

October 31, 2025

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: Intimation pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended – Earnings Presentation for the second quarter and half year ended September 30, 2025

Ref: Letter dated October 28, 2025

Dear Sir / Madam,

Further to our letter dated October 28, 2025 giving advance intimation of the earnings call for the second quarter and half year ended September 30, 2025 ("Mahindra Lifespace Developers Limited Q2&FY26 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 second quarter and half year ended September 30, 2025.

The same is also uploaded on the website of the Company at <https://www.mahindralifespaces.com/investor-center/?category=investor-presentation>.

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

Thanking you,

Yours faithfully,

For Mahindra Lifespace Developers Limited**Avinash Bapat**
Chief Financial Officer*Encl: As above*

Investor Presentation

Q2FY26

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.

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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, MHD, 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 Rs 45K 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 pre-sales

- Q2 Resi pre-sales: 752 Cr; H1 Resi pre-sales: 1200 Cr
- Successful launches in H1: NewHaven (~80% sold); Marina64 Plot B & C (~50% sold); Citadel T-L (~80% sold), Lakewoods H&I (100% sold during festive season in Oct'25)
- Sustenance sales contributed ~55% of H1 sales (Vista, IvyLush and Green Estates)
- H2 launches: Hopefarm, Mahalaxmi, Bhandup and Citadel Ph3.

GDV Additions

- Sustained BD momentum (H1 GDV additions: 5200 Cr; YTD GDV additions: 9300 Cr)
- Total GDV as of Sep'25: ~46K Cr, providing multi-year visibility
- Unlocked Thane with DP plan approval received.

IC & IC

- Strong leasing activity in Jaipur and Chennai
 - Healthy realization in H1
- Working on bringing other locations to market (OC2, OA).

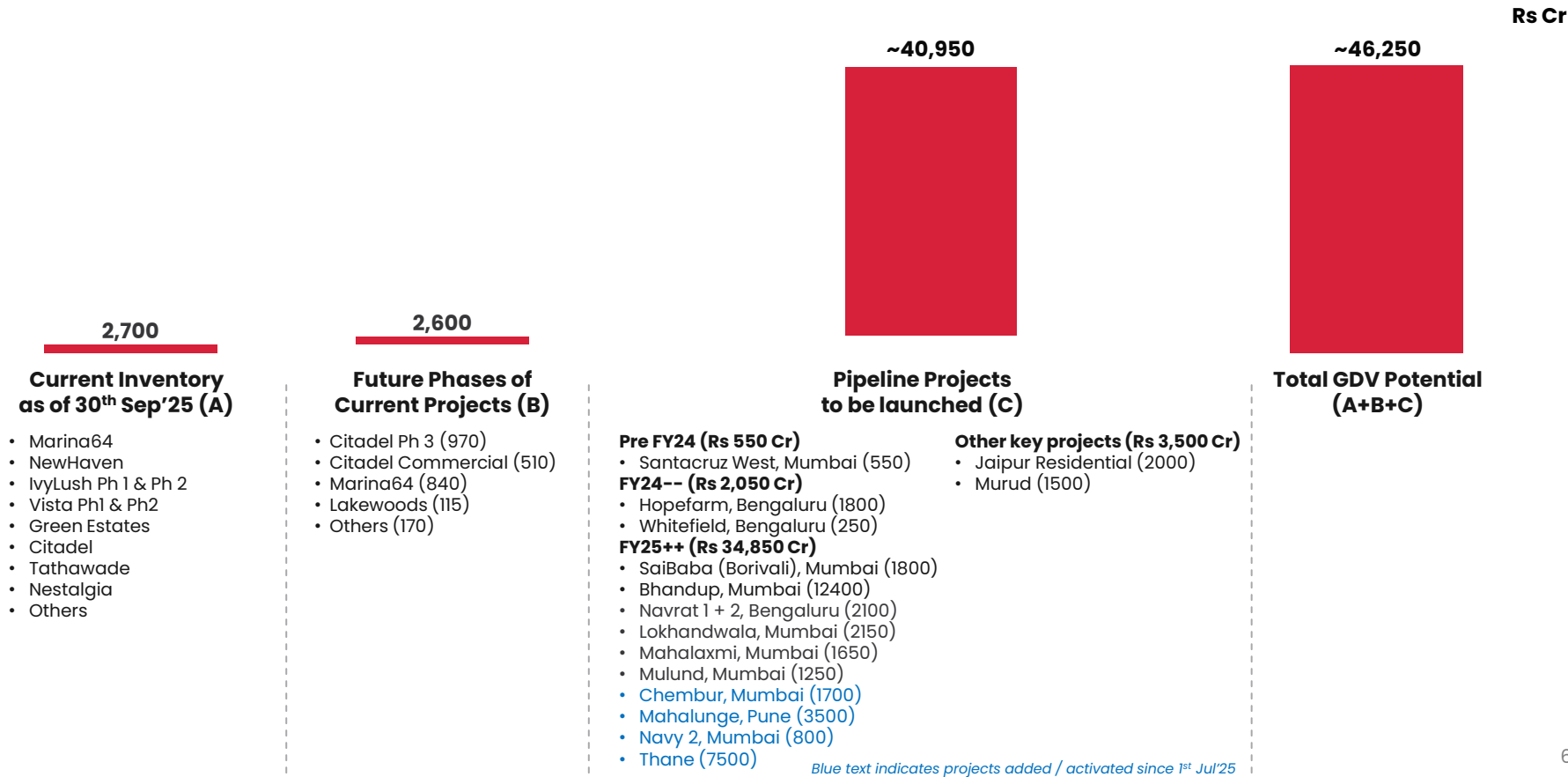
Financials

- Strong PAT delivery with H1 PAT of 99 Cr (vs. -1 Cr in H1 FY25)
- Robust Resi collections in H1 (Rs 1086 Cr, 9% growth over H1 FY25)
- Healthy balance sheet with net / debt equity of -0.17 (cost of debt: 6.9%).

H1 FY26 GDV additions of 5,200 Cr (YTD: 9,500 Cr)

