

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: Earnings Presentation for the fourth quarter and financial year ended 31 March 2026 Regulation 30 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“SEBI Listing Regulations”)

Ref: Intimation of earnings conference call vide letter dated 22 April 2026

Dear Sir / Madam,

Further to our letter dated 22 April 2026 giving advance intimation of the earnings call for the 4th quarter and Financial year ended 31 March 2026 (“Mahindra Lifespace Developers Limited Q4&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 Audited Standalone and Consolidated Financial Results for the 4th quarter and Financial year ended 31 March 2026.

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

Thanking you,

Yours faithfully,

For Mahindra Lifespace Developers Limited

Bijal Parmar
Company Secretary & Compliance Officer

Encl: As above

Investor Presentation

Q4FY26

Disclaimer

This presentation and the accompanying slides ("Presentation") have been prepared by "Mahindra Litespace 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, MBLDL, MHDL, 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 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 update

- Q4 Resi pre-sales: 1633 Cr (highest ever); FY Resi pre-sales: 3405 Cr
 - Successful launches in FY 26: Blossom, NewHaven, Marina64, Citadel T-L, Lakewoods H&I
 - Sustenance sales contributed ~40% of FY26 sales (Vista, IvyLush, Citadel)
- RERA received for Mahindra Rainforest
- Strong launch pipeline heading into FY27
- Sustained BD momentum (GDV additions: 18K Cr; Total GDV: ~45.1K Cr)
- Received all planned OCs (few OCs received in Apr 26)
- Partnership with Mitsui Fudosan closed (Blossom).

IC & IC update

- Strong leasing activity in Jaipur and Chennai
- Healthy realization in FY 26
- Working on bringing other locations to market (OA)
- Ongoing land aggregation in OP.

Financials

- FY 26 Consolidated Resi & IC&IC sales of 4118 Cr (25% YoY growth)
- Strong delivery with PAT of 298 Cr (~5x growth over FY25)
- Healthy Resi collections in FY 26 (2107 Cr, 15% YoY growth)
- Robust balance sheet with net debt-equity of -0.27 (cost of debt: 7.6%).

