

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
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Outcome of the Board Meeting held on 23 July 2026 – Unaudited Standalone and Consolidated Financial Results of the Company for the first quarter ended 30 June 2026 – Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

Ref: Intimation of Board Meeting vide letter dated 26 June 2026

Dear Sir / Madam,

Pursuant to the applicable provisions of the Listing Regulations, the Board of Directors of Mahindra Lifespace Developers Limited (“the Company”), at its meeting held today viz. Thursday, 23 July 2026, commenced at 11:30 a.m. and concluded at 2:20 pm, inter alia, considered and approved Unaudited Standalone and Consolidated Financial Results for the first quarter ended on 30 June 2026, subjected to Limited Review of the Statutory Auditors of the Company.

Accordingly, we are enclosing the following:

- a) A copy of Unaudited Standalone and Consolidated Financial Results for the first quarter ended on 30 June 2026;
- b) Unmodified Limited Review Report on the Unaudited Standalone and Consolidated Financial Results of the Company for the first quarter ended on 30 June 2026, issued by the Company’s Statutory Auditors, M/s. Deloitte Haskins & Sells LLP;
- c) Extract of the newspaper publication of the Unaudited Consolidated Financial Results for the first quarter ended 30 June 2026 in prescribed format to be published in print and electronic versions of the newspapers.



The results will be available on the website of Stock Exchange on the link www.nseindia.com and www.bseindia.com and on the website of the Company <https://www.mahindralifespaces.com/investor-center/financial-reporting/quarterly-results/>

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,
For **Mahindra Lifespace Developers Limited**

Bijal Parmar
Company Secretary & Compliance Officer

Encl: As above

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF MAHINDRA LIFESPACE DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **MAHINDRA LIFESPACE DEVELOPERS LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter ended June 30, 2026 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the 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 accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel 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 specified under Section 143(10) of the Companies Act, 2013 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.

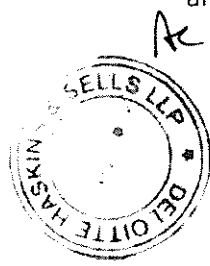
4. The Statement includes the results of the following entities:

Sr. No.	Name of the Entity	Relationship
1	Mahindra Lifespace Developers Limited	Parent Company
2	Mahindra Infrastructure Developers Limited	Subsidiary Company
3	Moonshine Construction Private Limited	Subsidiary Company
4	Mahindra Bloomdale Developers Ltd	Subsidiary Company
5	Mahindra Homes Private Limited	Subsidiary Company
6	Shreyas Stones Private Limited	Subsidiary Company



7	Mahindra Kandivali Developers Limited	Subsidiary Company (incorporated on 29 th June, 2026)
8	Knowledge Township Limited	Subsidiary Company
9	Industrial Township (Maharashtra) Limited	Subsidiary Company
10	Anthurium Developers Limited	Subsidiary Company
11	Mahindra World City (Maharashtra) Limited	Subsidiary Company
12	Mahindra Water Utilities Limited	Subsidiary Company
13	Ratna Bhoomi Enterprises Private Limited	Subsidiary Company
14	Deepmangal Developers Private Limited	Subsidiary Company
15	Mahindra World City Developers Ltd	Joint Venture
16	Mahindra Industrial Park Chennai Limited	Joint Venture
17	Mahindra World City (Jaipur) Ltd	Joint Venture
18	Mahindra Inframan Water Utilities Private Limited	Joint Venture
19	Mahindra Industrial Park Private Limited	Joint Venture
20	Mahindra Happinest Developers Ltd	Joint Venture
21	Mahindra Blossom Developers Limited	Joint Venture
22	Mahindra Knowledge Park (Mohali) Limited	Associate
23	Mahindra Construction Company Limited	Associate
24	Ample Parks & Logistics Private Limited	Associate
25	Ample Parks Project 1 Private Limited	Associate
26	Ample Parks Project 2 Private Limited	Associate
27	Ample Parks MMR Private Limited	Associate