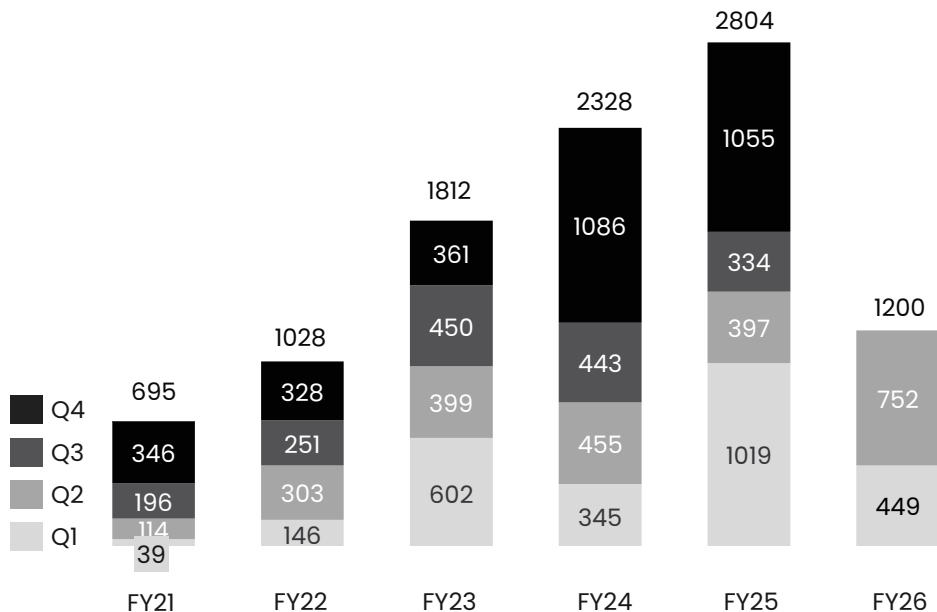
	Lokhandwala, Mumbai	Mulund, Mumbai	Navrat 2, Bengaluru	Chembur, Mumbai	Mahalunge, Pune	Navy 2, Mumbai
Acres	2.22	3.08	8.79	4.40	13.46	1.65
Definitive documents	Cluster redevelopment	Society redevelopment	Outright acquisition (shares)	Society redevelopment	Outright	Society redevelopment
GDV (Rs Cr)	Apr'25	Jun'25	Jun'25	Sep'25	Oct'25	Oct'25
	1150	1250	1100	1700	3500	800
Project Highlights	<ul style="list-style-type: none"> Added 2 more societies Adjacent to existing Lokhandwala 1 location under cluster development. Centrally located in premium Lokhandwala market, within 15 minutes from upcoming Versova-Bandra Sealink. 	<ul style="list-style-type: none"> 20 minutes from our Bhandup site (~3km) Premium location with great connectivity to Powai, Thane and BKC. 	<ul style="list-style-type: none"> With Navrat 1 (acquired in Jan'25), provides contiguous development potential on ~17 acres in North Bengaluru near airport Strategically located with proximity to International airport, IT hubs, commercial offices. 	<ul style="list-style-type: none"> Two society redevelopments located close to Diamond Garden area Excellent connectivity to key parts of Mumbai (site close to Eastern Freeway). 	<ul style="list-style-type: none"> Location between Baner/Balewadi & Hinjewadi—two major IT and BFSI hubs Surrounded by well-developed social infrastructure (including top educational institutes). 	<ul style="list-style-type: none"> 4 societies strategically located adjacent to our existing project, Marina64 Malad is a thriving locality. Project is less than a km from the Malad West Metro Station and Infinity mall.

Our cumulative GDV now gives us multi-year visibility on the growth plan



FY26 launch plan

Rs Cr

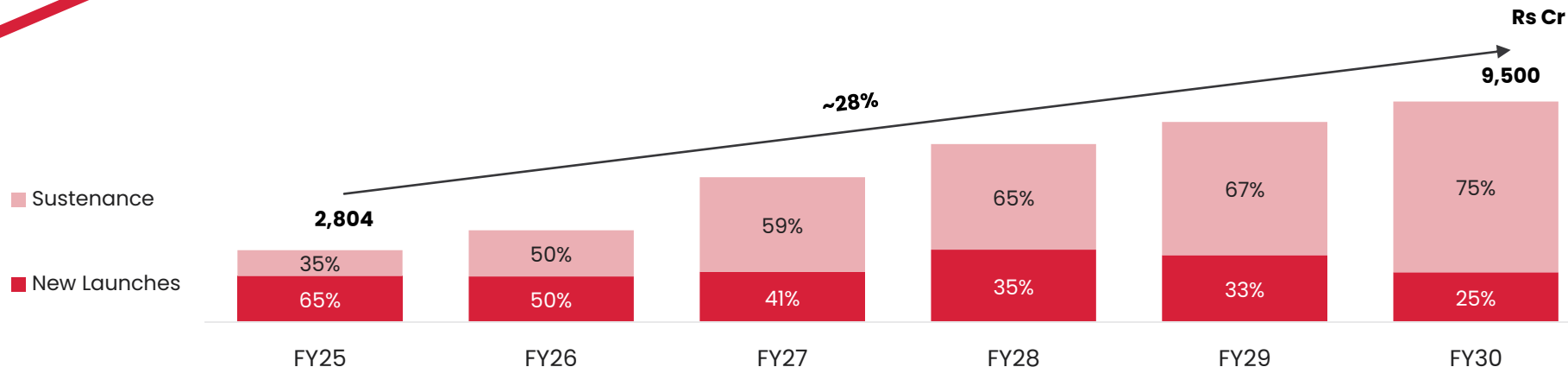


Pre-sales

Key Launches

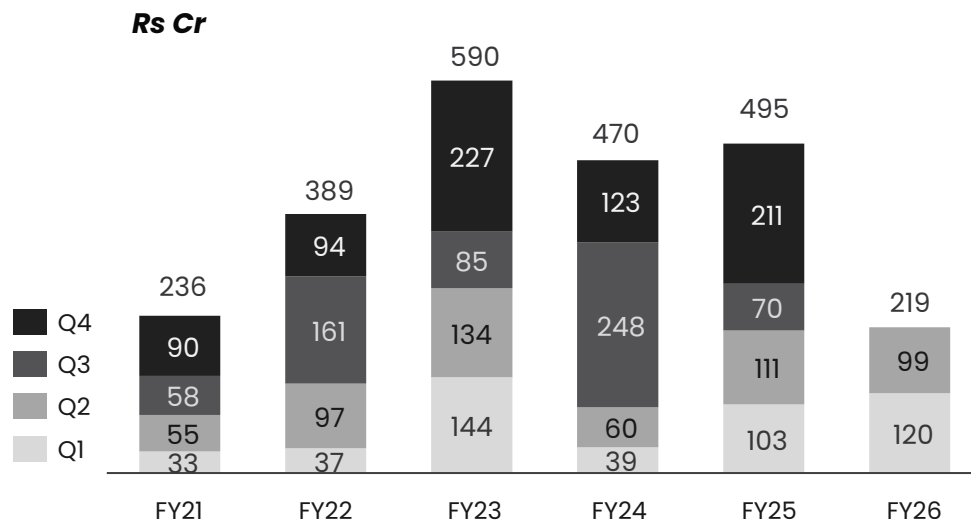
- ✓ New Haven, Bengaluru (Q1)
- ✓ Citadel (T-L), Pune (Q1)
- ✓ Marina64, Mumbai (Q2) – Plot A EC awaited
- ✓ Lakewoods H&I, Chennai (Q2 FY26)
- ✓ Hopefarm, Bengaluru (Q3 FY26)
- ✓ Mahalaxmi, Mumbai (Q3 FY26)
- ✓ Bhandup, Mumbai (Q4 FY26)
- ✓ Citadel Ph3, Pune (Q4 FY26)
- ✓ Others to be finalized

