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

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.

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

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 BHARAT PARMAR
Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 14:21:35 +05'30'

**Bijal Parmar**
**Company Secretary & Compliance Officer**

*Encl: As above*

**Deloitte**
**Haskins & Sells LLP**

**Chartered Accountants**
Commerz III, 30th & 31st floors
International Business Park
Oberoi Garden City
Off. Western Express Highway
Goregaon (East)
Mumbai-400 063
Maharashtra, India

## 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 29th 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

DELOITTE HASKINS & SELLS LLP

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

DELOITTE HASKINS & SELLS LLP

N.Shah

**Nilesh Shah**
Partner
Membership No. 049660
UDIN:26049660WEHOSM8335

Place: Mumbai
Date: July 23, 2026

AC

**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** | **87,509** | **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.

DELOITTE HASKINS & SELLS LLP

MAHINDRA LIFESPACE DEVELOPERS LIMITED

**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 retiral 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 it's 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

**Deloitte Haskins & Sells LLP**

**Chartered Accountants**
Commerz III, 30th & 31st floors
International Business Park
Oberoi Garden City
Off. Western Express Highway
Goregaon (East)
Mumbai-400 063
Maharashtra, India

**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.

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

N.Y.Shah

**Nilesh Shah**
Partner
Membership No. 049660
UDIN: 26049660XLAUHJ1484

Place: Mumbai
Date: July 23, 2026

Regd. Office: One International Center, Tower 3, 31st floor, Senapati Bapat Marg, Elphinstone Road (West), Mumbai-400 013, Maharashtra, India.
Deloitte Haskins & Sells LLP is registered with Limited Liability having LLP identification No: AAB-8737

**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.

DELOITTE HASKINS & SELLS LLP

MAHINDRA LIFESPACE DEVELOPERS LIMITED

**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 ("MBLDL") 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 classifiying 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

DELOITTE HASKINS & SELLS LLP

MAHINDRA LIFESPACE DEVELOPERS LIMITED

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:**

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. 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 |

3. 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.

MAHINDRA LIFESPACE DEVELOPERS LIMITED

For and on Behalf of the Board

**Amit Kumar Sinha**
Managing Director & CEO
DIN: 09127387

Place : Mumbai
Dated : 23rd July, 2026

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

Re:

| **Security** | **BSE** | **NSE** | **ISIN** |
|---|---|---|---|
| Equity Shares | 532313 | MAHLIFE | INE813A01018 |

**Sub: Press Release - Regulation 30 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")**

Dear Sir / Madam,

Please find enclosed a Press Release regarding the Unaudited Financial Results of the Company for the quarter ended 30 June 2026. The Unaudited Financial Results for the quarter ended 30 June 2026 were approved by the Board of Directors at its meeting held today on Thursday, 23 July 2026, which commenced at 11:30 a.m. and concluded at 2:20 p.m.

The Press Release is self-explanatory and is also available 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**
BIJAL BHARAT PARMAR
Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 14:22:04 +05'30'
**Bijal Parmar**
**Company Secretary & Compliance Officer**

*Encl: As above*

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

**Press Release** **For immediate dissemination**

# MLDL delivers strong financial performance in Q1 FY27

**Mumbai, July 23, 2026** – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development business of the Mahindra Group, announced its financial results for the quarter ended 30th June 2026 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

## Key highlights

### Q1 FY27:

- Consolidated Sales (Resi and IC&IC) of Rs 966 crore, 70% YoY growth
  - Gross development value additions in Q1 FY27 were Rs 5,600 crore as against Rs 3,500 crore in Q1 FY26.
  - Q1 FY27 residential pre-sales grew by 106% to Rs 925 crore (saleable area of 0.60 msft, RERA Carpet area of 0.39 msft).
  - Q1 FY27 IC&IC revenues of Rs 41 crore as against Rs 120 crore in Q1 FY26.
  - Consolidated revenues (Resi and IC&IC) of Rs 962 crore in Q1 FY27 as against Rs 32 crore in Q1 FY26.
  - Q1 FY27 Consolidated PAT, after non-controlling interest (INDAS) grew by 67% to Rs 86 crore.

- Strong balance sheet and collections and profitability.
  - Net debt to equity ratio at -0.20 (cash surplus) as of 30th June 2026.
  - Residential collections of Rs 527 crore for Q1 FY27 as compared to Rs 518 crore for Q1 FY26.