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 the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the financial results of three subsidiaries included in the consolidated unaudited financial results, whose financial result reflect total revenue of Rs. 1,722.10 Lakhs for the quarter ended June 30, 2026, total net loss after tax of Rs. 494.01 Lakhs for the quarter ended June 30, 2026 and total comprehensive loss of Rs 494.01 Lakhs for the quarter ended June 30, 2026, as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of profit after tax of Rs. 4,320.85 Lakhs for the quarter ended June 30, 2026 and total comprehensive income of Rs. 4,320.85 Lakhs for the quarter ended June 30, 2026, as considered in the Statement, in respect of four joint ventures whose financial results have not been reviewed by us. These 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 the subsidiary and joint ventures, is



(Signature)

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 these matters.

7. The consolidated unaudited financial results includes the financial results of eight subsidiaries which have not been reviewed by their auditors, whose financial results reflect total revenue of Rs. Nil Lakhs for the quarter ended June 30, 2026, total loss after tax of Rs. 6.15 Lakhs for the quarter ended June 30, 2026 and total comprehensive loss of Rs. 6.15 Lakhs for the quarter ended June 30, 2026, as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of loss after tax of Rs. 192.27 Lakhs for the quarter ended June 30, 2026 and total comprehensive loss of Rs. 192.27 Lakhs for the quarter ended June 30, 2026, as considered in the Statement, in respect of six associates and one joint venture, based on their financial results which have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these financial results are not material to the Group.

Our Conclusion on the Statement is not modified in respect of our reliance on the results certified by the Management.



For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
Firm's Registration No. 117366W/W-100018

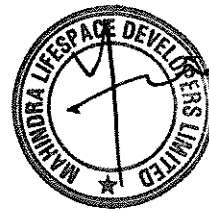
Nilesh Shah
Partner

Membership No. 049660
UDIN: 26049660WEH0SM8335

Place: Mumbai
Date: July 23, 2026

Mahindra Lifespace Developers Limited CIN - L45200MH1999PLC118949 Tel.: 022-67478600 Website: www.mahindralifespaces.com Registered Office :- Mahindra Towers, 4th Floor, Worli, Mumbai - 400018 Statement of consolidated unaudited financial results for the quarter ended 30th June, 2026				
(Rs. in Lakhs)				
Particulars	Quarter Ended			Year ended
	30.06.2026 Unaudited	31.03.2026 Unaudited (Refer Note 2)	30.06.2025 Unaudited	31.03.2026 Audited
1 Revenue from operations	96,213	66,962	3,197	1,17,831
2 Other income (Refer note 7)	1,541	5,359	864	8,765
3 Total income (1+2)	97,754	72,321	4,061	1,26,596
4 Expenses:				
a) Cost of sales				
- Construction expenses incurred	89,727	67,276	40,583	2,19,482
- Changes in inventories of work-in-progress and finished goods	(13,237)	(6,703)	(37,804)	(1,18,792)
- Operating expenses	3,138	2,247	67	3,593
b) Employee benefits expense	3,357	3,697	2,802	12,726
c) Finance costs	240	334	395	1,091
d) Depreciation and amortisation expense	504	560	609	2,387
e) Other expenses	3,780	4,834	3,051	12,981
Total expenses	87,609	72,245	9,703	1,33,468
5 Profit/ (loss) before exceptional items, share of profit / (loss) of associates, joint ventures and tax (3-4)	10,245	76	(5,642)	(6,872)
6 Exceptional items (Refer Note 5 and 6)	-	-	-	2,583
7 Profit/(loss) before share of profit / (loss) of associates, joint ventures and tax (5+6)	10,245	76	(5,642)	(4,289)
8 Share of profit of joint ventures and associates (Refer Note 8 and 9)	855	8,348	9,802	34,891
9 Profit before tax (7+8)	11,100	8,424	4,160	30,602
10 Tax expense/(credit):				
a) Current tax	755	(646)	59	1,338
b) Deferred tax	1,790	58	(1,025)	(553)
11 Profit after tax (9-10)	8,555	9,012	5,126	29,817
12 Other comprehensive income/ (loss)				
Items that will not be reclassified to profit or loss				
- Remeasurements of the defined benefit liabilities (net of taxes)	-	(79)	-	(79)
13 Total comprehensive income (11+12)	8,555	8,933	5,126	29,738
Attributable to:				
Owners of the parent	8,553	8,932	5,124	29,734
Non controlling interest	2	1	2	4
14 Of the total comprehensive income above, Profit for the period attributable to:				
Owners of the parent	8,553	9,011	5,124	29,813
Non controlling interest	2	1	2	4
15 Of the total comprehensive income above, Other comprehensive income / (loss) attributable to:				
Owners of the parent	-	(79)	-	(79)
Non controlling interest	-	-	-	-
16 Paid-up equity share capital (Face value of Rs. 10/- each)	21,334	21,334	21,326	21,334
17 Other equity as at balance sheet date				3,41,353
18 Earning per share (Face value of Rs. 10/- each) (Rs.)*				
a) Basic	4.01	4.42	2.93	14.64
b) Diluted	4.00	4.41	2.93	14.61

