

September 23, 2025

Lodha Developers Limited: [ICRA]AA (Stable) assigned to Rs. 500.00 crore proposed NCDs; ratings reaffirmed for existing limits

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term – Fund-based – Term loan	485.75	421.59	[ICRA]AA (Stable); reaffirmed
Long-term/ Short-term – Unallocated limits	114.25	178.41	[ICRA]AA (Stable)/ [ICRA]A1+; reaffirmed
Non-convertible debentures	280.00	280.00	[ICRA]AA (Stable); reaffirmed
Non-convertible debentures	125.00	0.00	[ICRA]AA (Stable); reaffirmed and withdrawn
Non-convertible debentures	300.00	300.00	[ICRA]AA (Stable); reaffirmed
Non-convertible debentures	-	500.00	[ICRA]AA (Stable); assigned
Commercial paper	500.00	500.00	[ICRA]A1+; reaffirmed
Total	1,805.00	2,180.00	

*Instrument details are provided in Annexure-I

Rationale

The rating action factors in the steady increase in Lodha Developers Limited's (LDL) pre-sales and collections, which is expected to sustain in the coming years, thereby translating into an improvement in cash flow from operations (CFO) and comfortable leverage metrics. The company's gross debt/CFO is estimated to be comfortable at 1.05-1.1 times as of March 2026 and the net debt/CFO is projected to remain below 1.0 times as of March 2026. ICRA notes the entity's adequate cash flow adequacy ratio was 73% as of March 2025, improving from 57% as of March 2024. Additionally, the presence of ready to move in inventory (RTMI) of ~Rs. 4,800 crore as of March 2025, as well as a comfortable years-to-sell (YTS) of 1.7 years for the entire portfolio, translating into healthy cash flow visibility, provides comfort. Through historic land acquisitions, LDL has access to sizeable land parcels (around 4,150 acres as of June 2025), providing significant potential for future project development.

ICRA notes that over the medium to long term, the share of the warehousing and retail segments in cash flows is likely to improve, providing stability to the overall cash flows from operations. The ratings positively factor in the management's guidance to maintain healthy cash surplus/liquidity cushion, which, along with the expected increase in the share of rental inflows from the warehouse and retail segments, will mitigate some impact of the cyclicity in the residential segment. The ratings note LDL's strong leadership position in the Mumbai and Thane residential real estate markets as well as the Group's established track record of over four decades, underpinned by more than 100+ million square feet (msf) of deliveries till June 2025.

The ratings factor in the execution and market risks resulting from the large expansion plans with a pipeline of over 100 msf for future project launches including offices, retail and warehousing as of June 2025. The timely launch of these projects, along with healthy sales and collection momentum, would be critical for improving the operational cash flow generation. Nonetheless, ICRA takes comfort from LDL's established track record of project execution and strong brand presence, which aid sales velocity. While the company is making conscious steps towards diversifying its geographical footprint, the share of Mumbai Metropolitan Region (MMR) is likely to remain high (60-70%) in the medium term. The company is also exposed to the cyclicity in the residential real estate market.

ICRA has withdrawn the rating assigned to the Non-convertible debenture (NCD) of Rs.125.0 crore of the company, as the same is fully redeemed, and is in accordance with ICRA's policy on withdrawal of ratings.

The Stable outlook on the long-term rating reflects ICRA's opinion that LDL will benefit from its healthy operating performance and is expected to sustain the growth in sales, collections and maintain comfortable leverage metrics.

Key rating drivers and their description

Credit strengths

Healthy pre-sales backed by diversified portfolio across product segments; expected improvement in operating performance in FY2026 - LDL's pre-sales/collections are derived from residential, commercial and monetisation of leased assets/land parcels. In FY2025, the company's pre-sales increased by 21% to Rs. 17,630 crore and collections rose by 29% to Rs. 13,070 crore. This has resulted in improvement in CFO by 27% to Rs. 6,530 crore in FY2025. ICRA estimates the pre-sales to grow by 10-12%, while collections are expected to rise by 22-24% in FY2026. This is supported by a strong launch pipeline, robust sales in the ongoing as well as upcoming projects and healthy construction progress.

