

October 31, 2025

<b>BSE Limited</b> Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	<b>National Stock Exchange of India Limited</b> Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

**Sub: Press Release - Unaudited Standalone and Consolidated Financial Results for the second quarter and the half year ended on September 30, 2025**

Dear Sir / Madam,

Please find enclosed press release on Unaudited Standalone and Consolidated Financial Results for the second quarter and half year ended September 30, 2025, subjected to Limited Review, approved by the Board of Directors of the Company at its meeting held today, Friday, October 31, 2025, which commenced at 4:15 p.m. (IST) and concluded at 6:16 p.m. (IST).

The press release is self – explanatory. The press release will also be disclosed on the website of the Company at <http://www.mahindralifespaces.com>.

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*

**Press Release****For immediate dissemination****Strong H1 performance from MLDL; Continued GDV momentum and healthy PAT**

**Mumbai, Oct 31, 2025** – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development business of the Mahindra Group, announced its financial results for the quarter ended 30<sup>th</sup> September 2025 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

**Key highlights****H1 FY26:**

- Consolidated Sales (Resi and IC&IC) of Rs 1419 Cr.
  - Gross development value additions in H1 FY26 were Rs 5,200 crore as against Rs 2,050 crore in H1 FY25 (~2.6x).
  - H1 FY26 residential pre-sales of Rs 1,200 crore (saleable area of 1.75 msft, RERA carpet area of 1.31 msft) as compared to Rs 1,415 crore in H1 FY25. Major launches planned in the upcoming quarters.
  - Consolidated revenues of Rs 219 crore in H1 FY26 from IC&IC business as against Rs 214 crore in H1 FY25 (Total leased area – 35.6 acres in H1 FY26).
  - The consolidated PAT, after non-controlling interest, as per INDAS is Rs 99 crore in H1 FY26 as against loss of Rs 1 crore in H1 FY25, reflecting strong Resi and IC&IC profitability.
- Strong balance sheet and collections.
  - Net debt to equity ratio at -0.17 (cash surplus) as of 30<sup>th</sup> September 2025.
  - Residential collections of Rs 1,086 crore for H1 FY26 as compared to Rs 999 crore for H1 FY25.

**Q2 FY26:**

- Consolidated Sales (Resi and IC&IC) of Rs 851 Cr.
  - Gross development value additions in Q2 FY26 were Rs 1,700 crore as against Rs 650 crore in Q2 FY25.
  - Q2 FY26 residential pre-sales of Rs 752 crore (saleable area of 1.17 msft, RERA carpet area of 0.88 msft), growth of 89% over Q2 FY25.
  - Consolidated revenues of Rs 99 crore in Q2 FY26 from IC&IC business as against Rs 111 crore in Q2 FY25 (Total leased area – 16.9 acres).
  - The consolidated PAT, after non-controlling interest, as per INDAS is Rs 48 crore in Q2 FY26 as against loss of Rs 14 crore in Q2 FY25.

Commenting on the performance, **Mr. Amit Kumar Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd., said,** “We are pleased to announce a strong financial performance for the first half of the fiscal year. Our BD momentum continues with year-to-date GDV additions of Rs 9,500 Cr. The IC&IC business is also seeing healthy traction across Jaipur and Chennai, suggesting growing interest from industrial clients. Strong H1 PAT performance provides a solid foundation for continued growth in FY26.”

**Notes:**

1. Company uses carpet areas in its customer communication. However, the data in saleable area terms has been presented here to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers.
2. The operational highlights include the performance of the Company and its subsidiaries / joint ventures / associates.

### **About Mahindra Lifespace Developers Ltd.**

Established in 1994, Mahindra Lifespace Developers Ltd. ('Mahindra Lifespaces') brings the Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems. The Company's development footprint spans 53.30 million sq. ft. (saleable area) of completed, ongoing and forthcoming residential projects across seven Indian cities; and over 5000 acres of ongoing and forthcoming projects under development / management at its integrated developments / industrial clusters across four locations. Mahindra Lifespaces' development portfolio comprises premium residential projects; value homes under the 'Mahindra Happinest®' brand; and integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands, respectively. The Company leverages innovation, thoughtful design, and a deep commitment to sustainability to craft quality life and business growth.

As a pioneer in Net Zero homes in India, Mahindra Lifespaces is committed to building only Net Zero homes from 2030 onwards. The company has already launched India's first three Net Zero residential developments: One Net Zero Energy and two Net Zero Energy+ Waste, showcasing its dedication to environmental responsibility and innovation. With a 100% Green portfolio since 2014, the Company is working towards carbon neutrality by 2040 and actively supports research on green buildings tailored to climatic conditions in India. Mahindra Lifespaces® is the recipient of over 90 awards for its projects and ESG initiatives. Learn more about Mahindra Lifespaces® at [www.mahindralifespaces.com](http://www.mahindralifespaces.com)

### **About Mahindra**

Founded in 1945, the Mahindra Group is one of the largest and most admired multinational federation of companies with 324,000 employees in over 100 countries. It enjoys a leadership position in farm equipment, utility vehicles, information technology and financial services in India and is the world's largest tractor company by volume. It has a strong presence in renewable energy, agriculture, logistics, hospitality and real estate. The Mahindra Group has a clear focus on leading ESG globally, enabling rural prosperity and enhancing urban living, with a goal to drive positive change in the lives of communities and stakeholders to enable them to Rise.

Learn more about Mahindra on [www.mahindra.com](http://www.mahindra.com) / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

### **For further enquiries, please contact:**

#### **Mr. Sriram Kumar**

Vice President – FP&A, Costing & Investor Relations

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