Mahindra Lifespace Developers Limited
Mahindra Towers, 4A,
Dr. G. M. Bhosale Marg, Worli,
Mumbai - 400 018, India
+91 22 6747 8600
Email: investor.mldl@mahindra.com
www.mahindralifespaces.com
CIN: L45200MH1999PLC118949

23 July 2026

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	**National Stock Exchange of India Limited** Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051

Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Earnings Presentation for the first quarter ended 30 June 2026 - Regulation 30 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")

Ref: Intimation of earnings conference call vide letter dated 15 July 2026

Dear Sir / Madam,

Further to our letter dated 15 July 2026 giving advance intimation of the earnings call for the first quarter ended 30 June 2026 ("Mahindra Lifespace Developers Limited Q1&FY27 Earnings Update"), please find enclosed herewith the Earnings Presentation for the said Investor meet, *inter-alia*, encompassing an overview of the Company, its operations and the Unaudited Standalone and Consolidated Financial Results for the first quarter ended 30 June 2026.

The same is also uploaded on the website of the Company at https://www.mahindralifespaces.com/investor-center/financial-reporting/investor-presentations/.

Thanking you,

Yours faithfully,
For Mahindra Lifespace Developers Limited

BIJAL BHARAT PARMAR
Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 18:26:19 +05'30'

Bijal Parmar
Company Secretary & Compliance Officer

Encl: As above

mahindra LIFESPACES

BeaconHill, Mumbai

Investor Presentation

Q1 FY27

RERA Reg no. : PM1170002600357

Disclaimer

This presentation and the accompanying slides ("Presentation") have been prepared by “Mahindra Lifespace Developers Limited” ("Company"), solely for the purpose of information and do not constitute any offer, recommendation or invitation to purchase or subscribe to any securities and shall not form the basis or be relied upon in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document. The Company makes no representation or warranty, express or implied, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of such information or opinions contained herein. All terms, conditions, warranties and representations in any of the foregoing respects which might otherwise be implied are hereby excluded. The information contained in this Presentation is only current as of its date. This Presentation may not be all inclusive and may not contain all the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

Certain matters discussed in this Presentation may contain statements regarding the Company's market opportunity and business prospects that are individually and collectively “forward-looking statements” within the meaning of applicable laws and regulations. Such forward-looking statements are not guaranteeing the future performance of the Company and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict. The risks and uncertainties relating to such statements include, but are not limited to, change in industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations, the Company’s ability to manage growth, competition, time and cost overruns on contracts. The Company's actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.

The Company may alter, modify or otherwise change in any manner the content of this Presentation, without obligation to notify any person of such revision or changes. This Presentation cannot be copied and disseminated in any manner. No person is authorized to give any information or to make any representation not contained in and not consistent with this Presentation and, if given or made, such information or representation must not be relied upon as having been authorized by or on behalf of the Company.

The Company uses carpet areas as per RERA in its customer communication. However, the data in saleable area terms has been referred in this Presentation, to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers. The information given in this Presentation does not purport or tantamount to any disclosure under RERA and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

The operating numbers mentioned in the Presentation are for the Company and its subsidiaries / joint ventures / associates engaged in the real estate business (mainly MLDL, MHPL, MBDL, MBLDL, MHDL, MWCDL, MWCJL, MIPCL & MIPPL).

MLDL Strategic Update

We are executing on a well-defined strategy

Bold ambition

Drive profitable growth to 8K - 10K Cr sales
(GDV addition of 50K Cr)

1 Well-engineered portfolio choices

Depth in 3 core markets (MMR, Pune, Bengaluru)
Focus on Premium / mid-premium segments
Exit affordable segment

2 Robust BD engine

Systematic BD process, supersized deals
Strong approvals engine
Strict adherence to financial guardrails

3 Superior customer experience

Superior designs (highest PSI)
Sustainability-led themes
Customer centric innovation (usable space, large decks)

4 Project execution excellence

"First time right" approach to quality
On-time delivery
Standardization in design and specs

5 IC&IC value maximization

PLI, local manufacturing and China+1 themes
Monetization of IC&IC assets
Selective EN (Existing location, New land) investments

6 Robust financial discipline

Rigorous IRR tracking
Prudent capital allocation
Strategic funding to support growth

Future proof Mlife

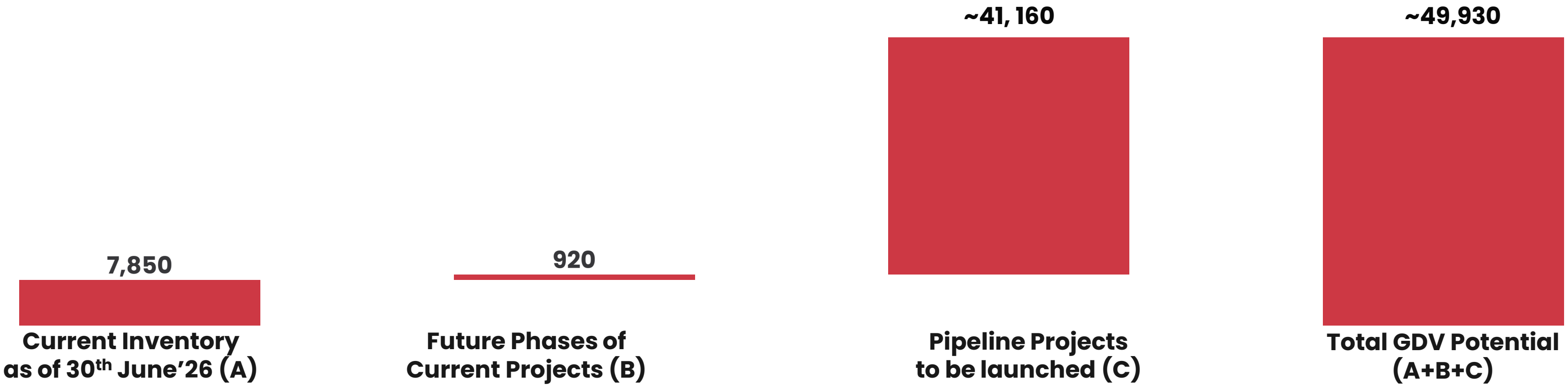
High quality talent model
High performance culture
New technologies

Key highlights

Resi update	• Q1 Resi pre-sales: 925 Cr — Successful launch of Rainforest — Sustenance sales contributed ~42% of sales (Blossom, Vista, Marina 64, IvyLush) • FY27 Planned launches: Mahalunge Ph1, Lakewoods F&G, Saibaba Ph1, Navrat Ph1, WestEra • OCs received: Eden Ph2, Luminare, Palghar 2.1.8 • Sustained BD momentum (GDV additions: 5.6K Cr; Total GDV: ~50K Cr).
IC & IC update	• Partnership with Sumitomo extended to OC2B • Strong pipeline heading into Q2 • Acceleration of land aggregation in OP.
Financials	• Q1 FY 27 Consolidated Resi & IC&IC sales of 966 Cr (70% YoY growth) • Strong delivery with PAT of 86 Cr (67% YoY growth) • Healthy Resi collections in Q1 FY 27 • Robust balance sheet with net debt-equity of -0.20 (cost of debt: 7.5%).