Comfortable leverage position - LDL's total debt levels declined by 8% to Rs. 7,088 crore as of March 2025 (comprising 16% of LRD debt against commercial assets), which along with an increase in CFO resulted in an improvement in leverage, gross debt to CFO, to 1.09 times as of March 2025 (PY: 1.49 times). The company's gross debt/CFO is projected to be comfortable at 1.05-1.1 times as of March 2026. The net debt/CFO is estimated to remain below 1.0 times as of March 2026. The cash flow adequacy ratio was adequate at 73% as of March 2025 against 57% as of March 2024. Additionally, the presence of RTMI of ~Rs. 4,800 crore as of March 2025, as well as a comfortable YTS of 1.7 years for the entire portfolio, translating into healthy cash flow visibility, provides comfort.

Leading real estate developer with track record of 40 years, mainly in MMR - LDL has a long track record of over four decades in real estate development across residential, commercial and warehousing segments. As on June 30, 2025, the company developed 100+ msf of area with ~38 msf of ongoing developable area. It has an established presence in Mumbai and Thane, as most of its developed projects have been largely concentrated in these markets. The company enjoys market leadership position in MMR based on FY2024 and FY2025 pre-sales. Through historic land acquisitions, it has access to sizeable land parcels (4,150 acres as of June 2025). Pre-sales in the residential segment are expected to remain strong, backed by sustained end-user demand, sizeable unsold inventory of ~Rs. 26,000 crore as on March 31, 2025, including unsold inventory from the new launches of 9.8 msf of area in FY2025.

Credit challenges

Large expansion plans expose LDL to execution and market risks - LDL has significant plans to expand the ongoing portfolio to maintain its growth momentum and strengthen its market presence in the existing as well as new micromarkets. As on June 30, 2025, the pipeline for future project launches including offices, retail and warehousing stood at over 100 msf, exposing the company to execution and market risks. The timely launch of these projects, along with healthy sales and collection momentum, would be critical for improving the operational cash flow generation. Nonetheless, ICRA takes comfort from LDL's established track record of project execution and strong brand presence, which aids in sales velocity. Additionally, it is expected to benefit from the ongoing trend of market consolidation, whereby the share of large players is likely to increase, driven by the strong brand, track record of delivery and quality execution.

Susceptibility to cyclical and regulatory risks in real estate sector - The real estate sector is cyclical and has a highly fragmented market structure because of a large number of regional players. In addition, being a cyclical industry, the sector is highly dependent on macroeconomic factors, exposing the company's sales to any downturn in demand.

Liquidity position: Strong

ICRA expects LDL's consolidated liquidity position to remain strong, driven by healthy cash flow from operations against scheduled repayments of around Rs. 1,850 crore in FY2026. The company's liquidity is further supported by ~Rs. 2,480 crore of unencumbered cash and liquid investments (including investment in unencumbered fixed deposits) and undrawn debt of Rs. 931 crore as on June 30, 2025.

Environmental and social risks

The real estate segment is exposed to risks of increasing environmental norms impacting operating costs, including higher costs of raw materials such as building materials and cost of compliance with pollution control regulations. Environmental clearances are required for commencement of projects and lack of timely approvals can affect business operations. The impact of changing environmental regulations on licences taken for property development could create credit risks. LDL is the first Indian real estate company to have its net zero targets validated by Science Based Targets initiative (SBTi). It has already achieved carbon neutrality in Scope 1 and 2 emissions from operations in March 2024. Further, LDL has 100% wastewater at all projects getting treated through sewage treatment plants. The company has set target to achieve 44% of gender diversity by 2027. LDL's governance structure is characterised by 40% of the board comprising independent directors and two women directors as well as an ESG committee at the board, headed by an independent director. Hence, it is expected to be adequately prepared in case of any change in aforementioned regulations.

Rating sensitivities

Positive factors - The ratings may be upgraded if significant and sustained growth in sales and collections in LDL's project portfolio, along with greater business diversification, results in robust and sustainable rise in cash flows and liquidity, and lower reliance on debt funding leads to an improvement in leverage metrics.

Negative factors - The ratings may be downgraded if project execution, sales velocity and collections are slower than expected in the ongoing and upcoming projects and/or significant debt-funded investments in new projects result in Net Debt/CFO sustaining above 1.25 times.