High visibility in our pre-sales plan



Major contributors	FY25	FY26	FY27	FY28	FY29	FY30
New Launches	<ul style="list-style-type: none"> ✓ Ivy Lush ✓ Vista Ph2 ✓ Zen ✓ Green Estates ✓ Tathawade (T-A) 	<ul style="list-style-type: none"> ✓ NewHaven ✓ Marina64 • Hopefarm Ph1 • Mahalaxmi • Bhandup Ph1.1 	<ul style="list-style-type: none"> • Bhandup Ph 1.2 • Hopefarm Ph2 • Lokhandwala 1 • SaiBaba Ph1 • Navrat 1+2 	<ul style="list-style-type: none"> • Thane Ph1.1 • Lokhandwala 2 • SaiBaba Ph2 ←New-project-1 (Mulund) ←New-project-2 (Mahalunge) 	<ul style="list-style-type: none"> • Bhandup Ph2 • Thane Ph1.2 ←New-project-3 (Chembur) ←New-project-4 (Navy 2) 	<ul style="list-style-type: none"> • Thane Ph2 • Bhandup Ph3 • New project 5 • New Project 6
Sustenance	<ul style="list-style-type: none"> • Vista Ph1 • Citadel Ph2 • Tathawade • Nostalgie • Alcove 	<ul style="list-style-type: none"> • Vista Ph2 • IvyLush • Tathawade • Nostalgie • Citadel 	<ul style="list-style-type: none"> • Bhandup Ph 1.1 • Hopefarm Ph 1 • Mahalaxmi • Marina64 • Citadel 	<ul style="list-style-type: none"> • Bhandup Ph 1.2 • Navrat 1 + 2 • Citadel • Hopefarm Ph2 • Santacruz 	<ul style="list-style-type: none"> • Thane Ph1.1 • Bhandup Ph1 • Lokhandwala 1 ←New-project-1 (Mulund) ←New-project-2 (Mahalunge) 	<ul style="list-style-type: none"> • Thane Ph1.1 & 1.2 • Bhandup Ph1 & 2 • Lokhandwala 2 • SaiBaba Ph2 ←New-project-3 (Chembur)

IC&IC business continues to see good momentum



Premium per acre	2.6	2.7	2.8	3.1	4.2	4.6
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Deals	Revenues (Rs Cr)
Existing Commercial customer 1	0.4
Existing DTA customer 1	6.5
Existing DTA customer 2	15.1
New DTA customer 1	7.9
New DTA customer 2	7.4
New DTA customer 3	16.0
New SEZ customer 1	11.3
New SEZ customer 2	2.9
New Commercial customer 1	4.0
O&M and Other income	27.0
Q2 FY26 Total	99.1

10 MOUs / LOIs signed. Strong pipeline heading in the rest of 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	1,142	775
MWC Chennai	1,594	1,216	1,122	94
Origins Chennai 1	307	229	161	68
Origins Chennai 2A & 2B	240	163	0	163
Origins Ahmedabad	338	243	0	243
Origins Pune*	312	218	0	218
Total	5,737	3,986	2,425	1,561

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

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

Financial – Highlights

Sales Residential

Q2 FY26: Rs 752 Cr
H1 FY26: Rs 1200 Cr

(Q2 FY25: Rs 397 Cr
H1 FY25: Rs 1415 Cr)

IC&IC Revenues

Q2 FY26: Rs 99 Cr
H1 FY26: Rs 219 Cr

(Q2 FY25: Rs 111 Cr
H1 FY25: Rs 214 Cr)

GDV

Q2 FY26: Rs 1700 Cr
H1 FY26: Rs 5200 Cr

(Q2 FY25: Rs 650 Cr
H1 FY25: Rs 2050 Cr)

Resi Collections

Q2 FY26: Rs 568 Cr
H1 FY26: Rs 1086 Cr

(Q2 FY25: Rs 459 Cr
H1 FY25: Rs 999 Cr)

Net Debt to Equity¹

Q2 FY26: -0.17

(Q2 FY25: 0.26)

Cost of Debt

Q2 FY26: 6.9%

(Q2 FY25: 8.8%)

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	H1 FY26			H1 FY25		
	Resi	IC&IC	Total	Resi	IC&IC	Total
Area Sold (msft) / Land Leased (acres)	1.21 msft	35.6 acres	-	1.70 msft	34.9 acres	-
Sales / IC&IC revenues	1200	219	1419	1415	214	1629
Income from Operations	269	219	488	241	214	455
(+) Other Income	24	96	120	49	10	59
Total Income	293	315	608	290	224	514
(-) Cost of Sales	140	56	196	220	71	291
(-) Other Operating Expenses	108	23	131	110	17	127
EBITDA (excl. Other Income)	21	140	161	(89)	126	37
(-) Interest and Depreciation	24	12	36	27	24	51
PBT	21	224	245	(67)	112	45
(-) Provision for Tax	33	55	88	(5)	31	26
(-) Minority Interest	9	49	58	3	17	20
PAT (after Non-Controlling Interest)	(21)	120	99	(65)	64	(1)
Net Debt to Equity Ratio	(0.17)			0.26		

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

Financials – Consolidated Cashflows

Rs Cr

FY 25	Particulars	HI FY26	HI FY25
642	Opening cash & bank balance (A)	715	642
2298	Project inflows	1225	1178
-1466	Project outflows	-800	-630
+832	Operating Cashflow (B)	+425	+548
175	Investing and Financing cashflow (C)	65	-138
+1007	Net Cash Flows (D = B+C)	+490	+410
-934	Land Outflows (E)	-375	-216
+73	Total Cash flow changes (F = D+E)	+116	+194
715	Closing cash & bank balance (G) = (A + F)	831	836

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.

Financials – Consolidated Profit & Loss A/C

	Rs Cr			
PROFIT & LOSS STATEMENT	Q2 FY26	Q1 FY26	Q2 FY25	FY25
Income from Operations	18	32	8	372
Other Income	16	9	8	92
Total Revenues	33	41	16	464
Operating Expenses	15	28	3	316
Employee Remuneration & Benefits	30	28	29	112
Finance Costs	2	4	7	19
Depreciation & Amortisation	7	6	4	18
Administration & Other Expenses	25	31	23	114
Total Expenditure	78	97	66	579
Exceptional Items	-	-	-	-
Profit before Tax & Share in Net Profit / Loss of Associates	(45)	(56)	(50)	(116)
Share in Net Profit / (Loss) of JV/Associates	96	98	36	186
Profit from Ordinary Activities before Tax	51	42	(14)	71
Less : Provision for Current Taxation	15	1	1	3
Less : Provision for Deferred Taxation	(13)	(10)	(1)	7
Net Profit for the period	48	51	(14)	61
Less: Minority Interest	0	0	0	0
Net Profit / (Loss) after Taxes and Minority Interest	48	51	(14)	61
Total: Rs 99 Cr				