K2 added in overall GDV growth plan

Rs Cr



Current Inventory as of 30th June'26 (A)

- BeaconHill
- Rainforest Ph1
- Blossom
- Marina64
- NewHaven
- IvyLush Ph1 & Ph2
- Vista Ph1 & Ph2
- Citadel Ph2 & Ph3
- Others

Future Phases of Current Projects (B)

- Citadel Commercial (630)
- Lakewoods (120)
- Others (170)

Pipeline Projects to be launched (C)

Pre FY24 (550)
- WestEra, Mumbai (550)

FY24-- (250)
- Whitefield, Bengaluru (250)

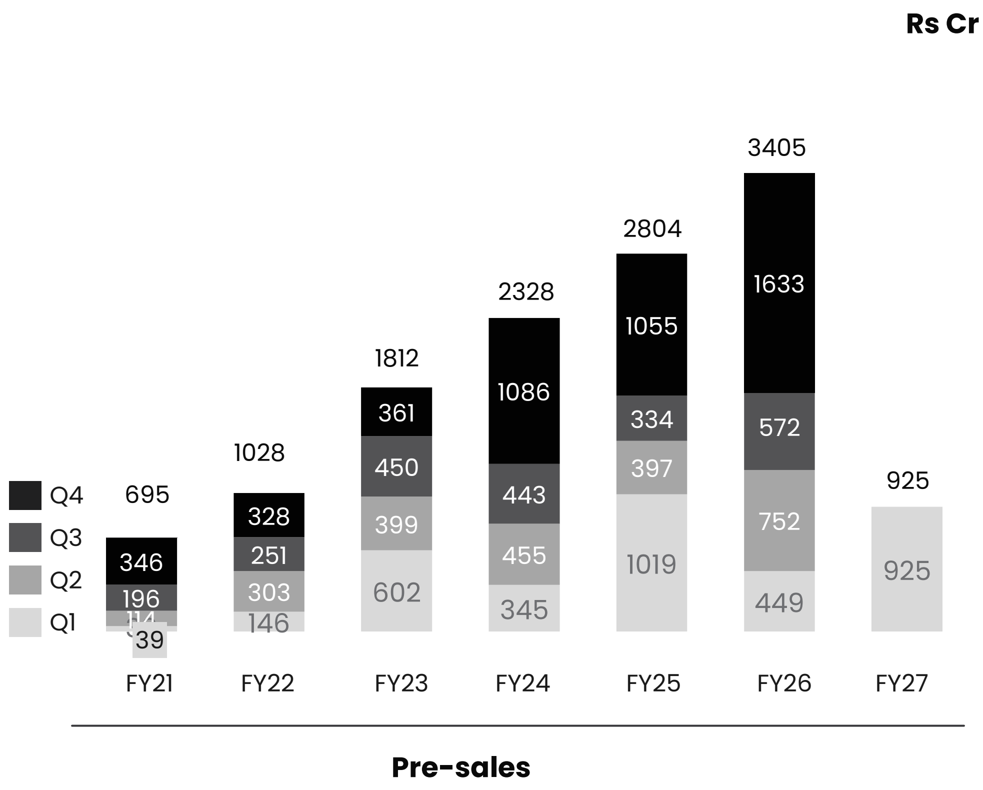
FY25++ (36,860)
- SaiBaba (Borivali), Mumbai (1800)
- Rainforest Ph2 to Ph4, Mumbai (9400)
- Navrat 1 + 2, Bengaluru (2100)
- Lokhandwala 1 + 2, Mumbai (2200)
- Mulund, Mumbai (1250)
- Chembur, Mumbai (1700)
- Mahalunge, Pune (3500)
- Navy 2, Mumbai (800)
- Matunga, Mumbai (1010)
- Thane, Mumbai (7500)
- K2, Kandivali, Mumbai (5600)

Total GDV Potential (A+B+C)

Other key projects (Rs 3,500 Cr)
- Jaipur Residential (2000)
- Murud (1500)

Blue text indicates projects since 1st Apr'26

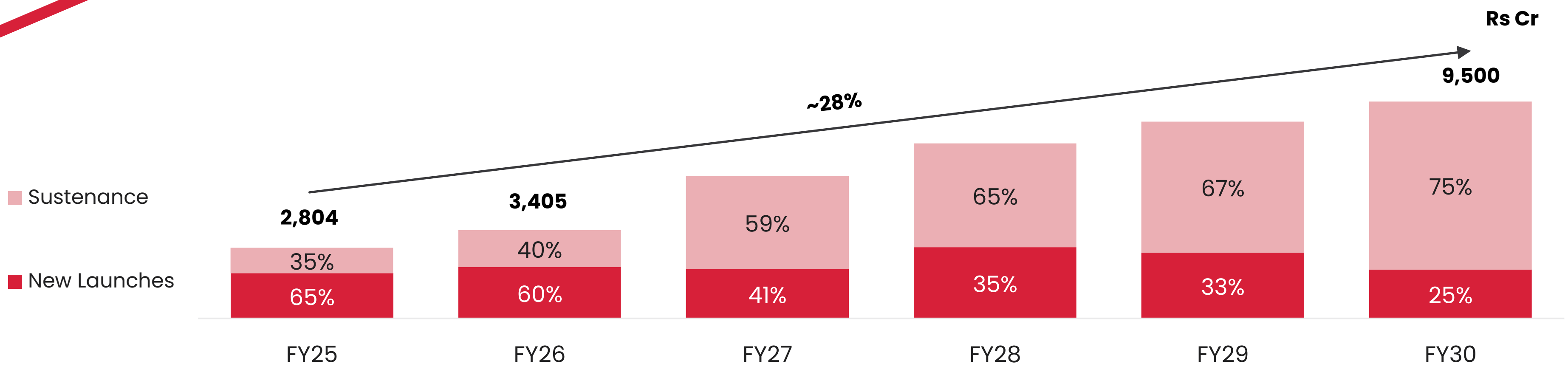
FY27 Launches in line with the plan



Key Launches

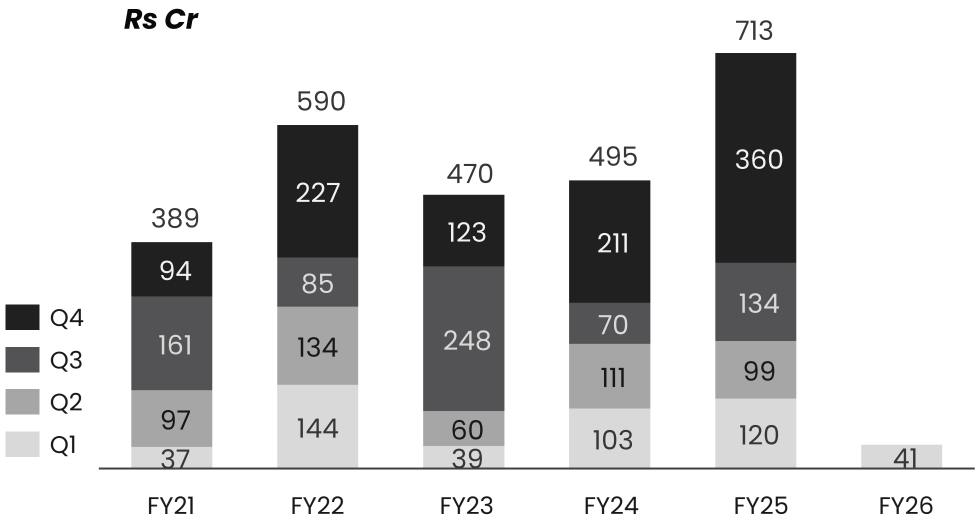
- ✅ Rainforest, MMR (netting in Q1 FY27)
- ✅ BeaconHill, MMR (Q1 FY27)
- ✅ Citadel Ph3, Pune (Q1 FY27)
- Mahalunge Ph1, Pune (Q2 FY27)
- Lakewoods F&G, Chennai (Q2 FY27)
- Saibaba Ph1, MMR (Q3 FY27)
- Navrat, Bengaluru (Q4 FY27)
- WestEra, MMR (Q4 FY27)

High visibility in our pre-sales plan



Major contributors	FY25	FY26	FY27	FY28	FY29	FY30
New Launches	✓ Ivy Lush ✓ Vista Ph2 ✓ Zen ✓ Green Estates ✓ Tathawade (T-A)	✓ NewHaven ✓ Marina64 ✓ Blossom ✓ Lakewoods H&I ✓ Rainforest Ph1	✓ BeaconHill ✓ Citadel Ph3 • ~~New project 1~~ (Mahalunge) • SaiBaba Ph1 • Navrat Ph1	• Thane Ph1 • Rainforest Ph2 • SaiBaba Ph2 • ~~New Project 6~~ (K2) • ~~New project 2~~ (Mulund)	• Lokhandwala 1 • Navrat Ph2 • Thane Ph2 • ~~New project 3~~ (Chembur) • ~~New project 4~~ (Navy 2)	• Thane Ph3 • Rainforest Ph3 • Lokhandwala 2 • ~~New project 5~~ (Matunga)
Sustenance	• Vista Ph1 • Citadel Ph2 • Tathawade • Nestalgia • Alcove	• Vista Ph2 • IvyLush • Tathawade • Nestalgia • Citadel Ph2	• Rainforest Ph1 • Blossom • BeaconHill • Marina64 • Citadel Ph2	• Navrat Ph1 • Citadel Ph3 • Rainforest Ph1 • BeaconHill • Santacruz	• Thane Ph1 • Rainforest Ph2 • ~~New Project 6~~ (K2) • ~~New project 2~~ (Mahalunge) • ~~New project 1~~ (Mulund)	• Thane Ph1&2 • Rainforest Ph1&2 • Lokhandwala 1 • Navrat Ph2 • ~~New project 3~~ (Chembur)