* Basic and Diluted EPS for all periods, except year ended 31.03.2026 are not annualised.



Notes:

- 1 The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 23rd July, 2026. The unaudited consolidated financial results for the quarter ended 30th June, 2026 have been subjected to limited review by the statutory auditors.
- 2 The figures for the quarter ended 31st March, 2026 are the balancing figures between the audited figures in respect of the full financial year ended 31st March, 2026 and the published year to date figures upto the third quarter of the previous financial year.
- 3 These results include the result of subsidiaries viz. (i) Mahindra Infrastructure Developers Ltd (ii) Mahindra World City (Maharashtra) Ltd (iii) Knowledge Township Ltd (iv) Mahindra Bloomdale Developers Ltd (v) Industrial Township (Maharashtra) Ltd (vi) Anthurium Developers Ltd (vii) Mahindra Water Utilities Ltd (viii) Deepmangal Developers Private Ltd (ix) Moonshine Construction Private Ltd (x) Rathna Bhoomi Enterprises Private Ltd (xi) Shreyas Stones Private Ltd (w.e.f. 27th June, 2025) (xii) Mahindra Homes Private Ltd (w.e.f. 28th November 2025) (xiii) Mahindra Blossom Developers Limited (w.e.f. 2nd January, 2026 till 23rd March, 2026) (xiv) Mahindra Kandivali Developers Limited (w.e.f. 29th June 2026) consolidated using line by line consolidation method under Ind AS.

These results also include the result of joint venture entities and associates viz. (i) Mahindra World City Developers Ltd (ii) Mahindra World City (Jaipur) Ltd (iii) Mahindra Industrial Park Private Ltd (iv) Mahindra Industrial Park Chennai Ltd (v) Mahindra Homes Private Ltd (till 28th November 2025) (vi) Mahindra Happinest Developers Ltd (vii) Mahindra Knowledge Park Mohali Ltd (viii) Mahindra Inframan Water Utilities Private Ltd (ix) Ample Parks and Logistics Private Ltd (x) Ample Parks Project 1 Private Ltd (xi) Ample Parks Project 2 Private Ltd (xii) Ample Parks MMR Private Limited (xiii) Mahindra Construction Company Ltd (xiv) Mahindra Blossom Developers Limited (w.e.f. 23rd March, 2026) consolidated as per equity accounting under Ind AS 28

- 4 The consolidated financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34") as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 5 On 21st November, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively "new Labour Codes") - consolidating 29 existing labour laws. In accordance with the new Labour Codes, the Group had currently estimated the incremental impact on retirement benefits to be Rs 493 lakhs. Considering regulatory-driven and non-recurring nature of this impact, this was presented under "Exceptional Items" in the consolidated financial results. The Group continues to monitor developments on the Rules to be notified by regulatory authorities, including clarifications/ additional guidance from authorities and will continue to assess the accounting implications, basis such developments/ guidance.
- 6 During the previous year, the Company acquired the remaining 25.65% equity stake (economic interest 50 %) in Mahindra Homes Private Ltd (MHPL), increasing its total shareholding to 100% and thereby obtaining control effective 28th November, 2025. Accordingly, MHPL has become a wholly owned Subsidiary of the Company and consolidated on a line by line basis with the results of the Company. Consequently results for the quarter ended June 26 is not comparable with June 25

The transaction has been accounted for as a step acquisition in accordance with Ind AS 103 by remeasuring the previously held interest at fair value, resulting in a gain of Rs. 3,076 lakhs, recognised in the Consolidated Statement of Profit and Loss as exceptional item.