Note: As per IND AS Financials

Financials – Consolidated Balance Sheet

			Rs Cr		
EQUITY & LIABILITIES	30 th Sep 25	31 st Mar 25	ASSETS	30 th Sep 25	31 st Mar 25
Equity Share Capital	213	155	Property, Plant and Equipment	14	18
Other Equity	3,210	1,741	Right of Use Assets	21	7
Net Worth	3,423	1,896	Capital Work-In-Progress	6	5
Non-Controlling Interest	0	0	Other Intangible Assets	1	0
Financial Liabilities			Financial Assets		
(i) Borrowings	-	918	(i) Investments	927	844
(ii) Lease Liabilities	11	6	(ii) Loans	53	41
(iii) Other Financial Liabilities	2	2	(III) Other Financial Assets	165	148
Provisions	10	9	Deferred Tax Assets (Net)	122	99
			Income Tax Assets (Net)	86	89
Non-Current Liabilities	23	934	Non-Current Assets	1,396	1,253
Financial Liabilities			Inventories	5,105	4,462
(i) Borrowings	304	514	Financial Assets		
(ii) Lease Liabilities	11	2	(i) Investments	112	60
(iii) Trade Payables	235	233	(ii) Trade Receivables	101	139
(iv) Other Financial Liabilities	195	256	(iii) Cash and Cash Equivalents	112	238
Other Current Liabilities	3,180	2,578	(iv) Bank Balances other than (iii) above	223	18
Provisions	6	7	(v) Loans	-	-
Current Tax Liabilities (Net)	1	1	(vi) Other Financial Assets	27	17
			Other Current Assets	301	234
Current Liabilities	3,931	3,591	Current Assets	5,982	5,168
TOTAL	7,378	6,421	TOTAL	7,378	6,421

Note: As per IND AS Financials



MLDL Overview

The Mahindra Group

**\$25B+**

GROUP TURNOVER

**324,000+**

EMPLOYEES

**100+**

COUNTRIES

**20+**

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 ~Rs 1.2 Lac Cr



Pioneering IC&IC business and residential developments



Number 1 timeshare company outside of the USA

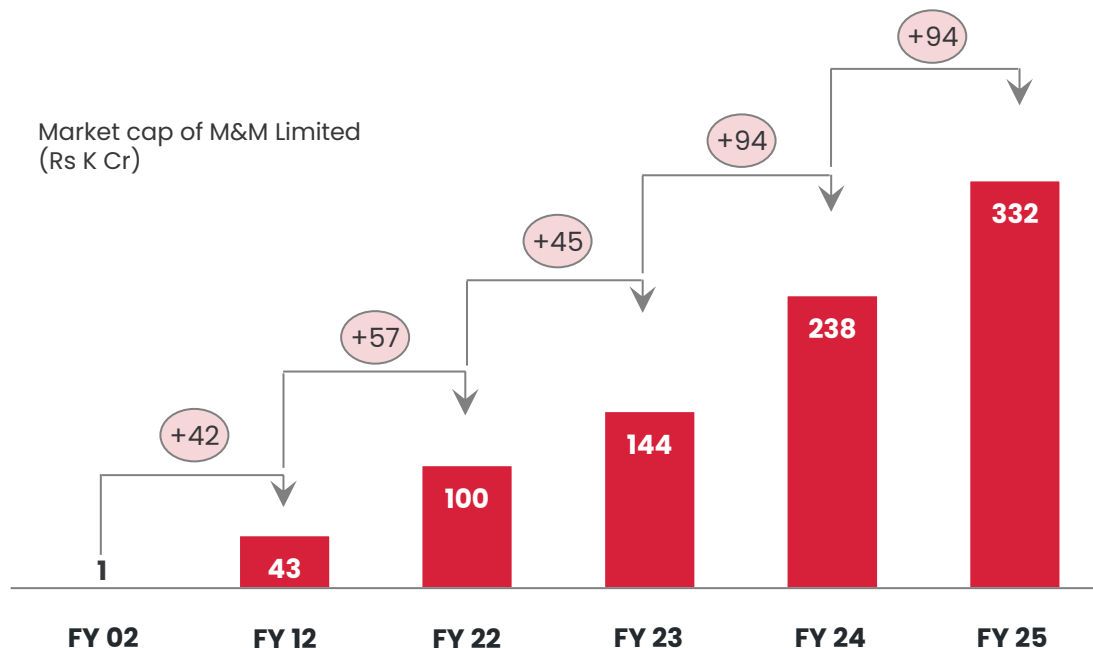


Amongst India's largest 3rd party logistics service providers



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 (Rs 8-10K Cr)

MLDL at a Glance

mahindra LIFESPACES

Rs 7,536 Cr Market Cap as on 30th Sep 25

Residential Business

50+ projects since 1996 (53.30 msft);
21k+ satisfied customers

Strategic partnerships with Actis and
HDFC Capital

CDP A rating; Industry-first 3 Net zero
projects

IC&IC Business

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

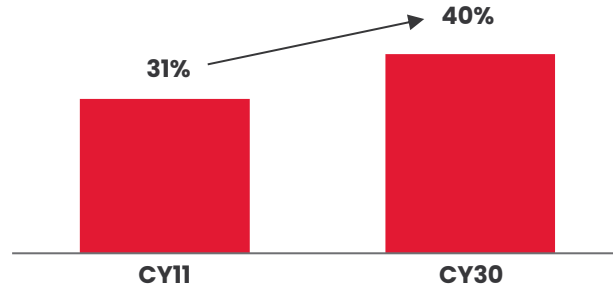
Strategic partnerships with TIDCO,
RIICO, IFC and Sumitomo

268 clients from 15+ countries

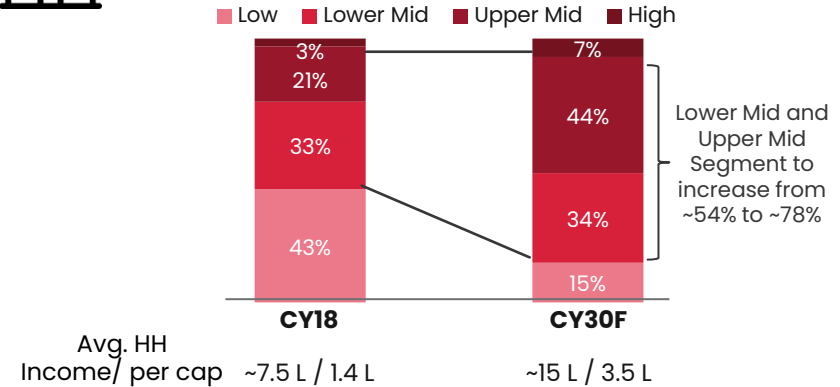
Key Industry drivers



Increasing urbanization...



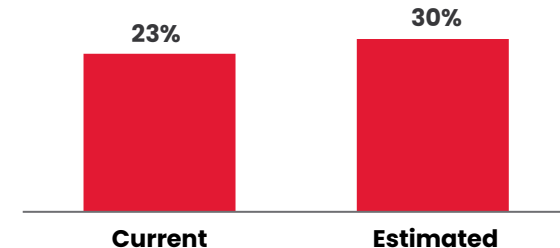
...Household income...



...& Regulatory reforms...