IC&IC business demonstrated strong growth over the years



Deals	Revenues (Rs Cr)
New DTA customer 1	7.8
New SEZ customer 1	2.1
O&M and Other income	**30.9**
Q1 FY27 Total	**40.8**

4 MOUs / LOIs signed. Strong pipeline heading in the year.

We are systematically unlocking value in our IC&IC business

IC&IC Locations	Gross area (acres) (A)	Net Leasable area (acres) (B)	Net Leased area (acres) (C)	Available for lease net (acres) (D = B-C)
MWC Jaipur	2,946	1,917	1,179	738
MWC Chennai	1,594	1,216	1,155	61
Origins Chennai 1	307	229	165	64
Origins Chennai 2A & 2B	240	163	55	108
Origins Ahmedabad	338	243	0	243
Origins Pune*	473	331	0	331
Total	**5,898**	**4,099**	**2,554**	**1,545**

Expected revenues of 5,000 – 6,000 Cr and PAT of ~1,500 Cr (MLDL share)

**Origins Pune is forthcoming with gross planned area of ~500 acres; currently in land acquisition stage.*

Financial – Highlights

Rs Cr

Sales Residential	IC&IC Revenues	GDV
Q1 FY27: 925 Cr (Q1 FY26: 449 Cr)	Q1 FY27: 41 Cr (Q1 FY26: 120 Cr)	Q1 FY27: 5600 Cr (Q1 FY26: 3500 Cr)

Resi Collections	Net Debt to Equity[1]	Cost of Debt
Q1 FY27: 527 Cr (Q1 FY26: 518 Cr)	Q1 FY27: -0.20 (Q1 FY26: -0.23)	Q1 FY27: 7.5% (Q1 FY26: 8.1%)

Note: 1. Net Debt to Equity Ratio includes debt and cash & cash equivalents of all entities on a fully consolidated basis.

Financials - Segment performance

Rs Cr

SEGMENT RESULTS	Q1 FY27			Q1 FY26		
	Resi	IC&IC	Total	Resi	IC&IC	Total
Area Sold (msft) / Land Leased (acres)	0.60 msft	2.0 acres	-	0.58 msft	18.7 acres	-
Sales / IC&IC revenues	925	41	966	449	120	569
Revenue from operations	998	41	1039	64	120	184
(+) Other Income	16	7	23	9	99	108
Total Income	**1014**	**48**	**1062**	**73**	**219**	**292**
(-) Cost of Sales	810	18	828	46	28	74
(-) Other Operating Expenses	75	9	84	54	10	64
EBITDA (excl. Other Income)	**113**	**14**	**127**	**(36)**	**82**	**46**
(-) Interest and Depreciation	8	4	12	13	8	21
(+) Exception Item - Gain / (Loss)	0	0	0	0	0	0
PBT	**121**	**17**	**137**	**(40)**	**173**	**133**
(-) Provision for Tax	47	5	52	(4)	44	40
(-) Minority Interest	(2)	2	0	1	40	41
PAT (after Non-Controlling Interest)	**76**	**10**	**86**	**(37)**	**89**	**51**
Net Debt to Equity Ratio	**(0.20)**			**(0.23)**		

PBT margin: ~26% on completed projects

Note: Above details are provided for better understanding of the performance of Residential & IC&IC business of the Company and are not prepared in accordance with any Accounting Standards. The financial figures are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by Management. Some of the figures have been reclassified and hence not comparable vs. previous years

mahindra LIFESPACES

Financials - Consolidated Cashflows

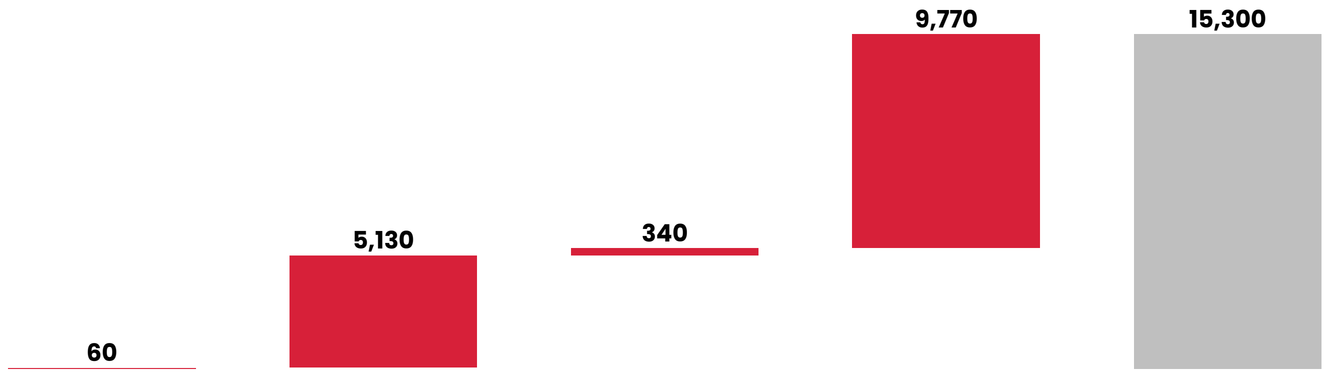
Rs Cr

Particulars	Q1 FY27	Q1 FY26
Opening cash & bank balance (A)	**1,127**	**715**
Project inflows	531	572
Project outflows	-396	-376
Operating Cashflow (B)	**+134**	**+196**
Investing and Financing cashflow (C)	**-47**	**+554**
Net Cash Flows (D = B+C)	**+87**	**+750**
Land Outflows (E)	-106	-249
Total Cash flow changes (F = D+E)	**-19**	**+501**
Closing cash & bank balance (G) = (A + F)	**1,108**	**1,216**

Note: Above details are provided for better understanding of the cashflows of the Company and are not prepared in accordance with any Accounting Standards. The numbers are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by Management.

Healthy cashflows from our planned launches*

Rs Cr



	Ready to move Inventory	Ongoing Projects (incl. Current Inventory)	Future Phases of Current Projects	Pipeline Projects to be launched	Estimated Cashflow
Sold Units / Estimated Sales^	60	16,130 *(8,280 + 7,850)*	920	37,740	54,850
(-) Amount already collected	-	(3,130)	-	-	(3,130)
(-) Est. Construction Cost#	-	(7,870)	(580)	(27,970)	(36,420)
Net amount to be collected	**60**	**5,130**	**340**	**9,770**	**15,300**

Note: * Pink and Murud are not included in the Cash flow estimates due to early stages

^ Estimated sales value is based on management estimates, # Construction costs are based on management estimates and includes unspent land/FSI related costs

Financials - Consolidated P&L

Rs Cr

PROFIT & LOSS STATEMENT	Q1 FY27	Q1 FY26	Q4FY26	FY26
Revenue from Operations	962	32	670	1178
Other Income	15	9	54	88
Total Revenues	**978**	**41**	**723**	**1266**
Operating Expenses	796	28	628	1043
Employee Remuneration & Benefits	34	28	37	127
Finance Costs	2	4	3	11
Depreciation & Amortisation	5	6	6	24
Administration & Other Expenses	38	31	48	130
Total Expenditure	**875**	**97**	**722**	**1335**
Exceptional Items	0	0	0	26
Profit before Tax & Share in Net Profit / Loss of Associates	**102**	**(56)**	**1**	**(43)**
Share in Net Profit / (Loss) of JV/Associates	9	98	83	349
Profit from Ordinary Activities before Tax	**111**	**42**	**84**	**306**
Less : Provision for Current Taxation	8	1	(6)	13
Less : Provision for Deferred Taxation	18	(10)	1	(6)
Net Profit for the period	**86**	**51**	**90**	**298**
Less: Minority Interest	0	0	0	0
Net Profit / (Loss) after Taxes and Minority Interest	**86**	**51**	**90**	**298**