- 7 Mahindra Blossom Developers Limited was incorporated on January 2, 2026, as a wholly owned subsidiary. On March 23, 2026, the Company sold 49% of its equity stake to Mitsui Fudosan (Asia) Pte Ltd, classifying it as a joint venture. Additionally, on March 23, 2026, the Company transferred its Alembic undertaking on a slump sale basis to Mahindra Blossom Developers Limited for Rs 55,880 lakhs, recognizing a profit of Rs 4,197 lakhs under Other Income in previous quarter / year.
- 8 During the previous year, Mahindra Industrial Park Private Limited (MIPPL), modified the terms of non-convertible debentures (NCDs) issued by MIPPL which resulted in a exceptional gain of Rs. 2,452 lakhs (net of tax) and the same is recognised in the Share of profit of joint ventures and associates.
- 9 During the previous year, Mahindra World City Jaipur Limited (MWCJL) redeemed its non-convertible debentures (NCDs) at a mutually agreed price. The resultant exceptional gain on such redemption of the instrument is of Rs. 1,866 lakhs (net of tax) and recognised in the Share of profit of joint ventures and associates.
- 10 The Group is a real estate Company engaged in construction and development of real estate projects & the revenue is recognized using Completed Contracts Method under Ind AS 115 and as such the revenue from operations for the quarter does not consider progress on the projects in hand
- 11 The disclosures, including certain financial ratios, prescribed under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, are not applicable and have accordingly not been presented, as the Group had no outstanding listed Commercial Papers or Non-Convertible Securities as on the reporting date
- 12 The Chief Operating Decision Maker monitors and reviews the performance of the operating segment i.e construction and development of real estate projects as a single operating segment. Considering that there is only one reportable segment, there are no additional disclosures to be provided under Ind AS 108 - Segment information. The Company operates only in India.
- 13 The Standalone Financial results for the quarter ended 30th June, 2026 are summarized below and detailed financial report is also available on the Stock Exchange website, www.nseindia.com, www.bseindia.com and Company's website www.mahindralifespaces.com.

Particulars	Quarter Ended			Year ended
	30.06.2026 Unaudited	31.03.2026 Unaudited (Refer Note 2)	30.06.2025 Unaudited	31.03.2026 Audited
Total Income (including Other Income)	39,696	66,114	5,852	1,17,766
Profit / (loss) before tax	11,296	3,195	(4,292)	8,801
Profit / (loss) after tax	9,013	2,956	(3,382)	7,210

- 14 Previous period / year figures have been regrouped wherever consider necessary, to confirm to current period / year classification.



For and on behalf of the Board of Directors

Amit Kumar Sinha
Managing Director & CEO
DIN: 09127387

Place: Mumbai
Dated: 23rd July 2026

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE
FINANCIAL RESULTS**

TO THE BOARD OF DIRECTORS OF MAHINDRA LIFESPACE DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **MAHINDRA LIFESPACE DEVELOPERS LIMITED** ("the Company"), for the quarter ended June 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the 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 accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 specified under section 143(10) of the Companies Act, 2013 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.
4. Based on our review conducted as stated in paragraph 3 above, 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 the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Place: Mumbai
Date: July 23, 2026

AK

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
Firm's Registration No. 117366W/W-100018

