Income	2,675.78	3,481.92	1,749.91	9,525.29
2	Expenses				
	a) Cost of Projects	1,900.36	2,248.12	1,061.05	6,062.61
	b) Employee Benefits Expense	96.07	91.07	89.58	354.39
	c) Finance Costs	119.33	121.79	245.10	680.34
	d) Depreciation, Impairment and Amortisation Expense	19.63	19.00	18.64	74.77
	e) Other Expenses	212.63	199.63	116.43	637.62
	Total Expenses	2,348.02	2,679.61	1,530.80	7,809.73
3	Profit before Share of Profit/ (Loss) in Associate and Joint Venture (1-2)	327.76	802.31	219.11	1,715.56
4	Share of Net Profit/ (Loss) in Associates and Joint Venture	(0.64)	(0.01)	0.45	0.98
5	Profit before tax (3+4)	327.12	802.30	219.56	1,716.54
6	Tax credit/ (expense) for the period/ year				
	a) Current Tax	(30.48)	(4.34)	(0.69)	(11.38)
	b) Deferred Tax	(25.38)	(259.94)	(58.12)	(496.65)
7	Net Profit for the period / year (5-6)	271.26	538.02	160.75	1,208.51
8	Other Comprehensive Income/ (Loss)				
	A) Items that will not be reclassified to Statement of Profit and Loss	(1.42)	4.15	(0.71)	3.79
	Gain on Property Revaluation	-	3.74	-	3.74
	Re-measurement of defined benefit plans	(2.18)	1.96	(1.10)	1.41
	Income Tax effect	0.76	(1.55)	0.39	(1.36)
	B) Items that will be reclassified to Statement of Profit and Loss				
	Foreign Currency Translation Reserve	(7.72)	(2.56)	(1.11)	(4.75)
9	Total Comprehensive Income for the period / year (7+8)	262.12	539.61	158.93	1,207.55
10	Profit/ (Loss) for the period/ year attributable to:	271.26	538.02	160.75	1,208.51
	(i) Owners of the Company	270.80	535.46	160.91	1,202.37
	(ii) Non-controlling Interest	0.46	2.56	(0.16)	6.14
11	Other Comprehensive Income / (Loss) for the period/ year attributable to:	(9.14)	1.59	(1.82)	(0.96)
	(i) Owners of the Company	(9.14)	1.59	(1.82)	(0.96)
	(ii) Non-controlling Interest	-	(0.00)	0.00	-
12	Total Comprehensive Income/ (Loss) for the period/ year attributable to:	262.12	539.61	158.93	1,207.55
	(i) Owners of the Company	261.66	537.05	159.09	1,201.41
	(ii) Non-controlling Interest	0.46	2.56	(0.16)	6.14
13	Paid-up Equity Share Capital	481.61	481.51	447.32	481.51
	(Face Value of ₹ 10/- per share)				
14	Other Equity (Excluding Revaluation Reserve)				11,190.26
15	Earnings Per Share (EPS) (amount in ₹)				
	(not annualised except year end EPS)				
	Basic	5.62	11.12	3.66	26.28
	Diluted	5.62	11.10	3.65	26.25
	Current Ratio (Refer Note 4)	1.57	1.47	1.20	1.47
	Long term Debt to Working Capital (Refer Note 4)	0.30	0.25	0.75	0.25
	Current Liability Ratio (Refer Note 4)	0.84	0.87	0.86	0.87
	Total Debts to Total Assets (Refer Note 4)	0.29	0.30	0.40	0.30
	Debt Equity Ratio (Refer Note 4)	0.92	0.98	2.12	0.98
21	Debt Service Coverage Ratio* (Refer Note 4)	0.98	2.02	0.63	0.81
22	Interest Service Coverage Ratio* (Refer Note 4)	1.63	2.80	1.54	2.03
23	Debtors Turnover* (Refer Note 4)	4.27	4.74	2.51	14.21
24	Inventory Turnover* (Refer Note 4)	0.39	0.48	0.20	1.24
25	Bad Debt to Account Receivable Ratio* (Refer Note 4)	-	-	-	-
	Operating Margin %* (Refer Note 4)	33.70%	36.00%	33.34%	35.08%
	Net Profit Margin %* (Refer Note 4)	10.14%	15.45%	9.19%	12.69%

* Not Annualized except for year ended on 31-March-22



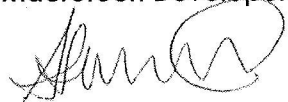
Notes to Unaudited Consolidated Financial Results :