FY26 GDV additions of 18K Cr

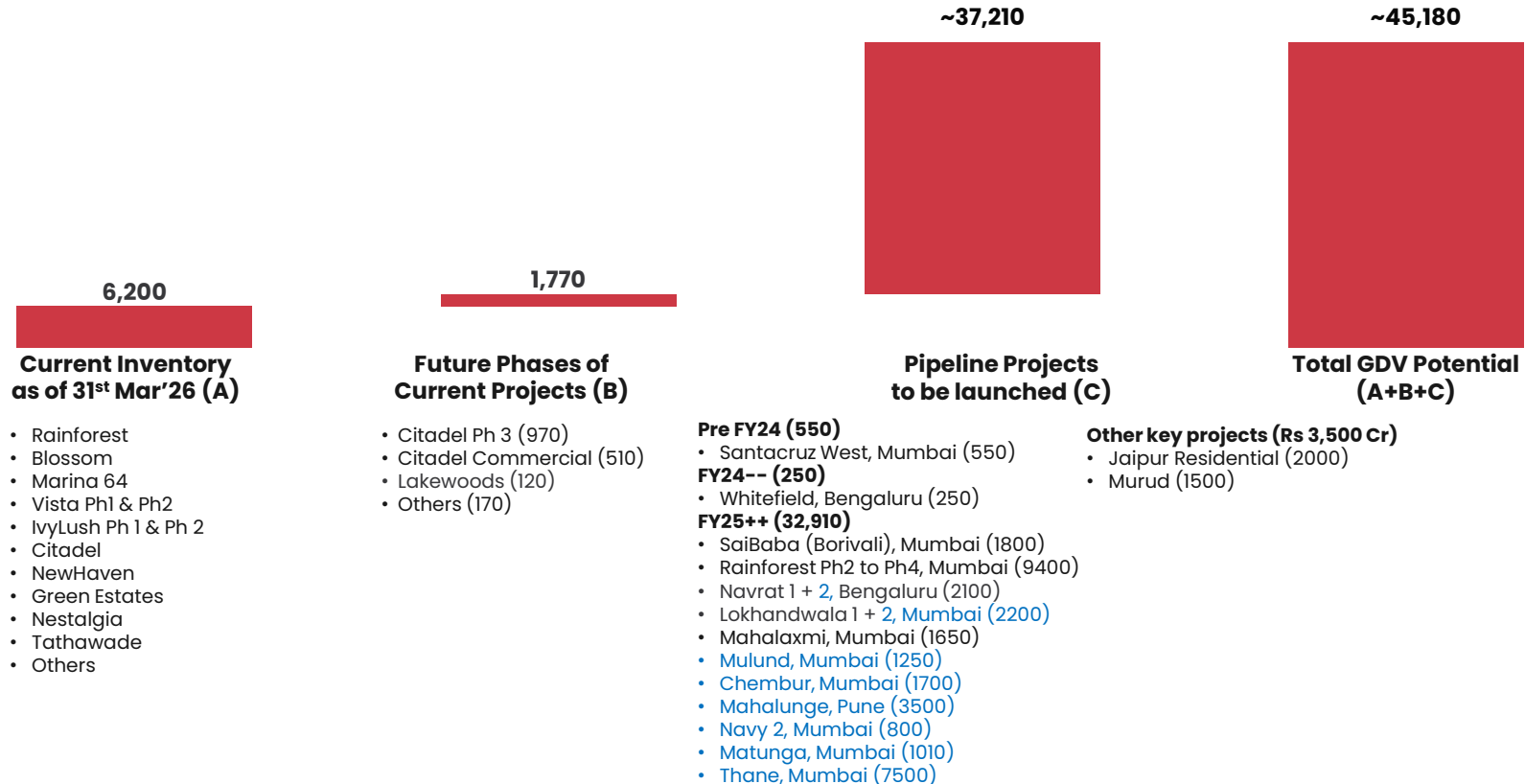
10.6K GDV added in FY26

7.5K

	Lokhandwala 2, Mumbai	Mulund, Mumbai	Navrat 2, Bengaluru	Chembur, Mumbai	Mahalunge, Pune	Navy 2, Mumbai	Matunga, Mumbai	Thane, Mumbai
Acres	2.22	3.08	8.79	4.40	13.46	1.65	1.54	33.0
	Cluster redevelopment	Society redevelopment	Outright acquisition (shares)	Society redevelopment	Outright	Society redevelopment	Cluster Redevelopment	Own Land
Definitive documents	Apr'25	Jun'25	Jun'25	Sep'25	Oct'25	Oct'25	Nov'25	DP plan approved in FY26
GDV (Rs Cr)	1150	1250	1100	1700	3500	800	1010	7500
Project Highlights	<ul style="list-style-type: none"> Added 2 more societies in the cluster, taking to the total GDV to Rs 2200 Cr Centrally located in premium Lokhandwala market, within 15 minutes from upcoming Versova-Bandra Sea-link 	<ul style="list-style-type: none"> 20 minutes from our Rainforest site (offers synergies) Premium location with great connectivity to Powai, Thane and BKC 	<ul style="list-style-type: none"> Adjacent to Navrat-1, allowing a larger development of 17 acres (GDV: 2162 Cr) 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"> Outright transaction with Solitaire Group (we acquired IvyLush in Oct 23) Location equi-distant from Baner/Balewadi & Hinjewadi—two major IT and BFSI hubs 	<ul style="list-style-type: none"> 4 societies strategically located adjacent to our existing project, Marina64 (GDV: 1760 Cr) Malad is a thriving locality. Project is less than a km from the Malad West Metro Station and Infinity mall 	<ul style="list-style-type: none"> Prestigious society in Lokmanya Tilak nagar, Matunga Premium location with great connectivity to Eastern Express Highway 	<ul style="list-style-type: none"> Strategically located with Gaimukh metro station adjacent to the site Twin-tunnel (Borivali – Thane) will enhance connectivity further