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty - Commercial/Residential/Retail Policy on withdrawal of credit ratings
Parent/Group support	Not applicable
Consolidation/Standalone	For arriving at the ratings, ICRA has considered the consolidated financials of LDL and its operational subsidiaries/JVs on account of the strong business and financial linkages between these entities. Refer to the Annexure II for the list of entities considered for consolidation.

About the company

Lodha Developers Limited (LDL) (previously known as Macrotech Developers Limited) is one of the largest real estate developers in India with a market leader position in Mumbai and Thane. LDL is focused on residential development in the MMR, with presence in Pune and Bengaluru. As of June 2025, it developed 100+ msf of space with ~38 msf of ongoing developable area and ~100 msf of planned launches. The company has one of the largest land banks in the country, totalling over 4,150 acres as of June 2025. It is listed on the Bombay Stock Exchange and the National Stock Exchange. As of June 2025, the promoters hold ~72% stake, while the remaining shares are held by the public shareholders.

Key financial indicators (audited)

LDL Consolidated	FY2024	FY2025	Q1 FY2026*
Operating income	10,316	13,780	3,492
PAT	1,567	2,767	675
OPBDITA/OI	26%	29%	28%
PAT/OI	15%	20%	19%
Total outside liabilities/Tangible net worth (times)	1.7	1.5	-
Total debt/OPBDITA (times)	2.9	1.8	-
Interest coverage (times)	5.6	7.2	6.7

Source: Company, ICRA Research; All ratios as per ICRA's calculations; *provisional financials;

Amount in Rs. crore; PAT: Profit after tax; OPBDITA: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instrument	Current (FY2026)			Chronology of rating history for the past 3 years							
	Type	Amount rated (Rs. crore)	Sep 23, 2025	FY2026		FY2025		FY2024		FY2023	
				Date	Rating	Date	Rating	Date	Rating	Date	Rating
Term loans	Long Term	421.59	[ICRA]AA (Stable)	May 27, 2025	[ICRA]AA (Stable)	Apr 04, 2024	[ICRA]AA- (Stable)	Jun 06, 2023	[ICRA]A+ (Positive)	Oct 25, 2022	[ICRA]A+ (Stable)
				Jun 20, 2025	[ICRA]AA (Stable)	Apr 23, 2024	[ICRA]AA- (Stable)	Jun 20, 2023	[ICRA]A+ (Positive)	Dec 12, 2022	[ICRA]A+ (Stable)
						Dec 20, 2024	[ICRA]AA- (Positive)	Jul 11, 2023	[ICRA]A+ (Positive)		
								Sep 20, 2023	[ICRA]A+ (Positive)		
								Oct 11, 2023	[ICRA]A+ (Positive)		
								Nov 03, 2023	[ICRA]A+ (Positive)		
								Mar 06, 2024	[ICRA]A+ (Positive)		
Fund-based	Short term	0.00	-	-	-	Apr 04, 2024	[ICRA]A1+	Oct 11, 2023	[ICRA]A1+		
						Apr 23, 2024	[ICRA]A1+	Nov 03, 2023	[ICRA]A1+		
						Dec 20, 2024	[ICRA]A1+	Mar 06, 2024	[ICRA]A1+		
Unallocated limits	Long Term /Short Term	178.41	[ICRA]AA (Stable)/ [ICRA]A1+	May 27, 2025	[ICRA]AA (Stable)/ [ICRA]A1+	Apr 04, 2024	[ICRA]AA- (Stable)/ [ICRA]A1+	Jun 06, 2023	[ICRA]A+ (Positive)/[ICRA]A1	-	-
				Jun 20, 2025	[ICRA]AA (Stable)/ [ICRA]A1+	Apr 23, 2024	[ICRA]AA- (Stable)/ [ICRA]A1+	Jun 20, 2023	[ICRA]A+ (Positive)/[ICRA]A1		
						Dec 20, 2024	[ICRA]AA- (Positive)/ [ICRA]A1+	Jul 11, 2023	[ICRA]A+ (Positive)/[ICRA]A1		