- 1 The above unaudited consolidated financial results for the quarter ended 30-June-2022 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at their respective meetings held on 25-July-2022. The statutory auditors of the Company have carried out the limited review of above financial results of the Group and expressed an unmodified conclusion.
 - 2 During the quarter ended on 30-June-2022, the Company has allotted 95,100 equity shares having a face value of ₹ 10 each upon exercise of options granted under the "Macrotech Developers Limited- Employee Stock Option Scheme 2021 ("ESOP Scheme 2021").
 - 3 The Group is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
 - 4 Definitions for Ratios:
 - a) Debt Equity Ratio : Paid-up Debt / Total Equity (Share Capital + Applicable Reserves)
 - b) Debt Service Coverage Ratio* : Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))
 - c) Interest Service Coverage Ratio* : Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / Interest cost
 - d) Current Ratio : Current Assets/ Current Liabilities
 - e) Long term Debt to Working Capital Ratio : Long Term Debt / Working Capital
 - f) Current Liability Ratio : Current Liabilities / Total Liabilities
 - g) Total Debts to Total Assets Ratio : Total Debts / Total Assets
 - h) Debtors Turnover* : Revenue from Operations / Average Trade Receivables
 - i) Inventory Turnover* : Cost of Sales / Average Finished Inventory
 - j) Operating Margin % : Earnings before Interest Expenses#, Depreciation, Tax, & Exceptional Item less Other Income / Revenue from Operation
 - k) Net Profit Margin % : Profit After tax / Total Income
 - l) Bad Debt to Account Receivable Ratio : Bad Debt / Average Trade Receivables
- # Interest cost represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.
* in times
- 5 The figures for the quarter ended 31-March-22 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures upto the third quarter ended 31-December-21.
 - 6 The figures for the corresponding previous year/period's have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current period's classification.

Place : Mumbai
Date : 25-July-2022



For and on behalf of the Board of Directors of
Macrotech Developers Limited


Abhishek Lodha
Managing Director and CEO
DIN: 00266089



Independent Auditor's Review Report on Unaudited Quarterly and year to date Standalone Financial Results of the Company pursuant to the Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**The Board of Directors
Macrotech Developers Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Macrotech Developers Limited** ('the Company') for the quarter and year to date ended June 30, 2022 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulation'). This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
2. This Statement has been prepared by the Company's Management in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether standalone financial results are free of material misstatements. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

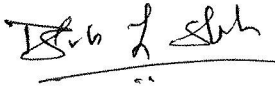


MSKA & Associates

Chartered Accountants

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited standalone financial results prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Bhavik L. Shah
Partner
Membership No.122071
UDIN: 22122071ANOTOU1708
Place: Mumbai
Date: July 25, 2022



MACROTECH DEVELOPERS LIMITED

CIN : L45200MH1995PLC093041

Registered Office: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001

Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai - 400011

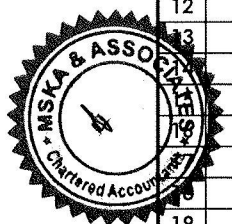
Tel : +9122 6773 7373; Email : investor.relations@lodhagroup.com

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2022

₹ in Crore)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-June-22 (Unaudited)	31-Mar-22 (Audited) (Refer Note 8)	30-June-21 (Unaudited)	31-Mar-22 (Audited)
1	Income				
	a) Revenue From Operations	2,239.39	3,320.09	1,575.03	8,353.29
	b) Other Income	13.86	10.32	85.59	91.36
	Total Income	2,253.25	3,330.41	1,660.62	8,444.65
2	Expenses				
	a) Cost of Projects	1,557.59	2,179.57	1,045.11	5,437.24
	b) Employee Benefits Expense	93.54	88.52	86.40	344.31
	c) Finance Costs	198.55	100.70	156.58	394.38
	d) Depreciation, Impairment and Amortisation Expense	21.19	14.32	13.93	56.12
	e) Other Expenses	209.03	193.71	111.59	613.92
	Total Expenses	2,079.90	2,576.82	1,413.61	6,845.97
3	Profit before tax (1-2)	173.35	753.59	247.01	1,598.68
4	Tax credit /(expense) for the period/year				
	a) Current Tax	(29.46)	(11.37)	-	12.83
	b) Deferred Tax	(5.20)	(238.06)	(64.66)	(477.86)
5	Net Profit for the period / year (3+4)	138.69	504.16	182.35	1,133.65
6	Other Comprehensive Income / (Loss)				
	Items that will not be reclassified to Statement of Profit and Loss	(1.37)	4.15	(0.72)	3.78
	Gain on Property Revaluation	-	3.74	-	3.74
	Remeasurements of Defined Benefit Plans	(2.11)	1.96	(1.11)	1.40
	Income tax effect	0.74	(1.55)	0.39	(1.36)
7	Total Comprehensive Income for the period / year (5+6)	137.32	508.31	181.63	1,137.43
8	Paid-up Equity Share Capital	481.61	481.51	447.32	481.51
	(Face Value of ₹ 10/- each)				
9	Other Equity (Excluding Revaluation Reserve)				11,163.77
10	Earnings Per Share (EPS) (amount in ₹)				
	(not annualised except year end EPS)				
	Basic	2.88	10.47	4.15	24.78
	Diluted	2.88	10.46	4.14	24.75
11	Current Ratio (Refer Note 6)	1.43	1.40	1.14	1.40
12	Long term Debt to Working Capital (Refer Note 6)	0.23	0.23	0.17	0.23
13	Current Liability Ratio (Refer Note 6)	0.89	0.90	0.97	0.90
14	Total Debts to Total Assets (Refer Note 6)	0.28	0.29	0.36	0.29
15	Debt Equity Ratio (Refer Note 6)	0.86	0.93	1.95	0.93
16	Debt Service Coverage Ratio* (Refer Note 6)	0.83	2.01	0.79	0.76
17	Interest Service Coverage Ratio* (Refer Note 6)	1.31	2.87	1.74	2.21
18	Debtors Turnover* (Refer Note 6)	4.42	5.64	2.55	14.67
19	Inventory Turnover* (Refer Note 6)	0.38	0.52	0.23	1.26
20	Bad Debt to Account Receivable Ratio* (Refer Note 6)	-	-	-	-
	Operating Margin %* (Refer Note 6)	35.31%	34.79%	32.69%	34.38%
	Net Profit Margin %* (Refer Note 6)	6.16%	15.14%	10.98%	13.42%