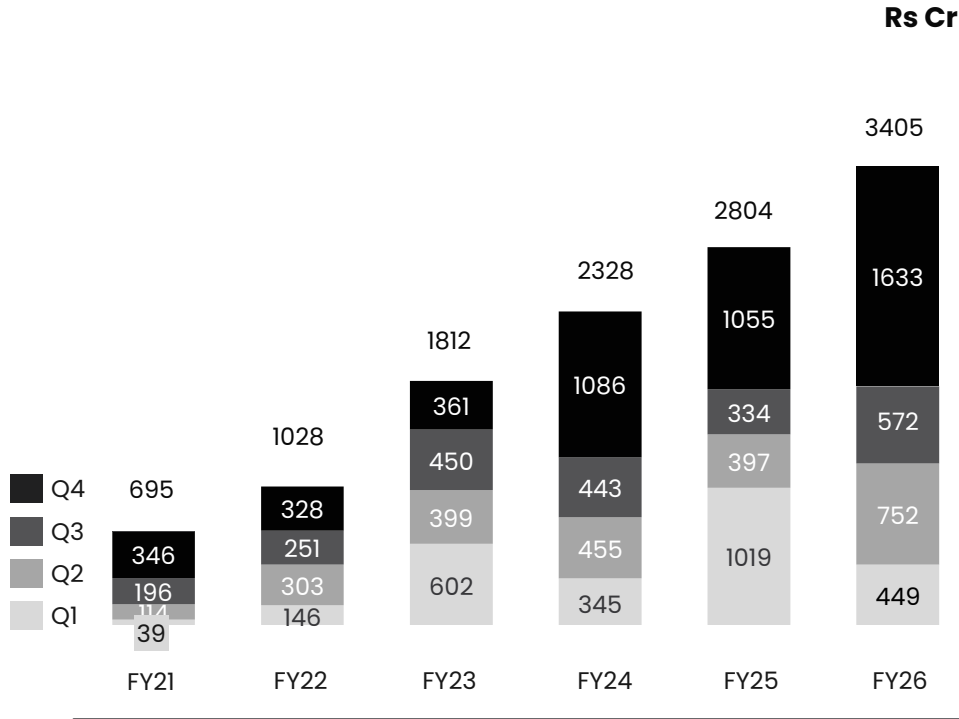
Our cumulative GDV now gives us multi-year visibility on the growth plan