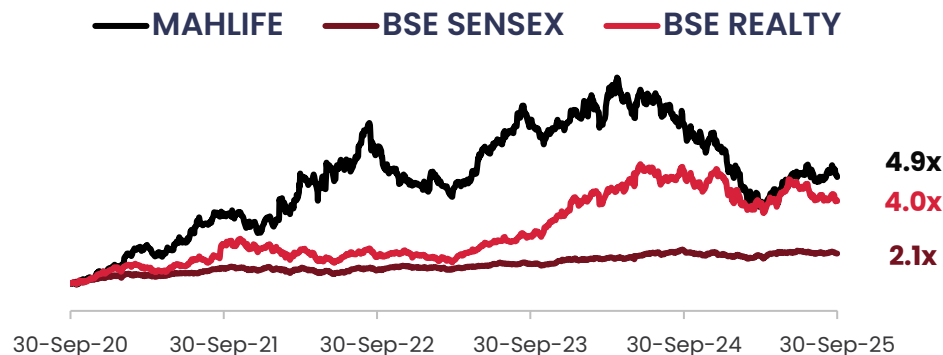


...Have led to "flight to quality"

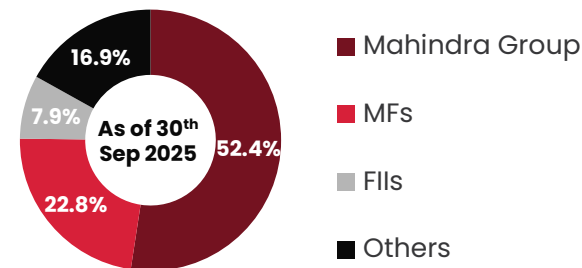


Stock performance and drivers

Stock generated 38% CAGR over the past 5 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

Kotak Mahindra AMC
SBI Funds Management
ICICI Prudential AMC
Bandhan AMC
Axis AMC

Top FILs

Vanguard Group
Dimensional Holdings
Blackrock
Govt. Pension Fund Global
Renaissance India

Recent accolades

Construction Excellence



Construction Week India Awards 2025- Green Project of the Year- Residential to Eden

Sustainability



Carbon Disclosure Project (CDP)- Supplier Engagement Leader - 'A' rating (5th year in a row)



IGBC (Indian Green Building Council) for Net Zero (Design) - Under Net Zero Energy and Net Zero Waste to Landfill



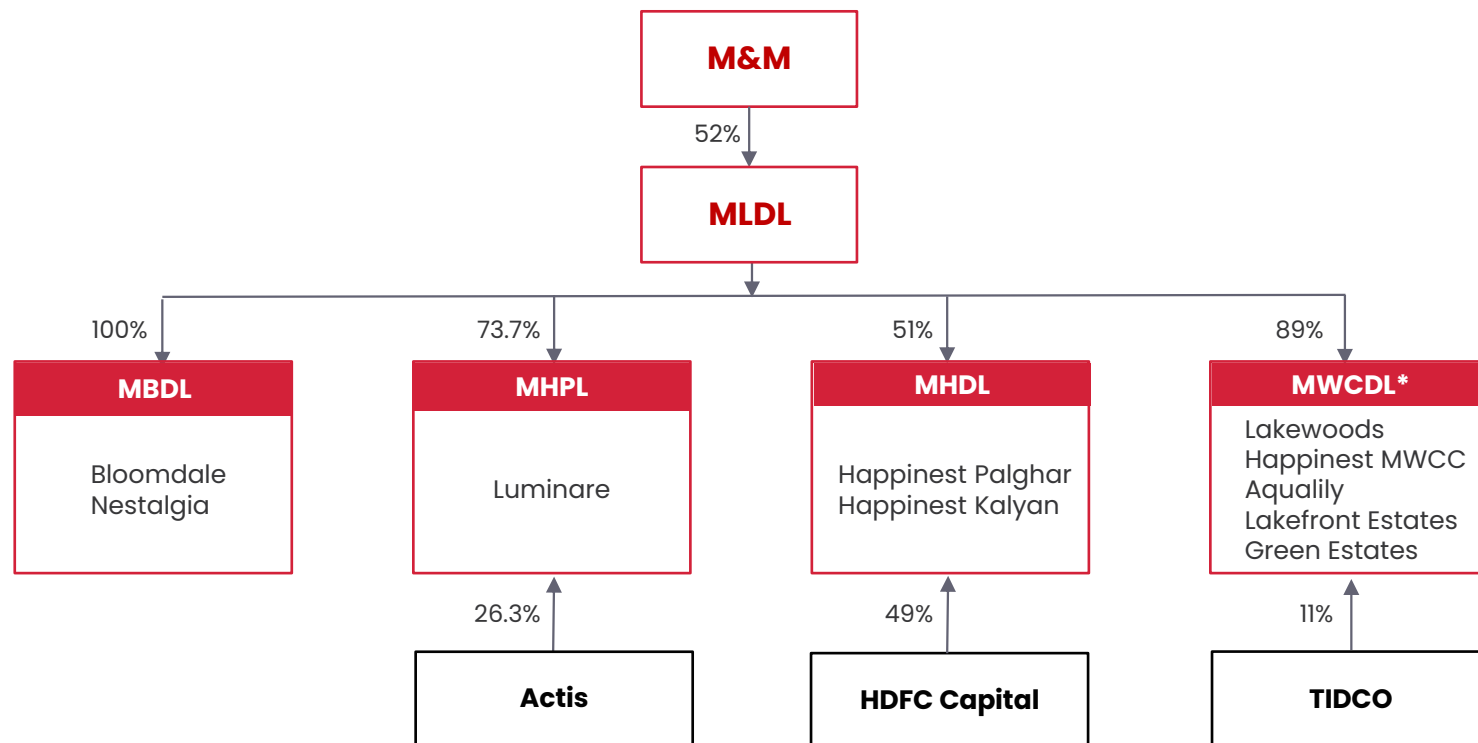
Intertek Zero Waste to Landfill certified (6th year in a row)



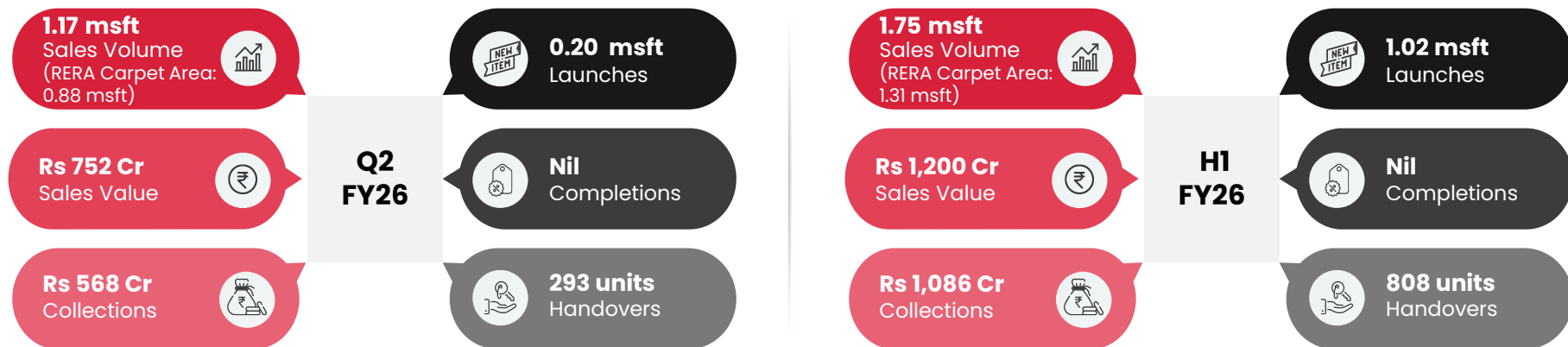
Decarbonization Excellence Awards ISHRAE3 Cool Conclave 2.0