								Sep 20, 2023	[ICRA]A+ (Positive)/[ICRA]A1		
								Oct 11, 2023	[ICRA]A+ (Positive)/[ICRA]A1		
								Nov 03, 2023	[ICRA]A+ (Positive)/[ICRA]A1		
								Mar 06, 2024	[ICRA]A+ (Positive)/[ICRA]A1		
NCD	Long Term	-	-	May 27, 2025	[ICRA]AA (Stable); withdrawn	Apr 04, 2024	[ICRA]AA- (Stable)	Jun 06, 2023	[ICRA]A+ (Positive)	Dec 12, 2022	[ICRA]A+ (Stable)
						Apr 23, 2024	[ICRA]AA- (Stable)	Jun 20, 2023	[ICRA]A+ (Positive)		
						Dec 20, 2024	[ICRA]AA- (Positive)	Jul 11, 2023	[ICRA]A+ (Positive)		
								Sep 20, 2023	[ICRA]A+ (Positive)		
								Oct 11, 2023	[ICRA]A+ (Positive)		
								Nov 03, 2023	[ICRA]A+ (Positive)		
								Mar 06, 2024	[ICRA]A+ (Positive)		
NCD	Long Term	-	-	May 27, 2025	[ICRA]AA (Stable); withdrawn	Apr 04, 2024	[ICRA]AA- (Stable)	Nov 03, 2023	[ICRA]A+ (Positive)		
						Apr 23, 2024	[ICRA]AA- (Stable)	Mar 06, 2024	[ICRA]A+ (Positive)		
						Dec 20, 2024	[ICRA]AA- (Positive)				
NCD	Long Term	-	-	May 27, 2025	[ICRA]AA (Stable); withdrawn	Apr 04, 2024	[ICRA]AA- (Stable)	Jun 20, 2023	[ICRA]A+ (Positive)		
						Apr 23, 2024	[ICRA]AA- (Stable)	Jul 11, 2023	[ICRA]A+ (Positive)		
						Dec 20, 2024	[ICRA]AA- (Positive)	Sep 20, 2023	[ICRA]A+ (Positive)		
								Oct 11, 2023	[ICRA]A+ (Positive)		

								Nov 03, 2023	[ICRA]A+ (Positive)		
								Mar 06, 2024	[ICRA]A+ (Positive)		
NCD	Long Term	-	-	May 27, 2025	[ICRA]AA (Stable); withdrawn	Apr 04, 2024	[ICRA]AA- (Stable)	Jun 06, 2023	[ICRA]A+ (Positive)	Dec 12, 2022	[ICRA]A+ (Stable)
						Apr 23, 2024	[ICRA]AA- (Stable)	Jun 20, 2023	[ICRA]A+ (Positive)		
						Dec 20, 2024	[ICRA]AA- (Positive)	Jul 11, 2023	[ICRA]A+ (Positive)		
								Sep 20, 2023	[ICRA]A+ (Positive)		
								Oct 11, 2023	[ICRA]A+ (Positive)		
								Nov 03, 2023	[ICRA]A+ (Positive)		
								Mar 06, 2024	[ICRA]A+ (Positive)		
NCD	Long Term	280.00	[ICRA]AA (Stable)	May 27, 2025	[ICRA]AA (Stable)	Apr 04, 2024	[ICRA]AA- (Stable)	Jul 11, 2023	[ICRA]A+ (Positive)		
				Jun 20, 2025	[ICRA]AA (Stable)	Apr 23, 2024	[ICRA]AA- (Stable)	Sep 20, 2023	[ICRA]A+ (Positive)		
						Dec 20, 2024	[ICRA]AA- (Positive)	Oct 11, 2023	[ICRA]A+ (Positive)		
								Nov 03, 2023	[ICRA]A+ (Positive)		
								Mar 06, 2024	[ICRA]A+ (Positive)		
NCD	Long Term	-	[ICRA]AA (Stable); withdrawn	May 27, 2025	[ICRA]AA (Stable)	04-APR-2024	[ICRA]AA- (Stable)	Mar 06, 2024	[ICRA]A+ (Positive)		
				Jun 20, 2025	[ICRA]AA (Stable)	23-APR-2024	[ICRA]AA- (Stable)				
						20-DEC-2024	[ICRA]AA- (Positive)				
NCD	Long Term	300.00	[ICRA]AA (Stable)	May 27, 2025	[ICRA]AA (Stable)	Apr 04, 2024	[ICRA]AA- (Stable)	Jun 06, 2023	[ICRA]A+ (Positive)	Dec 12, 2022	[ICRA]A+ (Stable)