Rs Cr



Blue text indicates projects since 1st Oct'25

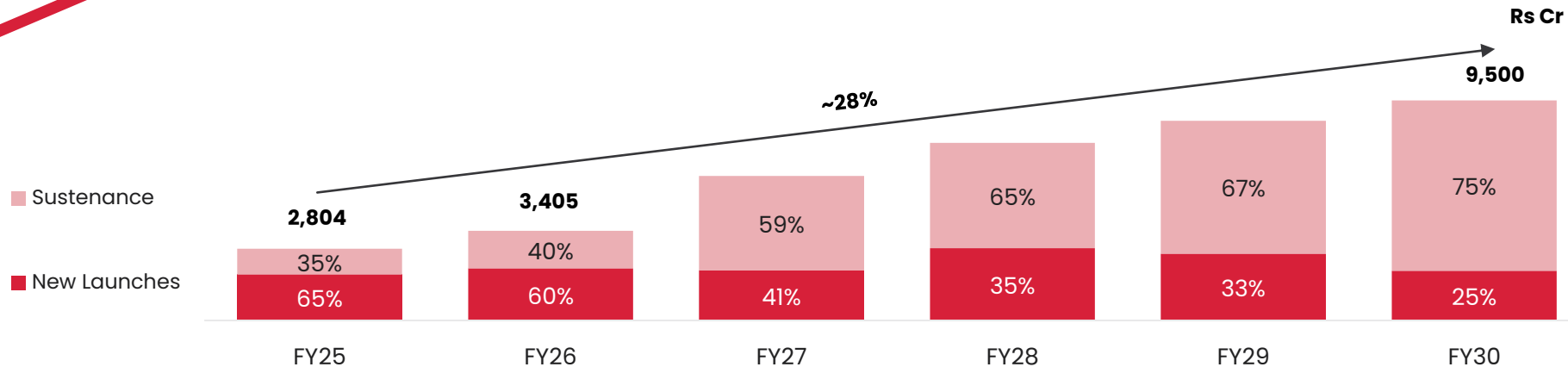
FY26 launch plan



Pre-sales

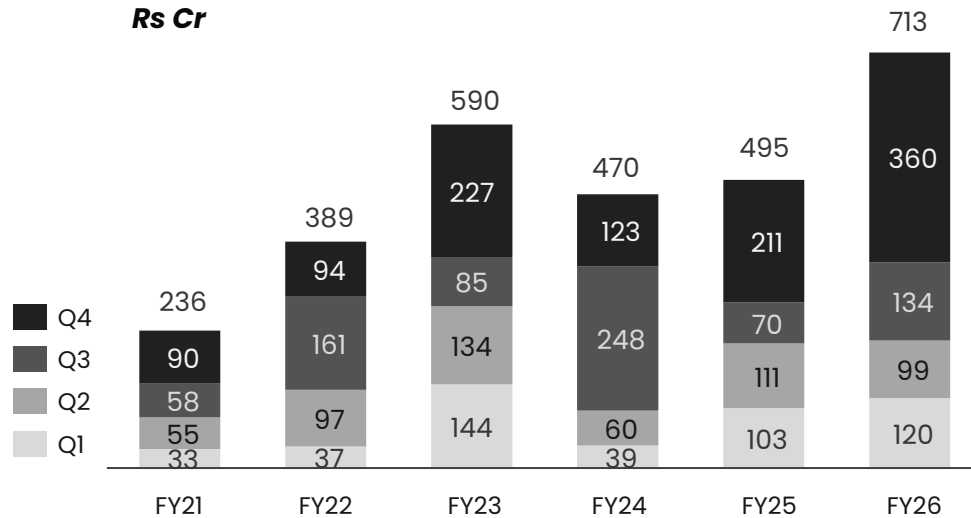
Key Launches	
✓	NewHaven, Bengaluru (Q1 FY26)
✓	Citadel (T-L), Pune (Q1 FY26)
✓	Marina64, Mumbai (Q2 FY26)
✓	Lakewoods H&I, Chennai (Q2 FY26)
✓	Blossom, Bengaluru (Q3 FY26)
✓	Rainforest, Mumbai (Q4 FY26)
✓	BeaconHill, Mumbai (Q1 FY27)
✓	Citadel Ph3, Pune (Q1 FY27)

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 ✓ Blossom ✓ Lakewoods H&I ✓ Rainforest Ph1 	<ul style="list-style-type: none"> • Mahalaxmi • Citadel Ph3 ← New project 1 (Mahalunge) • SaiBaba Ph1 • Navrat Ph1 	<ul style="list-style-type: none"> • Thane Ph1 • Rainforest Ph2 • SaiBaba Ph2 • Lokhandwala 1 ← New project 2 (Mulund) 	<ul style="list-style-type: none"> • Lokhandwala 2 • Navrat Ph2 • Thane Ph2 ← New project 3 (Chembur) ← New project 4 (Navy 2) 	<ul style="list-style-type: none"> • Thane Ph3 • Rainforest Ph3 ← New project 5 (Matunga) • New Project 6
Sustenance	<ul style="list-style-type: none"> • Vista Ph1 • Citadel Ph2 • Tathawade • Nostalγια • Alcove 	<ul style="list-style-type: none"> • Vista Ph2 • IvyLush • Tathawade • Nostalγια • Citadel Ph2 	<ul style="list-style-type: none"> • Rainforest Ph1 • Blossom • Mahalaxmi • Marina64 • Citadel Ph2 	<ul style="list-style-type: none"> • Navrat Ph1 • Citadel Ph3 • Rainforest Ph1 • Mahalaxmi • Santacruz 	<ul style="list-style-type: none"> • Thane Ph1 • Rainforest Ph2 • Lokhandwala 1 ← New project 2 (Mahalunge) ← New project 1 (Mulund) 	<ul style="list-style-type: none"> • Thane Ph1&2 • Rainforest Ph1&2 • Lokhandwala 2 • Navrat Ph2 ← New project 3 (Chembur)

IC&IC business continues to see good momentum



Deals	Revenues (Rs Cr)
New DTA customer 1	180.4
New DTA customer 2	61.1
New DTA customer 3	15.7
New DTA customer 4	15.5
New SEZ customer 1	35.0
New SEZ customer 2	3.2
New Commercial customer 1	15.9
New Commercial customer 2	3.3
New Commercial customer 3	0.6
O&M and Other income	29.7
Q4 FY26 Total	360.4

4 MOUs / LOIs signed. Strong pipeline heading in the upcoming 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	1,177	740
MWC Chennai	1,594	1,216	1,155	61
Origins Chennai 1	307	229	165	64
Origins Chennai 2A & 2B	240	163	55	108
Origins Ahmedabad	338	243	0	243
Origins Pune*	473	331	0	331
Total	5898	4099	2,552	1,547

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

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

Financial – Highlights

Rs Cr

Sales Residential

Q4 FY26: 1633 Cr
FY26: 3405 Cr

(Q4 FY25: 1055 Cr
FY25: 2804 Cr)

IC&IC Revenues

Q4 FY26: 360 Cr
FY26: 713 Cr

(Q4 FY25: 211 Cr
FY25: 495 Cr)

GDV

Q4 FY26: Nil
FY26: 18060* Cr

(Q4 FY25: 3650 Cr
FY25: 18100 Cr)

Resi Collections

Q4 FY26: 635 Cr
FY26: 2107 Cr

(Q4 FY25: 466 Cr
FY25: 1831 Cr)

Net Debt to Equity¹

Q4 FY26: -0.27

(Q4 FY25: 0.39)

Cost of Debt

Q4 FY26: 7.6%

(Q4 FY25: 8.8%)

Note: 1. Net Debt to Equity Ratio includes debt and cash & cash equivalents of all entities on a fully consolidated basis.