Note: As per IND AS Financials

Financials - Consolidated Balance Sheet

Rs Cr

EQUITY & LIABILITIES	30th Jun 26	31st Mar 26
Equity Share Capital	213	213
Other Equity	3502	3414
Net Worth	**3715**	**3627**
Non-Controlling Interest	**0**	**0**
Financial Liabilities		
(i) Borrowings	-	-
(ii) Lease Liabilities	7	6
(iii) Other Financial Liabilities	2	2
Provisions	15	16
Non-Current Liabilities	**24**	**24**
Financial Liabilities		
(i) Borrowings	636	645
(ii) Lease Liabilities	9	11
(iii) Trade Payables	579	484
(iv) Other Financial Liabilities	122	93
Other Current Liabilities	2763	3392
Provisions	25	18
Current Tax Liabilities (Net)	1	1
Current Liabilities	**4,135**	**4,644**
TOTAL	**7,875**	**8,295**

ASSETS	30th Jun 26	31st Mar 26
Property, Plant and Equipment	19	10
Right of Use Assets	15	16
Capital Work-In-Progress	10	10
Other Intangible Assets	-	-
Financial Assets		
(i) Investments	1157	1181
(ii) Loans	46	51
(III) Other Financial Assets	184	170
Deferred Tax Assets (Net)	96	114
Income Tax Assets (Net)	86	120
Non-Current Assets	**1,611**	**1,672**
Inventories	4,814	5,176
Financial Assets		
(i) Investments	199	88
(ii) Trade Receivables	181	228
(iii) Cash and Cash Equivalents	66	79
(iv) Bank Balances other than (iii) above	396	455
(v) Loans	-	-
(vi) Other Financial Assets	58	30
Other Current Assets	549	567
Current Assets	**6,263**	**6,623**
TOTAL	**7,875**	**8,295**

Note: As per IND AS Financials

mahindra LIFESPACES

Citadel, Pune

MLDL Overview

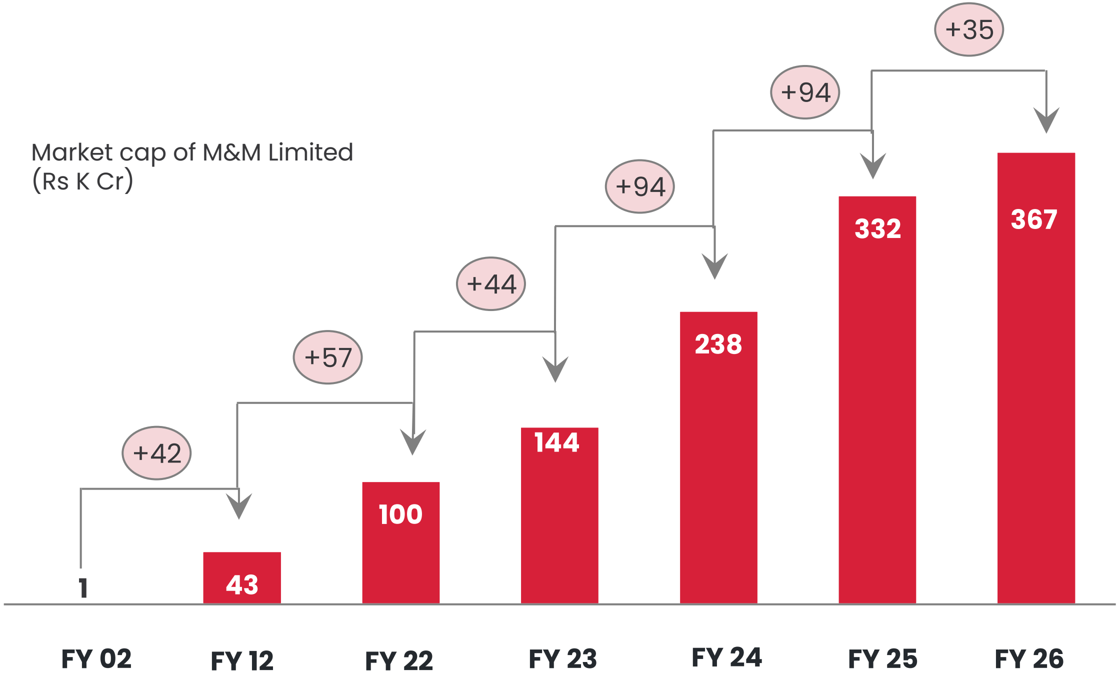
RERA Reg No: P52100047656, P52100053150, & P52100053012

The Mahindra Group

$25B+	324,000+	100+	20+
GROUP TURNOVER	EMPLOYEES	COUNTRIES	INDUSTRIES

- India's number 1 SUV manufacturer by revenue market share; strong pipeline of EV products
- World's largest tractor company by volume
- Amongst India's leading IT service providers
- India's leading vehicle financing NBFC, AUM of ~ 1.4 Lac Cr
- Pioneering IC&IC business and residential developments
- Number 1 timeshare company outside of the USA
- Amongst India's largest 3rd party logistics service providers
- Multiple other businesses including Renewables, Steel Processing, Technology, Aerospace and Defence, Used Car Marketplace

Mahindra Group created significant value in the last two decades; MLDL a key priority for the Group



- Mahindra Lifespaces is identified as a **Growth Gem** by Mahindra Group
- Mahindra Group **fully committed** to support MLDL's growth aspirations
- MLDL planning to scale its business 5X (10K Cr by FY30)

Note: Market Cap as of 31st March

MLDL at a Glance

mahindra LIFESPACES

Rs 7,818 Cr Market Cap as on 30th June 26

Residential Business

50+ projects since 1996 (55.50 msft); 21k+ satisfied customers

Strategic partnerships with Mitsui Fudoson, HDFC Capital

CDP A rating; Industry-first 3 Net zero projects

IC&IC Business

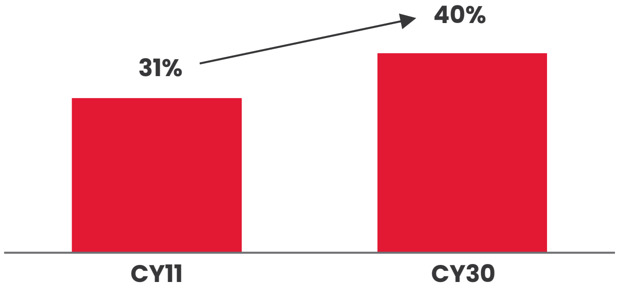
2 World Cities, 3 Industrial parks; Industrial Developer since 1994