Nilesh Shah

Nilesh Shah
Partner

Membership No. 049660
UDIN: 26049660XLAVHJ1484

Mahindra Lifespace Developers Limited

CIN - L45200MH1999PLC118949

Tel.: 022-67478600 Website: www.mahindralifespaces.com

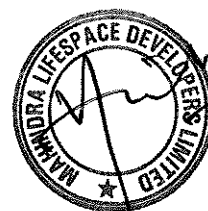
Registered Office :- Mahindra Towers, 4th Floor, Worli, Mumbai - 400018

Statement of standalone unaudited financial results for the quarter ended 30th June, 2026

(Rs. in lakhs)

Particulars	Quarter Ended			Year Ended
	30.06.2026 Unaudited	31.03.2026 Unaudited (Refer Note 2)	30.06.2025 Unaudited	31.03.2026 Audited
1 Revenue from operations	33,124	55,036	2,553	86,032
2 Other income (refer note 6)	6,572	11,078	3,299	31,734
3 Total income (1+2)	39,696	66,114	5,852	1,17,766
4 Expenses:				
a) Cost of sales				
- Construction expenses incurred	25,764	32,270	16,934	95,700
- Changes in inventories of work-in-progress and finished goods	(4,371)	19,845	(14,202)	(18,253)
- Operating expenses	784	1,976	67	2,823
b) Employee benefits expense	3,104	3,473	2,594	11,870
c) Finance costs	187	272	1,292	2,098
d) Depreciation and amortisation expense	468	553	604	2,364
e) Other expenses	2,464	4,530	2,855	12,003
Total expenses	28,400	62,919	10,144	1,08,605
5 Profit / (loss) before exceptional items and tax (3-4)	11,296	3,195	(4,292)	9,161
6 Exceptional items (refer note 7)	-	-	-	(360)
7 Profit / (loss) before tax (5+6)	11,296	3,195	(4,292)	8,801
8 Tax expense/(credit):				
a) Current tax	596	413	8	2,232
b) Deferred tax	1,687	(174)	(918)	(641)
9 Profit / (loss) after tax (7-8)	9,013	2,956	(3,382)	7,210
10 Other comprehensive income / (loss)				
Items that will not be reclassified to profit or loss				
- Remeasurements of the defined benefit liabilities (net of taxes)	-	(76)	-	(76)
11 Total Comprehensive income / (loss) (9+10)	9,013	2,880	(3,382)	7,134
12 Paid-up equity share capital (Face value of Rs. 10/- each)	21,334	21,334	21,326	21,334
13 Other equity as at balance sheet date				2,84,756
14 Earnings per equity share (Face value of Rs. 10/- each) (Rs.)*				
a) Basic	4.22	1.45	(1.94)	3.54
b) Diluted	4.22	1.45	(1.94)	3.53

* Basic and Diluted EPS for all periods, except year ended 31.03.2026 are not annualised.

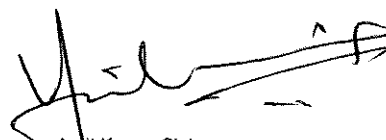


Notes:

- 1 The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 23rd July, 2026. The unaudited standalone financial results for the quarter ended 30th June, 2026 have been subjected to limited review by the statutory auditors.
- 2 The figures for the quarter ended 31st March, 2026 are the balancing figures between the audited figures in respect of the full financial year ended 31st March, 2026 and the published year to date figures upto the third quarter of the previous financial year.
- 3 The standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34") as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 4 The Company is a real estate Company engaged in construction and development of real estate projects & the revenue is recognized using Completed Contracts Method under Ind AS 115 and as such the revenue from operations for the quarter does not consider progress on the projects in hand.
- 5 The Chief Operating Decision Maker monitors and reviews the performance of the operating segment i.e construction and development of real estate projects as a single operating segment. Considering that there is only one reportable segment, there are no additional disclosures to be provided under Ind AS 108 - Segment information. The Company operates only in India.
- 6 Mahindra Blossom Developers Limited ("MBDL") has been incorporated on 2nd January, 2026, as a wholly owned subsidiary of the Company. On 23rd March 2026 the Company sold 49% of its equity stake to Mitsui Fudosan (Asia) Pte Ltd classifying it as a joint venture. Additionally on 23rd March 2026, the Company transferred its Alembic undertaking on a slump sale basis to Mahindra Blossom Developers Limited for Rs 55,880 lakhs recognizing a profit of Rs 8,565 lakhs which is disclosed under Other Income in previous quarter / year.
- 7 On 21st November, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively "new Labour Codes") - consolidating 29 existing labour laws. In accordance with the new Labour Codes, the Company had estimated the incremental impact on retiral benefits to be Rs 360 lakhs for the year ended 31st March, 2026. Considering regulatory-driven and non-recurring nature of this impact, this was presented under "Exceptional Items" in the standalone financial results for the year ended 31st March, 2026. The Company continues to monitor developments on the Rules to be notified by regulatory authorities, including clarifications/ additional guidance from authorities and will continue to assess the accounting implications, basis such developments/ guidance.
- 8 The disclosures, including certain financial ratios, prescribed under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, are not applicable and have accordingly not been presented, as the Company had no outstanding listed Commercial Papers or Non-Convertible Securities as on the reporting date.
- 9 Previous period / year figures have been regrouped wherever considered necessary, to conform to current period / year classification.