				Jun 20, 2025	[ICRA]AA (Stable)	Apr 23, 2024	[ICRA]AA- (Stable)	Jun 20, 2023	[ICRA]A+ (Positive)		
						Dec 20, 2024	[ICRA]AA- (Positive)	Jul 11, 2023	[ICRA]A+ (Positive)		
								Sep 20, 2023	[ICRA]A+ (Positive)		
								Oct 11, 2023	[ICRA]A+ (Positive)		
								Nov 03, 2023	[ICRA]A+ (Positive)		
								Mar 06, 2024	[ICRA]A+ (Positive)		
NCD[^]	Long Term	500.00	[ICRA]AA (Stable)								
Commercial paper	Short Term	500.00	[ICRA]A1+	May 27, 2025	[ICRA]A1+	Apr 23, 2024	[ICRA]A1+				
				Jun 20, 2025	[ICRA]A1+	Dec 20, 2024	[ICRA]A1+				

[^] proposed NCD

Complexity level of the rated instruments

Instrument	Complexity Indicator
Long-term – Fund-based – Term loan	Simple
Short-term – Fund-based	Simple
Long-term/Short-term – Unallocated limits	Not applicable
Non-convertible debentures	Simple
Commercial paper	Very Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click here](#)

Annexure I: Instrument details

ISIN	Instrument Name	Date of Issuance	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term loan	FY2023	-	FY2028	421.59	[ICRA]AA (Stable)
NA	Unallocated limits	NA	NA	NA	178.41	[ICRA]AA (Stable)/ [ICRA]A1+
INE670K07257	NCD	Mar 28, 2024	8.75%	Mar 27, 2027	125.00	[ICRA]AA (Stable), withdrawn
INE670K07265	NCD	Nov 09, 2023	8.79%	Nov 06, 2026	280.00	[ICRA]AA (Stable)
INE670K07299	NCD	Jul 08, 2025	7.96%	Jul 07, 2028	300.00	[ICRA]AA (Stable)
-	Proposed NCD	NA	NA	NA	500.00	[ICRA]AA (Stable)
INE670K14014	Commercial paper	May 22, 2025	7.65%	Sep 26, 2025	50.00	[ICRA]A1+
INE670K14022	Commercial paper	Sep 04, 2025	6.80%	Dec 03, 2025	50.00	[ICRA]A1+
INE670K14030	Commercial paper	Sep 04, 2025	7.05%	Mar 20, 2026	50.00	[ICRA]A1+
-	Commercial paper [^]	NA	NA	NA	350.00	[ICRA]A1+

Source: Company [^]Yet to be placed

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis

Company Name	LDL Ownership	Consolidation Approach
Lodha Developers Limited	100.00% (rated entity)	Full Consolidation
Bellissimo Industogic Bengaluru 1 Pvt. Ltd. (Formerly known as Bellissimo In City FC NCR 1 Pvt. Ltd.)	100.00%	Full Consolidation
Brickmart Constructions and Developers Pvt. Ltd.	100.00%	Full Consolidation
Cowtown Infotech Services Ltd.	100.00%	Full Consolidation
Noverra Hospitality Private Limited (Formerly known as Cowtown Software Design Pvt. Ltd.)	100.00%	Full Consolidation
Digirealty Technologies Pvt. Ltd.	100.00%	Full Consolidation
G Corp Homes Pvt. Ltd.	100.00%	Full Consolidation
National Standard (India) Ltd.	73.94%	Full Consolidation
One Place Commercials Pvt. Ltd. [^]	100.00%	Full Consolidation
Palava City Management Pvt. Ltd. [^]	100.00%	Full Consolidation
Roselabs Finance Ltd.	74.25%	Full Consolidation
Sanathnagar Enterprises Ltd.	72.70%	Full Consolidation
Simtools Pvt. Ltd.	49.85%	Full Consolidation
Thane Commercial Tower A Management Private Limited	100.00%	Full Consolidation
Goel Ganga Ventures India Private Limited	100.00%	Full Consolidation
Siddhivinayak Realties Private Limited	100.00%	Full Consolidation
V Hotels Limited	100.00%	Full Consolidation
Corissance Developers Private Limited	100.00%	Full Consolidation

Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.	100.00%	Full Consolidation
Bellissimo Digital Infrastructure Development Management Pvt. Ltd.	100.00%	Full Consolidation
Bellissimo Finvest Private Limited	100.00%	Full Consolidation
Opexefi Services Private Limited	85.00%	Equity Method
One Box Warehouse Private Limited	85.00%	Equity Method
Janus Logistic and Industrial Parks Private Limited	85.00%	Equity Method
Bellissimo In City FC Mumbai 1 Pvt. Ltd.	100.00%	Equity Method
Palava Induslogic 2 Pvt. Ltd	100.00%	Equity Method
Palava Induslogic 4 Pvt. Ltd	100.00%	Equity Method

Source: Company data, ICRA Research ^merged with LDL w.e.f. 15th May 2025

ANALYST CONTACTS

Ashish Modani

+91 22 6169 3300

ashish.modani@icraindia.com

Anupama Reddy

+91 40 6939 6427

anupama.reddy@icraindia.com

Pulkit K Varshney

+91 80 4332 6427

pulkit.varshney@icraindia.com

Hemanth Vasishtha Attaluri

+91 40 6939 6419

vasishtha.attaluri@icraindia.com

RELATIONSHIP CONTACT

L. Shivakumar

+91 22 6114 3406

shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani

Tel: +91 124 4545 860

communications@icraindia.com

HELPLINE FOR BUSINESS QUERIES

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

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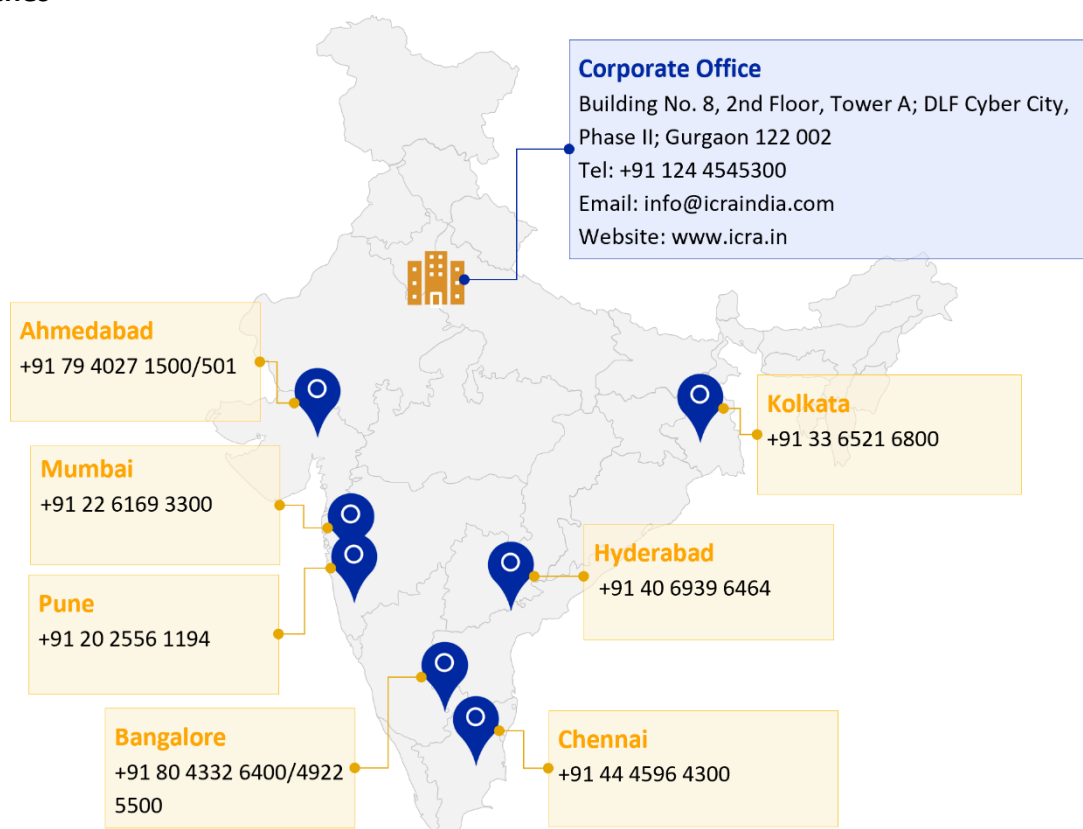
Registered Office

B-710, Statesman House, 148 Barakhamba Road, New Delhi-110001

Tel: +91 11 23357940-45



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