Strategic partnerships with TIDCO, RIICO, IFC and Sumitomo

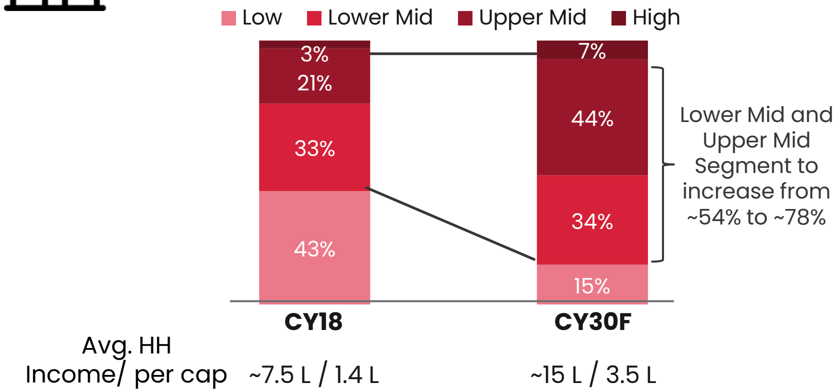
258 clients from 15+ countries

Key Industry drivers

Increasing urbanization…



…Household income…



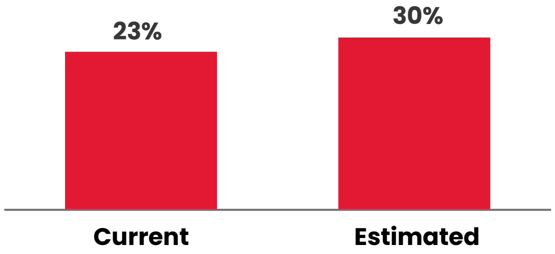
…& Regulatory reforms…

RERA

GST

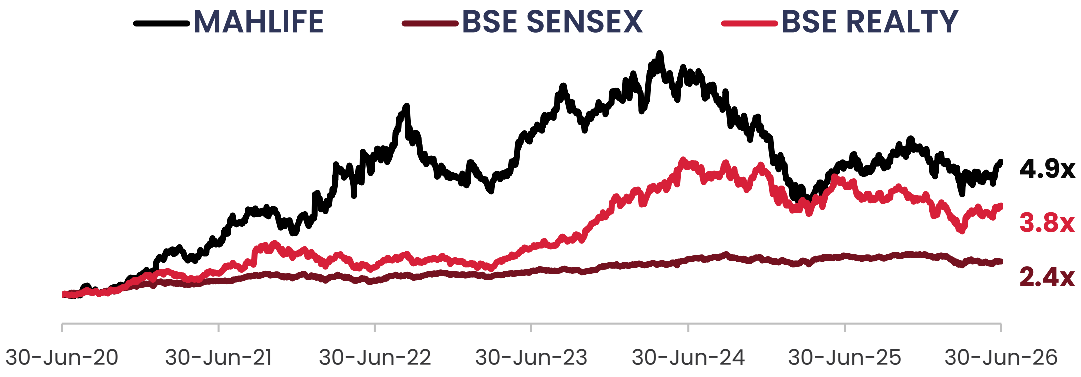
NCLT / IBC

…Have led to "flight to quality"

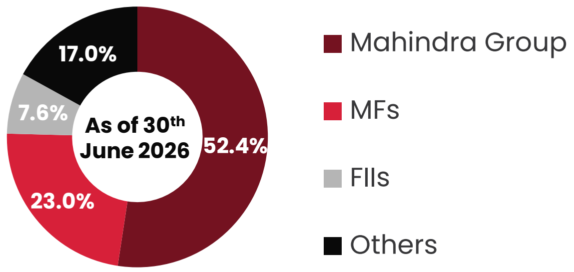


Stock performance and drivers

Stock generated 33% CAGR over the past 6 years



Shareholding Pattern (%)



Key Drivers

- **Scale-up in business development and pre-sales**
- **Unique IC&IC business**
- **Strong operating cash flows**
- **Strong capabilities across value chain**
- **Best-in-class talent**

Key Institutional Investors

Top MFs	Top FIIs
Kotak Mahindra AMC	Vanguard Group
SBI Funds Management	Dimensional Holdings
ICICI Prudential AMC	Blackrock
Bandhan AMC	Govt. Pension Fund Global
Axis AMC	State Street Global

Recent accolades

Project

Mahindra Vista won Residential Project - Mixed Use at Economic Times Real Estate Awards 2026

Sustainability

Indian Chamber of Commerce

Mahindra Lifespaces won Corporate Governance and Sustainability Vision Awards 2026 at Indian Chamber of Commerce (ICC)

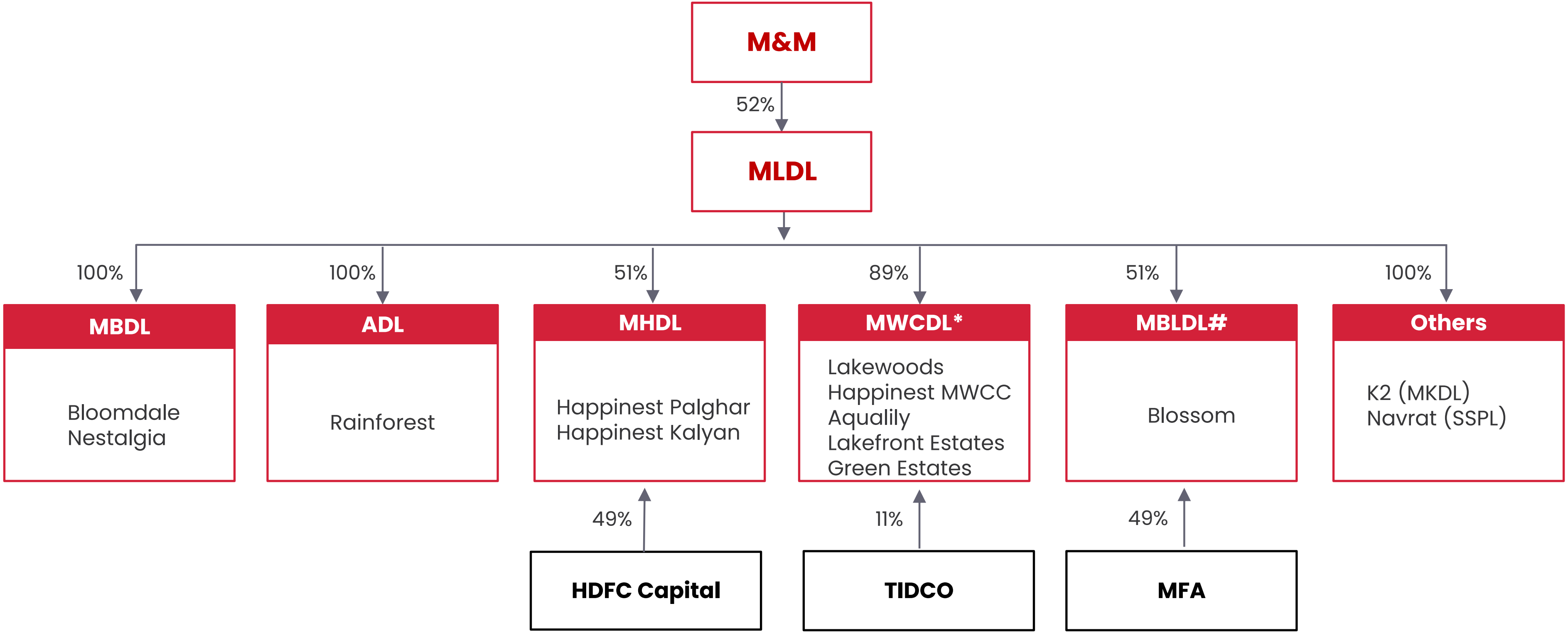
Mahindra Marina64 Net Zero Energy (Design) @Indian Green Building Council (IGBC) Green Building Congress (GBC) 2025

indian green building council
IGBC

Mahindra Ivylush received Abhinandan - IGBC Net Zero Waste -Design Certification by IGBC Pune chapter


Vista, MMR
MLDL Residential
RERA Reg No: P51800054671
Artist's Impression

Residential – Structure overview



Note: Includes assets owning SPVs only. Shareholding %ages are rounded to nearest %age and is based on common equity capital in SPVs, * MITL and MRDL merged into MWCDL on 30th Dec 2022, # Agreement entered with Mitsui Fudosan Co. Ltd in March, 2026

Residential – Q1 FY27 Operational highlights

Q1 FY27

0.60 msft
Sales Volume
(RERA Carpet Area: 0.39 msft)

925 Cr
Sales Value

527 Cr
Collections

1.36 msft
Launches

3
Completions

957 units
Handovers

FY26

3.53 msft
Sales Volume
(RERA Carpet Area: 2.58 msft)