Commenting on the performance, **Mr. Amit Kumar Sinha, Managing Director & CEO**, **Mahindra Lifespace Developers Ltd., said,** *“We have begun FY27 on a strong footing, delivering robust pre-sales growth and healthy profitability. Building on two consecutive years of over 18,000 Cr in GDV additions, we added 5,600 Cr of GDV in Q1 in the Mumbai region. Our IC&IC business enters Q2 FY27 with a strong pipeline, providing good visibility for growth. Supported by a healthy balance sheet, we remain well-positioned to pursue growth opportunities while maintaining financial discipline.”*

**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 55.50 million sq. ft. (saleable area) of completed, ongoing and forthcoming residential projects across seven Indian cities; and over 5500 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

**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 / Twitter and Facebook: @MahindraRise/ For updates subscribe to https://www.mahindra.com/news-room

**For further enquiries, please contact:**

**Mr. Devavrat Mastakar**
Head, Investor Relations
Email:mastakar.devavrat@mahindra.com

mahindra LIFESPACES

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

Re:

| **Security** | **BSE** | **NSE** | **ISIN** |
|---|---|---|---|
| Equity Shares | 532313 | MAHLIFE | INE813A01018 |

Dear Sirs / Madam,

**Sub: Allotment of shares under ESOS-2012 Scheme**

Pursuant to the applicable provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015 [“Listing Regulations”], the Board of Directors of the Company at its meeting held today, Thursday, 23 July 2026, approved allotment of 31,000 new fully paid-up Equity Shares of Rs.10/- each to the Eligible Employees/Grantees pursuant to the exercise of Options granted under Employee Stock Options Scheme 2012 (ESOS - 2012).

Pursuant to this allotment, the issued equity capital of the Company has increased from Rs. 213,55,33,490 to Rs. 213,58,43,490 and subscribed & paid-up equity capital of the Company has increased from Rs. 213,34,27,150 to Rs. 213,37,37,150.

The details required for the shares allotted pursuant to Regulation 10(c) of Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021, is enclosed herewith as ***Annexure A***.

The meeting of the Board commenced at 11:30 am and concluded at 2:20 pm

The above intimation is also available on the website of the Company at https://www.mahindralifespaces.com/investor-center/shareholder-and-services/material-disclosure-intimation/.

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

Thanking you,

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

BIJAL BHARAT PARMAR

Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 14:22:29 +05'30'

**Bijal Parmar**
**Company Secretary & Compliance Officer**

*Encl: As above*

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

## Annexure A

### For Shares Allotted under ESOS-2012

| Sr. No | Particulars | ESOS-2012 |
|---|---|---|
| 1. | Name of the Company | Mahindra Lifespace Developers Limited |
| 2. | Registered Office | 4th Floor, A wing, Mahindra Towers, Worli, Mumbai – 400 018. |
| 3. | Name of the recognized Stock Exchanges on which the Company's shares are listed | BSE Limited<br>National Stock Exchange of India Limited |
| 4. | Filing date of the statement referred in regulation 10(b) of the Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 with the recognized Stock | NSE and BSE: August 24, 2012 |
| 5. | Filing Number, if any | NSE: NSE/LIST/179796-C<br>BSE:DCS/AMAL/BS/<br>ESOP-IP/272/2012-13 |
| 6. | Title of the Scheme Pursuant to which shares are | Employee Stock Options Scheme 2012 (ESOS - 2012) |
| 7. | Kind of security to be listed | Equity Shares |
| 8. | Per value of the shares | Rs.10 per share |
| 9. | Date of allotment of shares | 23 July 2026 |
| 10. | Number of shares Issued | 31,000 new fully paid-up Equity Shares under ESOS 2012 |
| 11. | Share Certificate No., if applicable | Not Applicable |
| 12. | Distinctive number of the share, if applicable | 221878552 to 221909551 |
| 13. | ISIN Number of the Shares if issued in Demat | INE813A01018 |
| 14. | Exercise price per share | Rs. 10 |
| 15. | Premium per share | Not Applicable |
| 16. | Total issued shares after this issue | 21,35,84,349 |

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

| | | |
|---|---|---|
| 17. | Total issued share capital after this issue (Rs.) | Rs. 213,58,43,490 |
| 18. | Details of any lock-in on the shares | Not Applicable |
| 19. | Date of expiry of lock-in | Not Applicable |
| 20. | Whether shares are identical in all respects to existing shares? If not, when will they become identical? | All equity shares of the Company allotted pursuant to exercise of stock options shall rank pari-passu with the existing equity shares of the Company. |
| 21. | Details of listing fees, if payable | Not Applicable |