* Includes GDV for Thane (7500 Cr)

Financials – Segment performance

Rs Cr

SEGMENT RESULTS	FY26			FY25		
	Resi	IC&IC	Total	Resi	IC&IC	Total
Area Sold (msft) / Land Leased (acres)	3.53 msft	138.4 acres	-	3.18 msft	85.1 acres	-
Sales / IC&IC revenues	3405	713	4118	2804	495	3299
Income from Operations	1680	713	2393	826	495	1321
(+) Other Income	96	105	201	107	18	125
Total Income	1776	818	2594	933	512	1446
(-) Cost of Sales	1359	288	1646	667	184	851
(-) Other Operating Expenses	246	58	305	227	42	269
EBITDA (excl. Other Income)	75	367	442	(68)	269	201
(-) Interest and Depreciation	43	21	64	46	60	106
(+) Exception Item - Gain / (Loss)	27	-	27	-	-	-
PBT	155	451	606	(7)	227	220
(-) Provision for Tax	69	119	188	44	69	113
(-) Minority Interest	19	101	120	14	32	46
PAT (after Non-Controlling Interest)	67	231	298	(65)	126	61
Net Debt to Equity Ratio	(0.27)			0.39		

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

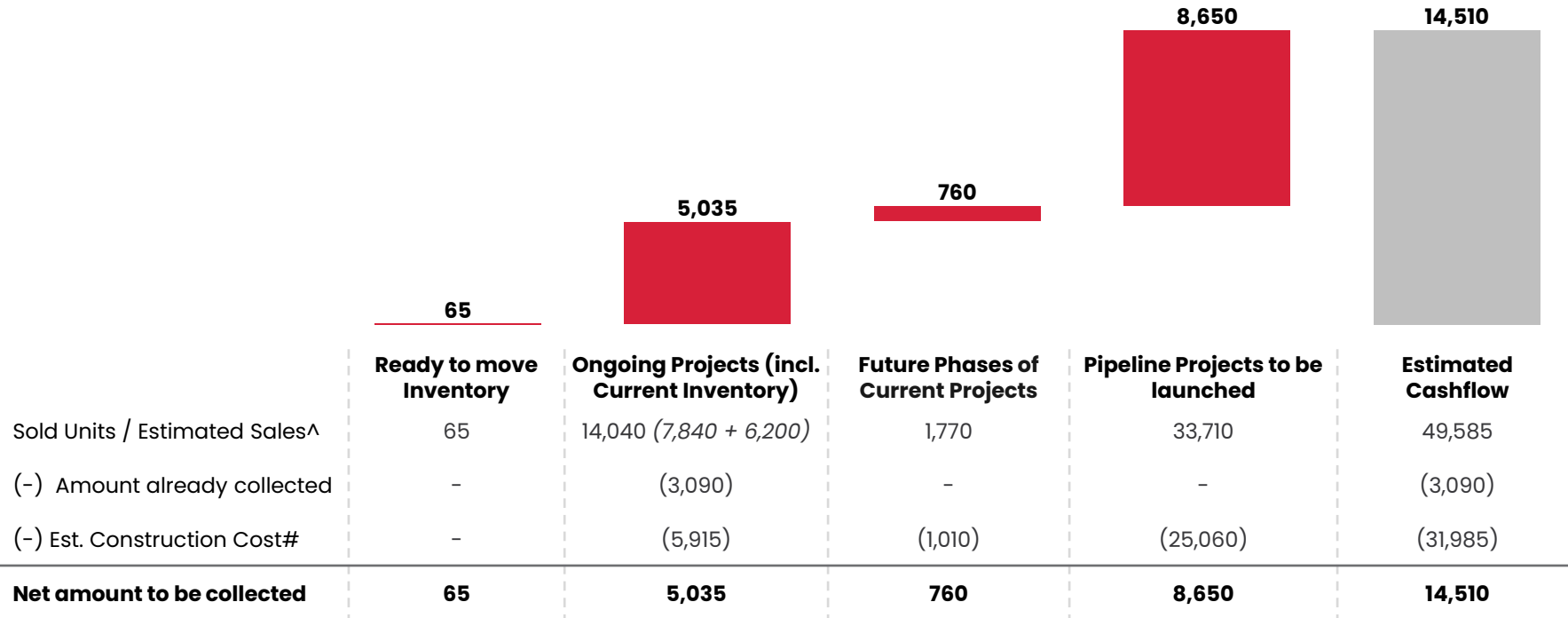
Rs Cr

Particulars	FY26	FY25
Opening cash & bank balance (A)	715	642
Project inflows	2699	2298
Project outflows	-1860	-1466
Operating Cashflow (B)	+840	+832
Investing and Financing cashflow (C)	475	175
Net Cash Flows (D = B+C)	+1315	+1007
Land Outflows (E)	-903	-934
Total Cash flow changes (F = D+E)	+412	+73
Closing cash & bank balance (G) = (A + F)	1127	715

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.

Healthy cashflows from our planned launches*

Rs Cr



Note: * Pink and Murud are not included in the Cash flow estimates due to early stages

[^] Estimated sales value is based on management estimates, [#] Construction costs are based on management estimates and includes unspent land/FSI related costs

Financials – Consolidated P&L

Rs Cr

PROFIT & LOSS STATEMENT	Q4 FY26	Q3 FY26	Q4 FY25	FY26	FY25
Income from Operations	670	459	9	1178	372
Other Income	54	10	46	88	92
Total Revenues	723	469	55	1266	464
Operating Expenses	628	371	(1)	1043	316
Employee Remuneration & Benefits	37	32	26	127	112
Finance Costs	3	2	2	11	19
Depreciation & Amortisation	6	6	6	24	18