* Not Annualized except for year ended on 31-March-2022



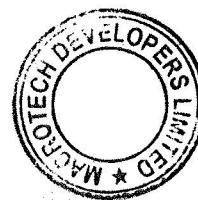
Notes to Unaudited Standalone Financial Results :

- 1 The above unaudited standalone financial results for the quarter ended 30-June-2022 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at their respective meetings held on 25-July-2022. The statutory auditors have carried out the limited review of the above financial results of the Company and expressed an unmodified conclusion.
- 2 National Company Law Tribunal, Mumbai Bench (NCLT) has approved the scheme of Merger by Absorption of Anantnath Constructions and Farms Private Limited, Sitaldas Estate Private Limited, MMR Social Housing Private Limited, Bellissimo Estate Private Limited, Renovar Green Consultants Private Limited, Kora Constructions Private Limited, Luxuria Complex Private Limited, Odeon Theatres and Properties Private Limited and Palava Industrial and Logistics Park Private Limited with the Company on 20-April-2022. The certified copy of the scheme has been filed with the Registrar of Companies, Mumbai on 30-April-2022 and became effective.
The amalgamation referred to above, being a "common control" transaction, has been accounted for using the 'Pooling of Interest' method as prescribed under Ind AS 103 – "Business Combination" for common control transactions. In accordance with the requirements of para 9 (iii) of Appendix C to Ind AS 103, the standalone financial results of the Company in respect of the prior periods have been restated as if amalgamation had occurred from the beginning of the preceding period, irrespective of the actual date of the combination.
- 3 The Company has filed an application for withdrawal of Scheme of demerger of Evoq Tower into Homescapes Constructions Private Limited, a wholly owned subsidiary on 08-April-2022. NCLT order is awaited.
- 4 During the quarter ended on 30-June-2022, the Company has allotted 95,100 equity shares having a face value of ₹ 10 each upon exercise of options granted under the "Macrotech Developers Limited- Employee Stock Option Scheme 2021 ("ESOP Scheme 2021")
- 5 Security Cover
The listed Non-Convertible Debentures (NCDs) of the Company are secured by way of a registered mortgage over the project land, construction thereon and project receivables owned by the Company and the Security Cover on the outstanding amount as at 30-June-2022 is 5.53 times.
- 6 Definitions for Ratios:

a) Debt Equity Ratio	: Paid-up Debt / Total Equity (Share Capital + Applicable Reserves)
b) Debt Service Coverage Ratio*	: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))
c) Interest Service Coverage Ratio*	: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / Interest cost
d) Current Ratio	: Current Assets/ Current Liabilities
e) Long term Debt to Working Capital Ratio	: Long Term Debt / Working Capital
f) Current Liability Ratio	: Current Liabilities / Total Liabilities
g) Total Debts to Total Assets Ratio	: Total Debts / Total Assets
h) Debtors Turnover*	: Revenue from Operations / Average Trade Receivables
i) Inventory Turnover*	: Cost of Sales / Average Finished Inventory
j) Operating Margin %	: Earnings before Interest Expenses#, Depreciation, Tax, & Exceptional Item less Other Income / Revenue from Operation
k) Net Profit Margin %	: Profit After tax / Total Income
l) Bad Debt to Account Receivable Ratio	: Bad Debt / Average Trade Receivables

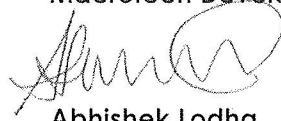
Interest expenses represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.

* in times
- 7 The Company is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
- 8 The figures for the quarter ended 31-March-22 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures upto the third quarter ended 31-December-21.

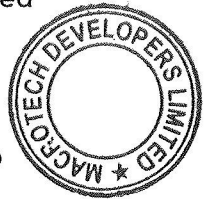


- 9 The figures for the corresponding previous year/period's have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current period's classification.

For and on behalf of the Board of Directors of
Macrotech Developers Limited



Abhishek Lodha
Managing Director and CEO



Place : Mumbai
Date : 25-July-2022