MLDL Residential

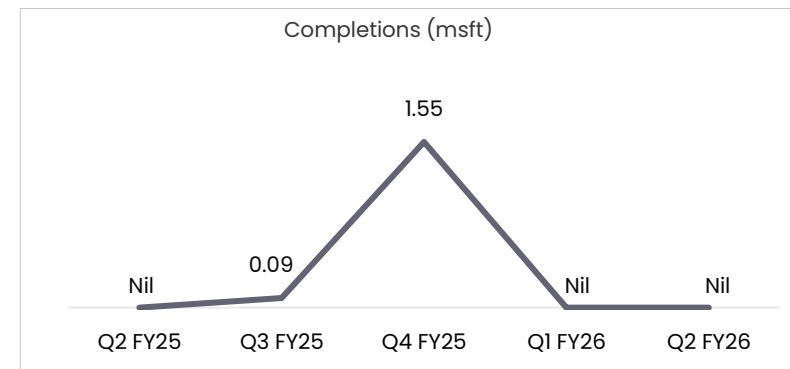
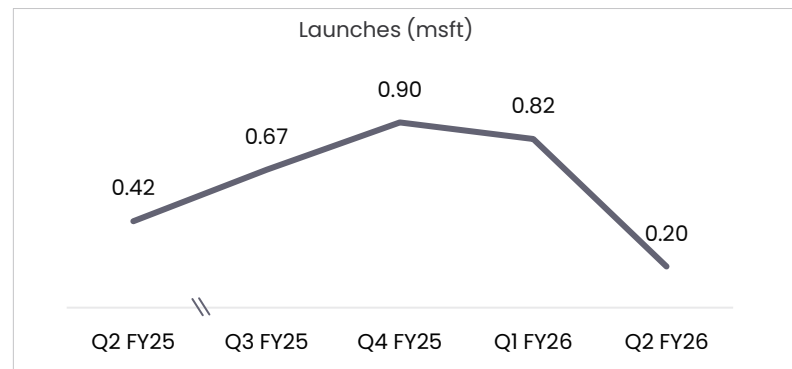
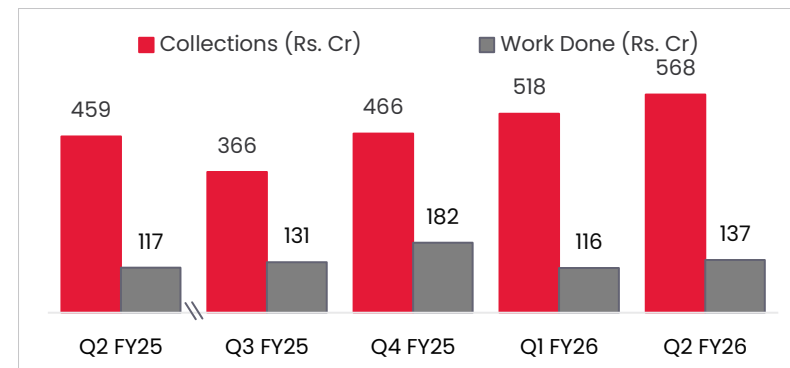
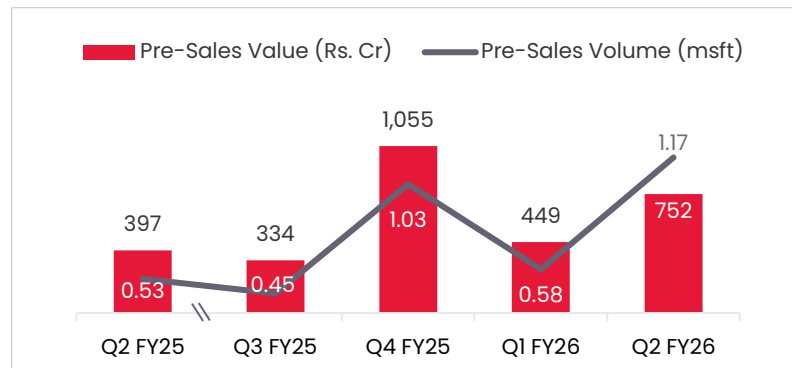
Residential – Structure overview



Residential – Q2 FY26 Operational highlights



Residential – Quarterly trend



		Ongoing Projects			Development Footprint [^]
A1	Area sold	8.05 msft	A	Total footprint for Ongoing projects	12.84 msft
A2	Current inventory	2.60 msft	B	Pipeline projects (excl. Strategic Projects)	17.58 msft
A3	Future phases	2.18 msft	C	Completed development	22.88 msft
A	Total Ongoing Projects	12.84 msft	D	Total Development footprint	53.30 msft

27

^aArea 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)
Vista	1.14	1849	0.53	1012	46%	-	-	1.67
Alcove #	0.30	401	-	-	83%	-	-	0.30
Marina64	0.05	107	0.03	63	24%	0.34	830	0.42
Meridian	-	37	0.01	16	90%	-	-	0.01
Happinest Palghar 2	0.25	89	0.11	46	58%	-	-	0.36
Happinest Kalyan 1	0.13	73	0.02	13	97%	-	-	0.15
Happinest Kalyan 2	0.52	280	0.56	347	41%	0.12	85	1.21
Nostalga	0.49	397	0.04	50	62%	-	-	0.53
IvyLush	0.92	735	0.61	635	24%	-	-	1.52
Citadel	0.99	888	0.31	245	21%	1.30	1481	2.60
Happinest Tathawade	1.13	767	0.07	88	64%	-	-	1.20
Luminare#	0.44	691	-	-	85%	-	-	0.44
Eden	0.80	625	-	-	73%	-	-	0.80
Zen	0.48	496	0.00	2	36%	-	-	0.48
Mahindra NewHaven	0.22	249	0.05	41	29%	-	-	0.26
Lakewoods	-	-	0.20	120	100%	0.22	116	0.43
Green Estates	-	-	-	-	100%	0.13	50	0.13
Lakefront Estates	-	-	0.05	17	-	-	-	0.05
Aqualily 2D	-	-	-	-	-	0.07	38	0.07
Happinest MWCC	0.19	102	0.01	5	73%	-	-	0.21
Ongoing Projects (A)	8.05	7786	2.60	2700	50%	2.18	2600	12.84

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)