3,405 Cr
Sales Value

2,107 Cr
Collections

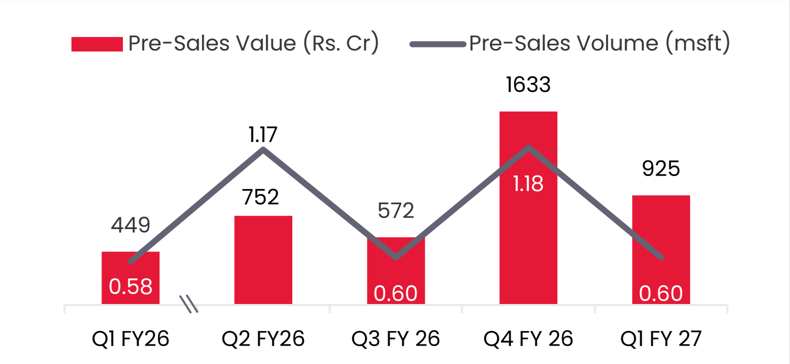
4.30 msft
Launches

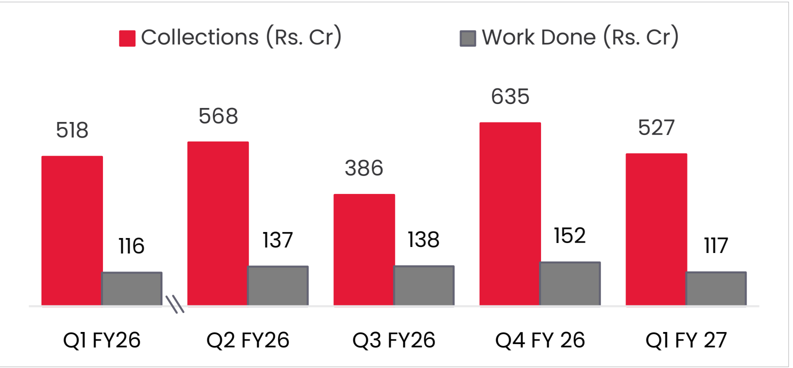
7
Completions

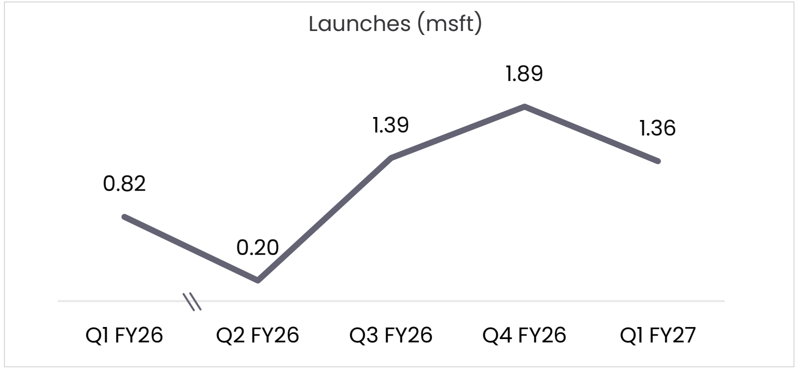
1,484 units
Handovers

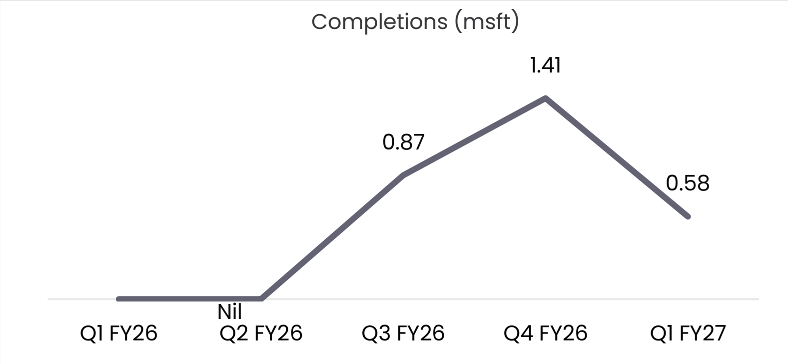
Note: All figures correspond to MLDL and associates, including JD partner share & commercial units that are part of residential development wherever applicable.

Residential – Quarterly trend









Note: All figures correspond to MLDL and associates, including JD partner share & commercial units that are part of residential development wherever applicable.

Residential - Scale Of operations

MLDL is pioneering development of green homes and thoughtfully designed living spaces

		Ongoing Projects
A1	Area sold	7.50 msft
A2	Current inventory	5.23 msft
A3	Future phases	1.04 msft
A	Total Ongoing Projects	**13.78 msft**

		Development Footprint^
A	Total footprint for Ongoing projects	13.78 msft
B	Pipeline projects (excl. Strategic Projects)	15.92 msft
C	Completed development	25.80 msft
D	Total Development footprint	**55.50 msft**

Note: Potential development is subject to change in area statement; Above figures are based on saleable area (msft)
^Area for Strategic projects of Thane, Jaipur and Murud not included in the Total development footprint

Residential – Portfolio summary (1/2)

Ongoing Projects

Project Name	Area Sold (msft) (A)	Sales Value (Rs Cr)	Current Inventory (msft) (B)	Inventory Value (Rs Cr)	Project Completion (%)	Future Phases of Ongoing Projects (msft) (B)	Value of Future Phases (Rs Cr)	Total Development (msft) (A+B+C)
Blossom	0.86	1251	0.51	549	51%	-	-	1.37
Rainforest	0.28	463	1.64	2537	12%	-	-	1.92
Beaconhill	0.00	0	0.54	1650	11%	-	-	0.54
Vista	1.34	2181	0.33	690	48%	-	-	1.67
Marina64	0.22	502	0.17	498	31%	-	-	0.39
Meridian	0.00	41	0.01	12	91%	-	-	0.01
Happinest Palghar 2	0.20	69	0.10	36	76%	-	-	0.30
Happinest Kalyan 2	0.53	284	0.49	336	45%	0.12	85	1.14
Nestalgia	0.16	146	0.01	8	80%	-	-	0.17
IvyLush	1.10	932	0.38	438	28%	-	-	1.48
Citadel	1.16	979	1.00	1014	27%	0.50	631	2.66
Happinest Tathawade	0.70	536	0.03	41	67%	-	-	0.73
Zen	0.48	497	0.01	1	51%	-	-	0.49
Mahindra NewHaven	0.23	260	0.01	40	31%	-	-	0.24
Lakewoods	0.20	121	-	-	100%	0.22	116	0.42
Green Estates	-	-	-	-	-	0.13	50	0.13
Lakefront Estates	0.05	17	-	-	-	-	-	0.05
Aqualily 2D	-	-	-	-	-	0.07	38	0.07
Ongoing Projects (A)	**7.50**	**8280**	**5.23**	**7850**		**1.04**	**920**	**13.78**

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD). Future development is subject to change

Residential – Portfolio summary (2/2)

