

28 April 2026

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

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

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

Dear Sir / Madam,

Please find enclosed press release on Audited Standalone and Consolidated Financial Statements for the fourth quarter and financial year ended 31 March 2026, approved by the Board of Directors of the Company at its meeting held today, Tuesday, 28 April 2026, which commenced at 11:30 a.m. (IST) and concluded at 2:35 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**

Bijal Parmar
Company Secretary & Compliance Officer

Encl: As above

Press Release

For immediate dissemination

Strong 25% sales growth, GDV additions of 18K Cr, Significant PAT growth and Healthy operating cash flows in FY26

Mumbai, April 28, 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 31st March 2026 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

Key highlights**FY26:**

- Consolidated Sales (Resi and IC&IC) of Rs 4,118 crore
 - Gross development value additions in FY26 were Rs 18,060 crore (including Thane unlocking of Rs 7,500 crore) in addition to Rs 18,100 crore in FY25.
 - FY26 residential pre-sales of Rs 3,405 crore (saleable area of 3.53 msft, RERA carpet area of 2.58 msft) as compared to Rs 2,804 crore in FY25.
 - Consolidated IC&IC revenues of Rs 713 crore in FY26 as against Rs 495 crore in FY25 (Total leased area of 138.4 acres in FY26).
 - The consolidated PAT, after non-controlling interest, as per INDAS is Rs 298 crore in FY26 as against Rs 61 crore in FY25.
 - The consolidated Operating cash flow of Rs 840 crore in FY26 as against Rs 832 crore in FY25.
- Strong balance sheet and collections.
 - Net debt to equity ratio at -0.27 (cash surplus) as of 31st March 2026.
 - Residential collections of Rs 2,107 crore for FY26 as compared to Rs 1,831 crore for FY25.

The Board has proposed a final dividend of Rs. 3.5 per equity share for FY26 representing 25% growth as against FY25.

Q4 FY26:

- Consolidated Sales (Resi and IC&IC) of Rs 1,993 crore
 - Q4 FY26 residential pre-sales of Rs 1,633 crore (saleable area of 1.18 msft, RERA carpet area of 0.82 msft) as compared to Rs 1,055 crore in Q4 FY25.
 - Consolidated revenues of Rs 360 crore in Q4 FY26 from IC&IC business as against Rs 211 crore in Q4 FY25 (Total leased area of 86 acres).
 - The consolidated PAT, after non-controlling interest, as per INDAS is Rs 90 crore in Q4 FY26 as against Rs 85 crore in Q4 FY25.
 - The consolidated Operating cash flow of Rs 282 crore in Q4 FY26 as against Rs 232 crore in Q4 FY25.

Commenting on the performance, **Mr. Amit Kumar Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd.,** said, “We had a great FY26, with 25% sales growth across our Resi and IC&IC businesses, GDV additions of 18K Cr, significant growth in PAT and healthy operating cash flows. Resi business continued to demonstrate strong momentum with successful launches like Blossom, Marina64, NewHaven and receipt of all planned OCs. On the IC&IC side, we had strong leasing activity and higher realization in Jaipur and Chennai. We also concluded our strategic partnership with Mitsui Fudosan in March 26.”

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 53.65 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

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

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