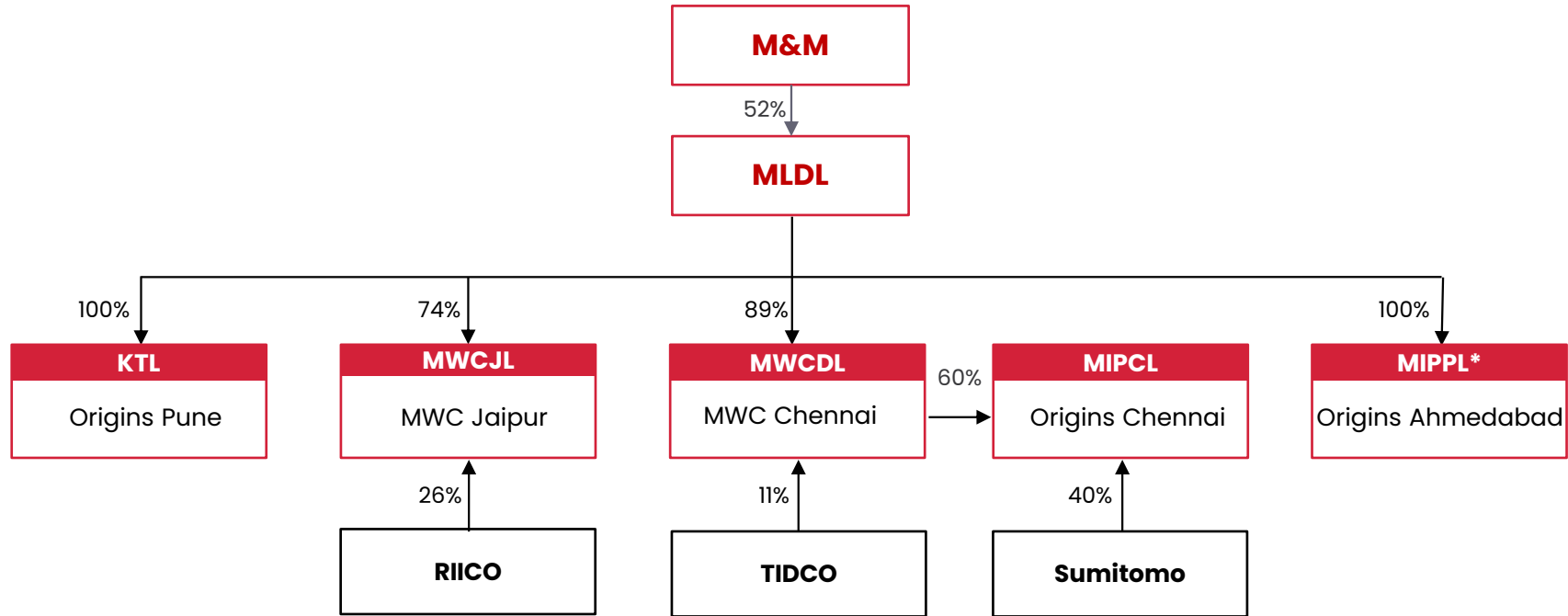
Pipeline Projects to be launched

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
	Hopefarm, Bengaluru	1.36	1800
	Whitefield , Bengaluru	0.22	250
	Mahalunge, Pune	3.50	3500
	Mulund, Mumbai	0.66	1250
	Saibaba (Borivali), Mumbai	0.92	1800
	Santacruz West, Mumbai	0.15	550
	Lokhandwala (1 & 2), Mumbai	0.71	2150
	Mahalaxmi, Mumbai	0.54	1650
	Chembur, Mumbai	0.71	1700
	Navy 2, Mumbai	0.37	800
	Bhandup#, Mumbai	6.45	12400
	Thane		7500
	Jaipur Residential		2000
	Murud		1500
Pipeline projects to be launched (B)			~40950
Total Area sold + Inventory + Future Phases + New Pipeline projects (A+B)		30.42 [^]	~46250
Completed development (C)		22.88	
Total development footprint (A+B+C)		53.30	

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

MLDL IC & IC




IC & IC – Structure overview






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	307 Acres	340 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



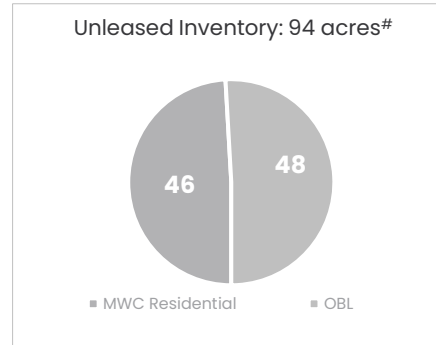
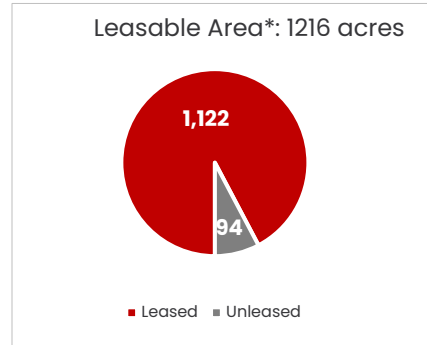
Business
Support
Services



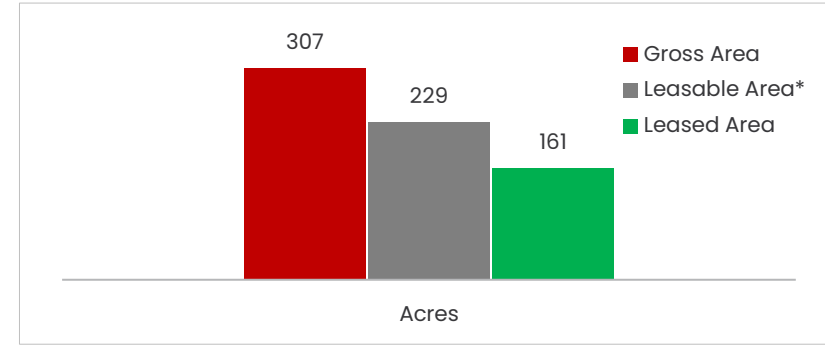
Co-located residential
spaces with social
Infrastructure

IC & IC – Leased area

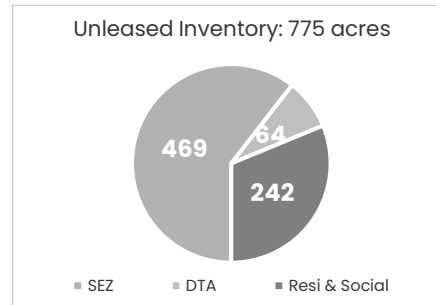
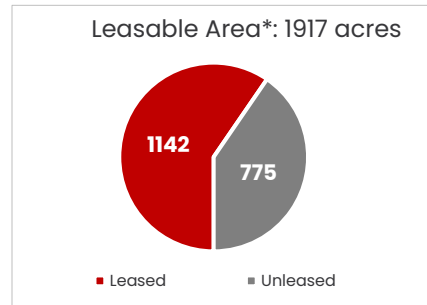
MWC, Chennai