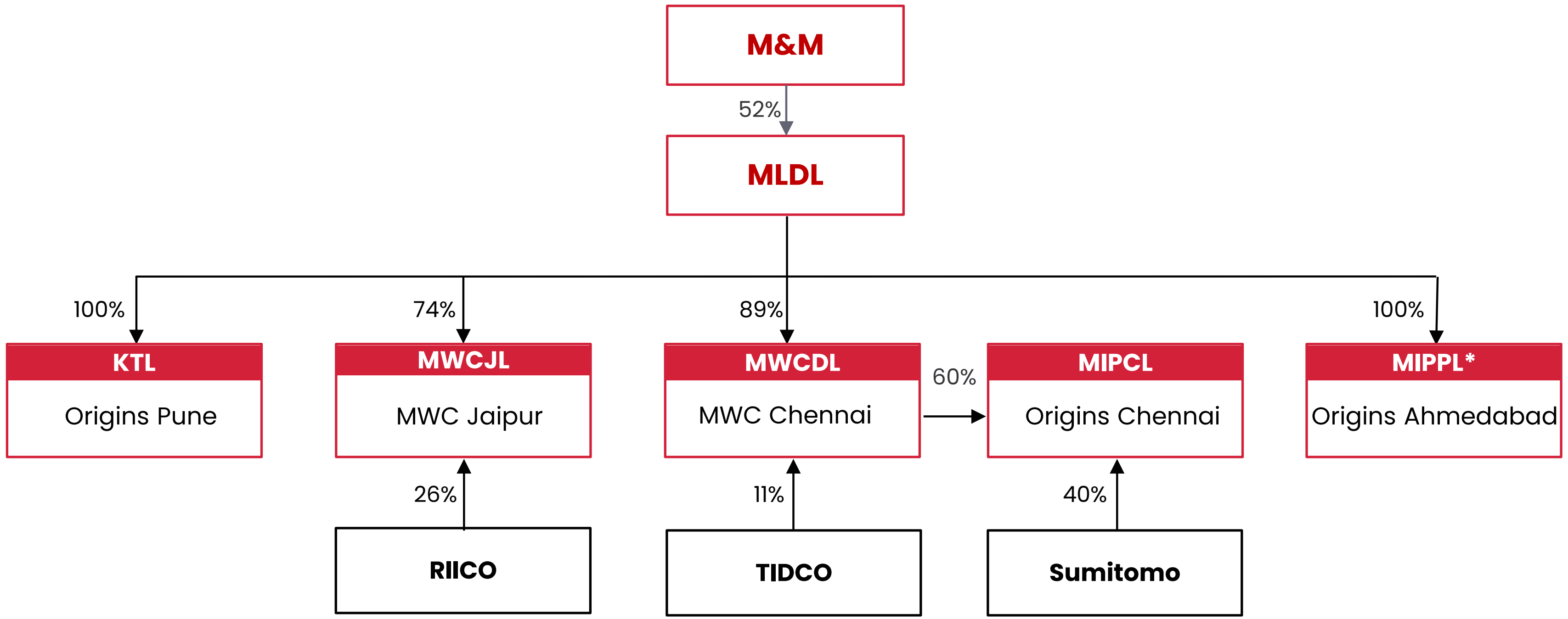
Pipeline Projects to be launched

Segment	Project Name	Future Development (msft)	Estimated GDV potential (Rs Cr)
Pipeline Projects to be launched	Navrat, Bengaluru	0.95	1000
	Navrat 2, Bengaluru	1.04	1100
	Whitefield , Bengaluru	0.22	250
	Mahalunge, Pune	3.5	3500
	Mulund, Mumbai	0.66	1250
	Saibaba (Borivali), Mumbai	0.92	1800
	Santacruz West, Mumbai	0.15	550
	Lokhandwala (1 & 2), Mumbai	0.71	2200
	K2 Kandivali , Mumbai	1.85	5600
	Chembur, Mumbai	0.71	1700
	Navy 2, Mumbai	0.37	800
	Rainforest #, Mumbai	4.56	9400
	Matunga, Mumbai	0.33	1010
	Thane		7500
	Jaipur Residential		2000
	Murud		1500
Pipeline projects to be launched (B)			**~41160**
Total Area sold + Inventory + Future Phases + New Pipeline projects (A+B)		**29.70^**	**~49930**
Completed development (C)		**25.80**	
Total development footprint (A+B+C)		**55.50**	

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD). Future development is subject to change; ^ Area for Strategic projects of Thane, Jaipur and Murud not included in the Total development footprint


mahindra LIFESPACES
Mahindra World City, Jaipur
MLDL IC & IC
Actual Image

IC & IC – Structure overview



Note: Overview includes assets owning SPVs only. Shareholding %ages are rounded to nearest %age and based on common equity capital in SPVs. * IFC is a strategic partner in MIPPL.

IC & IC - Scale of operations

Pioneer in this business with pan India presence across Golden Quadrilateral and Delhi-Mumbai Industrial Corridor

Integrated Cities

	MWC Chennai	MWC Jaipur
Distance to City	60 Km	20 Km
Partnership	TIDCO	RIICO
Gross Area	1524 Acres	2946 Acres

Industrial Clusters

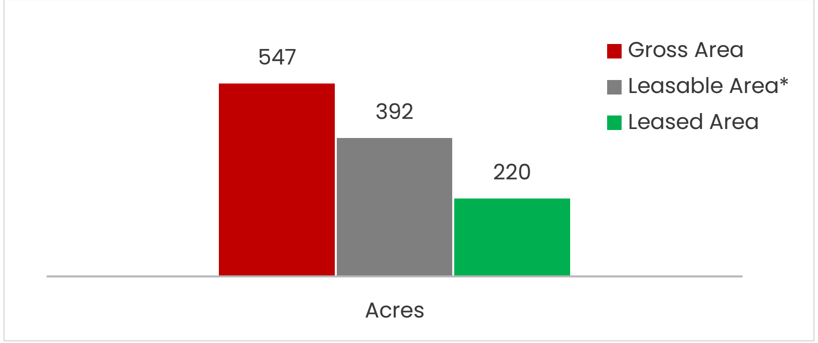
	Origins Chennai	Origins Ahmedabad
Distance to City	35 Km	75 Km
Partnership	Sumitomo	IFC
Gross Area	547 Acres	338 Acres

- Plug 'n' play infrastructure
- Hassle free Transaction
- Sustainable and smart Solutions
- Partnership with Government
- Access to Skilled workforce
- Existing ecosystem of Customers and Suppliers
- Business Support Services
- Co-located residential spaces with social Infrastructure