For and on behalf of the Board of Directors




Amit Kumar Sinha
Managing Director & CEO
DIN: 09127387

Place: Mumbai

Dated : 23rd July, 2026



Mahindra Lifespace Developers Limited (Consolidated)
CIN - L45200MH1999PLC118949
Tel.: 022-67478600 Website: www.mahindralifespaces.com
Registered Office : Mahindra Towers, 4th Floor, Worli, Mumbai - 400018
Extract of Consolidated Unaudited Financial Results for the quarter ended 30th June, 2026

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter Ended 30.06.2026 Unaudited	Quarter Ended 30.06.2025 Unaudited	Year Ended 31.03.2026 Audited
1	Total income (Including other income)	97,754	4,061	1,26,596
2	Profit / (loss) for the period (before tax and exceptional items)	10,245	(5,642)	(6,872)
3	Profit / (loss) for the period before tax (after exceptional items)	10,245	(5,642)	(4,289)
4	Share of profit of joint ventures and associates	855	9,802	34,891
5	Profit for the period before tax (after exceptional items and after share of net profit of joint ventures and associates)	11,100	4,160	30,602
6	Profit for the period after tax (after exceptional items and after share of net profit of joint ventures and associates)	8,555	5,126	29,817
7	Total comprehensive income for the period [Comprising profit / (loss) for the period (after tax) and other comprehensive income / (loss) (after tax)]	8,555	5,126	29,738
8	Paid-up equity share capital (Face value of Rs. 10/- each)	21,334	21,326	21,334
9	Earning per share (Face value of Rs. 10/- each) *			
	1. Basic (Rs.)	4.01	2.93	14.64
	2. Diluted (Rs.)	4.00	2.93	14.61

* Basic and Diluted EPS for all periods, except year ended 31.03.2026 are not annualised.

Notes:

- The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 23rd July, 2026. The unaudited consolidated financial results for the quarter ended 30th June, 2026 have been subjected to limited review by the statutory auditors.

- Key numbers of standalone financials results:-

(Rs. In Lakhs)

Particulars	Quarter Ended 30.06.2026 Unaudited	Quarter Ended 30.06.2025 Unaudited	Year Ended 31.03.2026 Audited
Total income (Including other income)	39,696	5,852	1,17,766
Profit / (loss) before tax	11,296	(4,292)	8,801
Profit / (loss) after tax	9,013	(3,382)	7,210

- The above is an extract of the detailed format of financial results for the quarter ended 30th June, 2026 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of financial results are available on the Stock Exchange website, www.nseindia.com and www.bseindia.com and on the Company's website <https://www.mahindralifespaces.com/investor-center/?category=quarterly-results>. The same can be accessed by scanning the QR code provided below.



For and on Behalf of the Board

(Signature)
Amit Kumar Sinha
 Managing Director & CEO
 DIN: 09127387

Place : Mumbai
 Dated : 23rd July, 2026