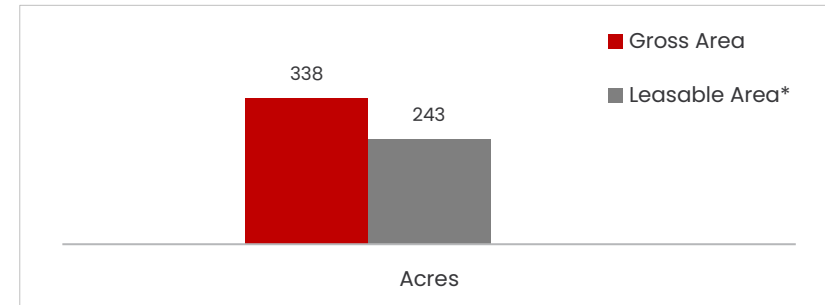
Origins, Chennai



MWC, Jaipur



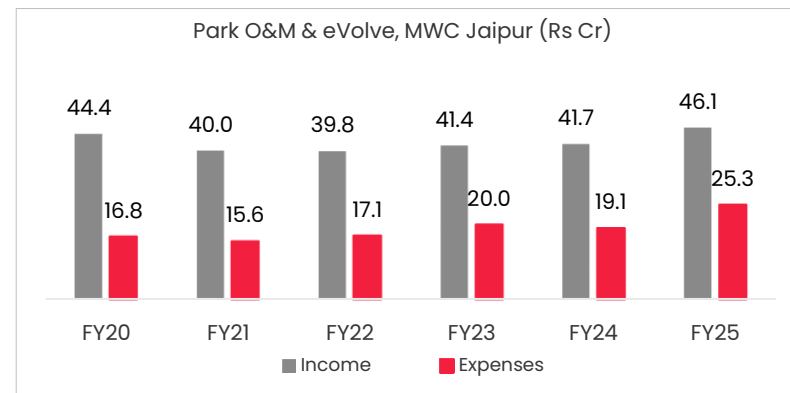
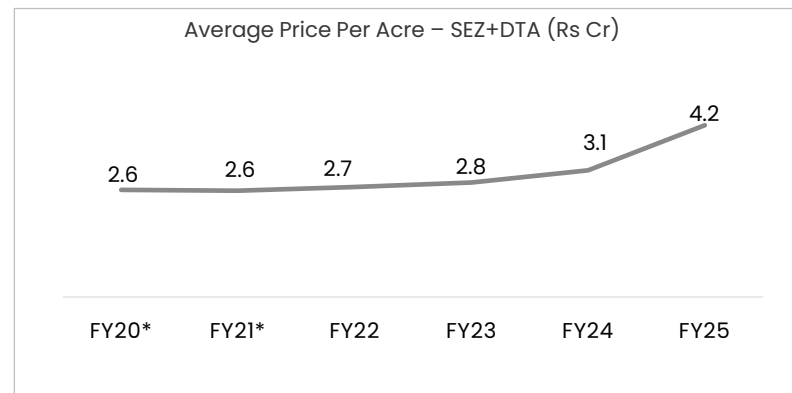
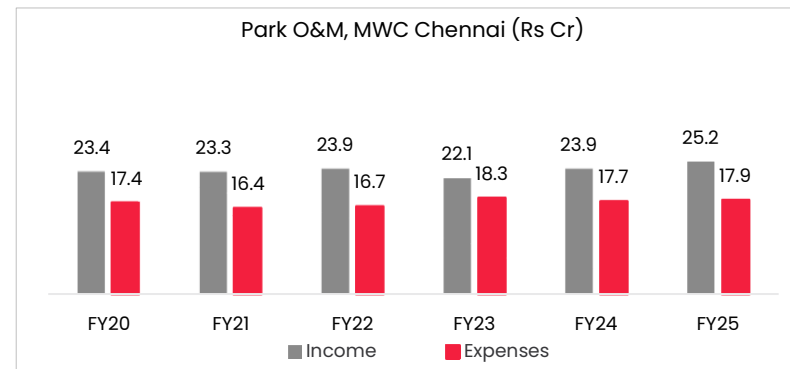
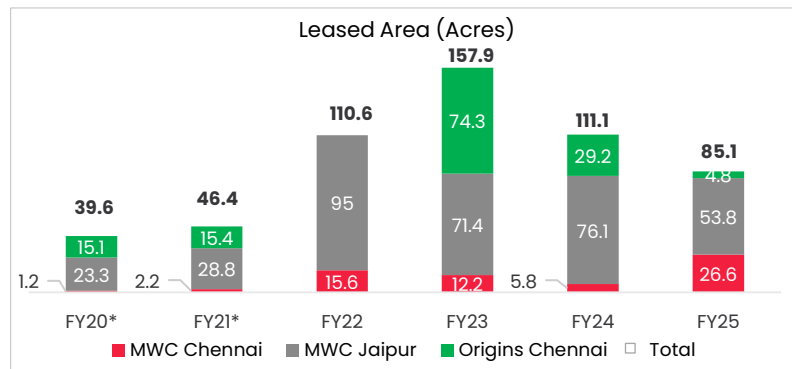
Origins, Ahmedabad



Note: #OBL of 50 acres included in the unleased inventory

* 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

89 customers (74 operational)



Central Avenue



MWC Jaipur

163 customers (104 operational)



DTA Zone



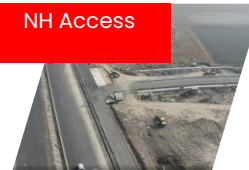
Origins Chennai

16 customers (7 operational)



Origins Ahmedabad

NH Access



Planned Construction



Planned Construction



mahindra LIFESPACES

NewHaven, Bengaluru

MLDL Leadership

RERA Reg No: PRM/KA/RERA/1251/310/PR/16025/007668

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. Asha Kharga

Non-Executive,
Non-Independent Director

- MBA in Marketing from Mumbai University
- Chief Customer & Brand Officer, M&M Ltd
- Recognized as India's Top 20 Most Influential Women in Marketing & Advertising, by Business World.



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

Non-Executive Chairman



Amit Kumar Sinha

Managing Director &
Chief Executive Officer



Ankur Parmar

Chief Marketing
Officer



Anshu Shukla

Chief Design
Officer



Parijat Dey

Chief Technology
Officer



Parveen Mahtani

Chief Legal Officer



Sriram Kumar*

Chief Financial
Officer



Sudharshan KR

Chief Project
Officer



Tanmoy Roy

Chief Human
Resources Officer



Vikram Goel

Chief Business
Officer - Industrial



Vimalendra Singh

Chief Business
Officer - Residential

Thank You



Investor Relations Contact

Mr. Sriram Kumar

Vice President – FP&A, Costing & IR

Email: KUMAR.SRIRAM@mahindra.com

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CIN L45200MH1999PLC118949

5th 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

Classification of projects is as under:

- | | | | |
|---|---|---|--|
| <p>a. Completed: projects where construction has been completed and occupancy certificates have been granted by the relevant authorities</p> | <p>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</p> | <p>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</p> | <p>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</p> |
|---|---|---|--|

CDP	Climate Disclosure Project	MLDL	Mahindra Lifespace Developers Limited
DTA	Domestic Tariff Area	MMR	Mumbai Metropolitan Region
GRESB	Global Real Estate Sustainability Benchmark	MRDL	Mahindra Residential Developers Limited
GRI	Global Report Initiative	MSFT	Million Square Feet
IC & IC	Integrated Cities & Industrial Clusters	MWC	Mahindra World City
IFC	International Finance Corporation	MWCDL	Mahindra World City Developers Limited
IND AS	Indian Accounting Standards	MWCJL	Mahindra World City (Jaipur) Limited
M&M	Mahindra & Mahindra Limited	NCR	National Capital Region
MBDL	Mahindra Bloomdale Developers Limited	RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
MHDL	Mahindra Happinest Developers Limited	SBTi	Science Based Target Initiative
MHPL	Mahindra Homes Private Limited	SEZ	Special Economic Zone
MIPCL	Mahindra Industrial Park Chennai Limited	TCFD	Task Force on Climate related Financial Disclosure
MIPPL	Mahindra Industrial Park Private Limited	TIDCO	Tamil Nadu Industrial Development Corporation Ltd.
MITL	Mahindra Integrated Township Limited	MLDL	Mahindra Lifespace Developers Limited