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

| Security | BSE | NSE | ISIN |
|---|---|---|---|
| Equity Shares | 532313 | MAHLIFE | INE813A01018 |

**Sub: Appointment of Cost Auditor - Intimation under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")**

Dear Sir / Madam,

Pursuant to Regulation 30 read with Para A(7) of Part A of Schedule III and other applicable provisions of the Listing Regulations, we hereby inform you that the Board of Directors of the Company at its Meeting held today viz. 23 July, 2026, based on the recommendation of Audit Committee *inter-alia*, considered and approved the appointment of CMA Vaibhav Prabhakar Joshi, Practicing Cost Accountant (Membership No. 15797 & Firm Registration No. 101329), as the Cost Auditor of the Company for the Financial Year 2026-27.

Details with respect to above appointment as required under Regulation 30 read with Para A(7) of Part A of Schedule III of the Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30 January 2026 are provided in Annexure A to this letter.

The Meeting of the Board of Directors of the Company commenced at 11:30 am (IST) and concluded at 2:20 pm (IST).

This intimation is also being uploaded on Company's website and can be accessed at https://www.mahindralifespaces.com/investor-center/shareholder-and-services/material-disclosure-intimation/.

Kindly take the above on record and acknowledge receipt of the same.

Thanking you,

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

BIJAL BHARAT PARMAR
Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 14:22:51 +05'30'

**Bijal Parmar**
**Company Secretary & Compliance Officer**

*Encl: As above*

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

| **Security** | **BSE** | **NSE** | **ISIN** |
|---|---|---|---|
| Equity Shares | 532313 | MAHLIFE | INE813A01018 |

**Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")**

Dear Sirs/Madam,

We wish to inform you that the Board of Directors of the Company at its meeting held today ("Meeting"), has approved incorporation of a subsidiary as a public limited company under name Mahindra Sanctum Developers Limited and/or such other name as may be applied by the Company and made available by the Registrar of Companies. The Company (including through its nominees) shall subscribe to 100% of paid-up share capital in proposed subsidiary.

The Company will furnish the requisite disclosures to the exchanges upon the incorporation of the proposed subsidiary as required under the applicable provisions of the Listing Regulations.

The Meeting commenced at 11:30 a.m. and concluded at 2:20 p.m.

This intimation is also available on the website of the Company at https://www.mahindralifespaces.com/investor-center/shareholder-and-services/material-disclosure-intimation/.

**For Mahindra Lifespace Developers Limited**

BIJAL BHARAT PARMAR
Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 14:23:15 +05'30'

**Bijal Parmar**
**Company Secretary & Compliance Officer**

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

| Security | BSE | NSE | ISIN |
|---|---|---|---|
| Equity Shares | 532313 | MAHLIFE | INE813A01018 |

Dear Sir / Madam,

**Sub: Change in Internal Auditor of the Company - Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")**

Pursuant to Regulation 30 read with Para A (7) and (7A) of Part A of Schedule III and other applicable provisions of the Listing Regulations, we hereby inform you that the Board of Directors of the Company at its Meeting held today viz. 23 July 2026 based on the recommendation of Audit Committee *inter-alia*, have considered and approved the following changes:

1. Cessation of M/s. Mahajan & Aibara LLP as Internal Auditor of the Company effective from July 23, 2026.

2. Appointment of Mr. Vimal Agarwal, as the Internal Auditor of the Company with effect from July 23, 2026

Details with respect to the above changes as required under Regulation 30 read with Para A (7) and (7A) of Part A of Schedule III of the Listing Regulations read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30 January 2026 are provided in Annexure A to this letter.

The Meeting of the Board of Directors of the Company commenced at 11:30 am (IST) and concluded at 2:20 pm (IST).

This intimation is also being uploaded on Company's website and can be accessed at https://www.mahindralifespaces.com/investor-center/shareholder-and-services/material-disclosure-intimation/

Kindly take the above on record and acknowledge receipt of the same.

Thanking you,

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

BIJAL BHARAT PARMAR
Digitally signed by BIJAL BHARAT PARMAR
Date: 2026.07.23 14:23:52 +05'30'

**Bijal Parmar**
**Company Secretary & Compliance Officer**

*Encl: As above*