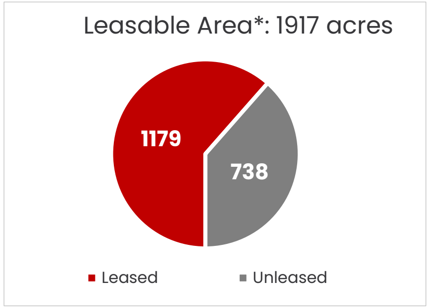
IC & IC – Leased area

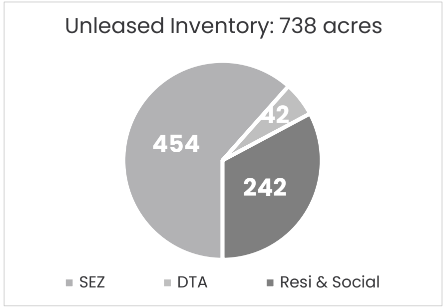
MWC, Chennai

Origins, Chennai

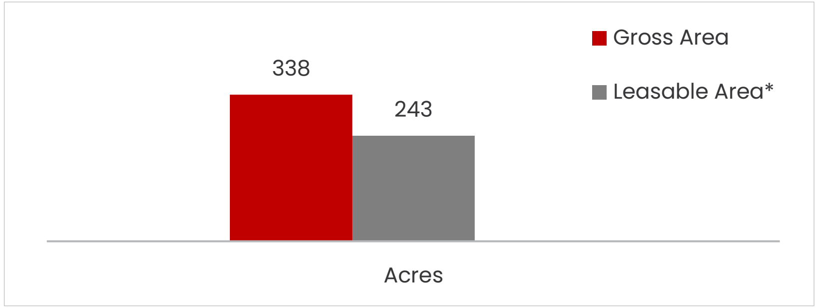


MWC, Jaipur



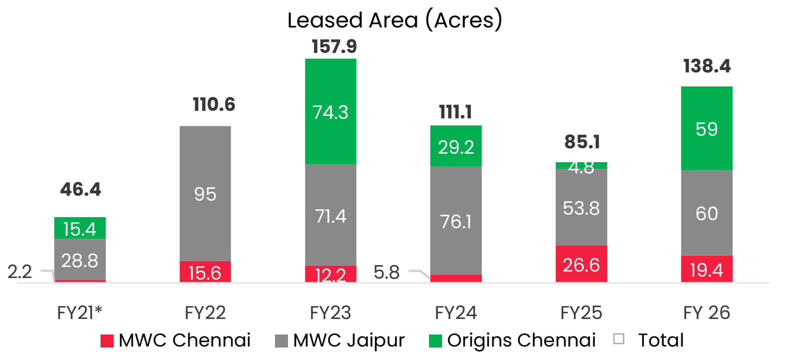


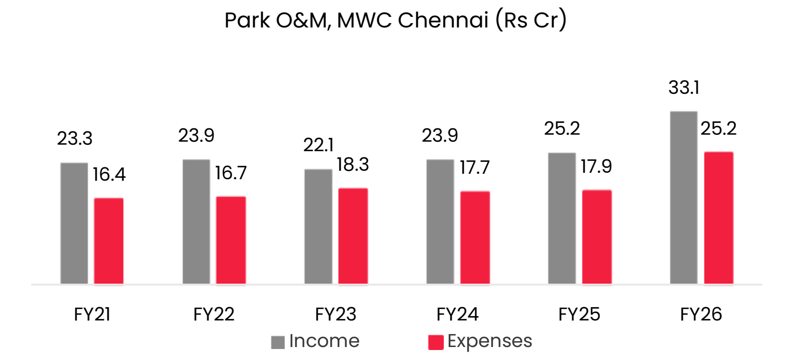
Origins, Ahmedabad

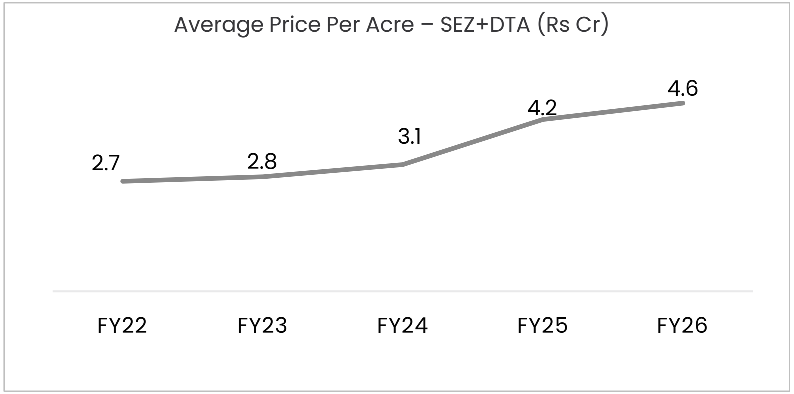


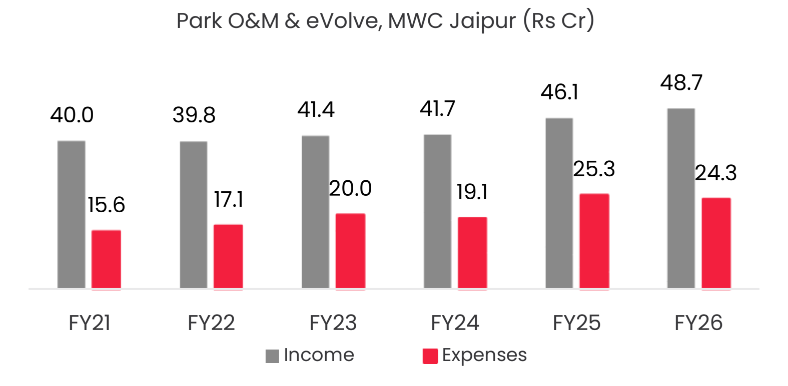
Note: #OBL of 50 acres included in the unleased inventory.
Origins, Chennai includes Origins 1, Origins 2A and 2B.
* Leasable / Saleable area is based on management estimates and includes commercial & residential area wherever applicable.

IC & IC – Key metrics









Note:* For MWC Chennai, it does not include sales outside MWC boundaries (FY19: nil, FY20: 3 acres, FY21: 9.2 acres, FY22: nil, FY23: nil, FY24: 8.4 acres)

IC & IC – Marquee Clientele

MWC Chennai
90 customers (69 operational)

TATA ELECTRONICS | NCR | BASF The Chemical Company | NIHON PARKERIZING CO.,LTD. | Armstrong | Capgemini

MWC Jaipur
170 customers (108 operational)

Deutsche Bank Group | MetLife | ReNew POWER | HÖRMANN | DMF

Origins Chennai
19 customers (8 operational)

KOBELCO KOBE STEEL GROUP | MITSUBISHI ELECTRIC | OMRON | Masano

Origins Ahmedabad


mahindra LIFESPACES
Blossom, Bengaluru
MLDL Leadership
RERA : PRM/KA/RERA/1251/446/PR/171225/008348
Artistic Impression

MLDL Leadership | Directors

Mr. Ameet Hariani
Chairman and Non-Executive, Independent Director

- Holds master's degree in Law from the Mumbai University
- Member of Bombay Incorporated Law Society; Law Society of England & Wales; Law Society of Singapore; Bar Council of Maharashtra; Bombay Bar Association
- Holds Independent, Non-Executive Director positions in other listed and unlisted companies.

Dr. Anish Shah
Non-Executive, Non-Independent Director

- Ph.D. - Carnegie Mellon's Tepper Business School, Masters degree from Carnegie Mellon and MBA - IIM-Ahmedabad
- Managing Director and CEO, Mahindra & Mahindra Ltd.
- Former President and Chief Executive Officer of GE Capital India.

Mr. Anuj Puri
Non-Executive, Independent Director

- Chartered Accountant and Fellow of the Royal Institution of Chartered Surveyors, UK
- Chairman and Founder of ANAROCK.
- 'Awarded as 'Most Promising Business Leaders of Asia 2018-19' by Economic Times, 'Scroll of Honour' by Realty Plus Magazine and India Business Group Excellence Award 2019.

Ms. Amrita Chowdhury
Non-Executive, Independent Director

- B.Tech. - IIT Kanpur, MS-UC Berkeley, MBA-Carnegie Mellon-Tepper Business School
- Director of Gaia, an Urban Tech firm providing insights-as-a-service for Smart Sites and Smart Cities
- Holds 7 US patents for semi-conductor manufacturing. Author of two books.

Mr. Milind Kulkarni
Non-Executive, Non-Independent Director

- Chartered Accountant
- Retired as CFO of Tech Mahindra in the year 2022
- Former CFO of Mastek Ltd
- Former Group CFO of Venky's Ltd

Ms. Rucha Nanavati
Non-Executive, Non-Independent Director

- Master in Computer Science, Illinois Institute of Technology, Chicago, IL, USA & BE- Electronics and Communication
- Chief Digital Transformation Officer AUTO M&M Ltd
- Won Top Women in Grocery award in 2020 and CIO Powerlist award in 2022.

Mr. Amit Kumar Sinha
Managing Director & Chief Executive Officer

- Dual MBA (Finance and Strategy) from The Wharton School, University of Pennsylvania
- BE (Electrical and Electronics) from the Birla Institute of Technology, Ranchi
- Former President, Group Strategy Office, Mahindra and Mahindra
- Former Senior Partner and Director with Bain & Company.

MLDL Leadership | Management

Ameet Hariani

Chairman and Non-Executive, Independent Director

Amit Kumar Sinha

Managing Director & Chief Executive Officer

Vimalendra Singh

Chief Business Officer - Residential

Vikram Goel

Chief Business Officer - Industrial

Sudharshan KR

Chief Project Officer

Sriram Kumar

Chief Financial Officer

Ankur Parmar

Chief Marketing Officer

Anshu Shukla

Chief Design Officer

Parijat Dey

Chief Technology Officer

Parveen Mahtani

Chief Legal Officer

Tanmoy Roy

Chief Human Resources Officer

Thank You

Investor Relations Contact

Mr. Devavrat Mastakar

AGM – F&A & IR

Email: MASTAKAR.DEVAVRAT@mahindra.com

Mahindra Lifespace Developers Limited

CIN L45200MH1999PLC118949

4th Floor, Mahindra Towers, Worli, Mumbai - 400 018.

Tel: 022 6747 8600/ 6747 8601 | Fax: 022 2497 5084

For more details visit: mahindralifespaces.com

mahindra LIFESPACES

GLOSSARY

Classification of projects is as under:

a. **Completed:** projects where construction has been completed and occupancy certificates have been granted by the relevant authorities

b. **Ongoing:** projects where (i) all title or development rights, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, all land for the project has been converted for the intended use; (iii) the requisite approvals for commencement of construction have been obtained

c. **Future Phases:** projects in respect of which (i) all title or development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, applications have been made for conversion of use for the land for the intended use; (iii) preliminary management development plans are in place; and (iv) architects have been identified

d. **Pipeline Projects:** land in which any of the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company hold interest, where development is yet to commence

CDP	Climate Disclosure Project
DTA	Domestic Tariff Area
GRESB	Global Real Estate Sustainability Benchmark
GRI	Global Report Initiative
IC & IC	Integrated Cities & Industrial Clusters
IFC	International Finance Corporation
IND AS	Indian Accounting Standards
M&M	Mahindra & Mahindra Limited
MBDL	Mahindra Bloomdale Developers Limited
MHDL	Mahindra Happinest Developers Limited
MHPL	Mahindra Homes Private Limited
MIPCL	Mahindra Industrial Park Chennai Limited
MIPPL	Mahindra Industrial Park Private Limited
MITL	Mahindra Integrated Township Limited

MLDL	Mahindra Lifespace Developers Limited
MMR	Mumbai Metropolitan Region
MRDL	Mahindra Residential Developers Limited
MSFT	Million Square Feet
MWC	Mahindra World City
MWCDL	Mahindra World City Developers Limited
MWCJL	Mahindra World City (Jaipur) Limited
NCR	National Capital Region
RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
SBTi	Science Based Target Initiative
SEZ	Special Economic Zone
TCFD	Task Force on Climate related Financial Disclosure
TIDCO	Tamil Nadu Industrial Development Corporation Ltd.
MLDL	Mahindra Lifespace Developers Limited