Administration & Other Expenses	48	26	40	130	114
Total Expenditure	722	437	72	1335	579
Exceptional Items	0	26	-	26	-
Profit before Tax & Share in Net Profit / Loss of Associates	1	58	(17)	(43)	(116)
Share in Net Profit / (Loss) of JV/Associates	83	71	103	349	186
Profit from Ordinary Activities before Tax	84	129	87	306	71
Less : Provision for Current Taxation	(6)	4	1	13	3
Less : Provision for Deferred Taxation	1	17	1	(6)	7
Net Profit for the period	90	109	85	298	61
Less: Minority Interest	0	0	0	0	0
Net Profit / (Loss) after Taxes and Minority Interest	90	109	85	298	61

Financials – Consolidated Balance Sheet

					Rs Cr	
EQUITY & LIABILITIES	31st Mar 26	31st Mar 25	ASSETS	31st Mar 26	31st Mar 25	
Equity Share Capital	213	155	Property, Plant and Equipment	10	18	
Other Equity	3414	1,741	Right of Use Assets	16	7	
Net Worth	3627	1,896	Capital Work-In-Progress	10	5	
Non-Controlling Interest	0	0	Other Intangible Assets	-	-	
Financial Liabilities			Financial Assets			
(i) Borrowings	-	918	(i) Investments	1181	844	
(ii) Lease Liabilities	6	6	(ii) Loans	51	41	
(iii) Other Financial Liabilities	2	2	(III) Other Financial Assets	170	148	
Provisions	16	9	Deferred Tax Assets (Net)	114	99	
			Income Tax Assets (Net)	120	89	
Non-Current Liabilities	24	934	Non-Current Assets	1,672	1,253	
Financial Liabilities			Inventories	5,176	4,462	
(i) Borrowings	645	514	Financial Assets			
(ii) Lease Liabilities	11	2	(i) Investments	88	60	
(iii) Trade Payables	484	233	(ii) Trade Receivables	228	139	
(iv) Other Financial Liabilities	93	256	(iii) Cash and Cash Equivalents	79	238	
Other Current Liabilities	3392	2,578	(iv) Bank Balances other than (iii) above	455	18	
Provisions	18	7	(v) Loans	-	-	
Current Tax Liabilities (Net)	1	1	(vi) Other Financial Assets	30	17	
			Other Current Assets	567	234	
Current Liabilities	4,644	3,591	Current Assets	6,623	5,168	
TOTAL	8,295	6,421	TOTAL	8,295	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 ~ 1.3 Lac Cr



Pioneering IC&IC business and residential developments



Number 1 timeshare company outside of the USA

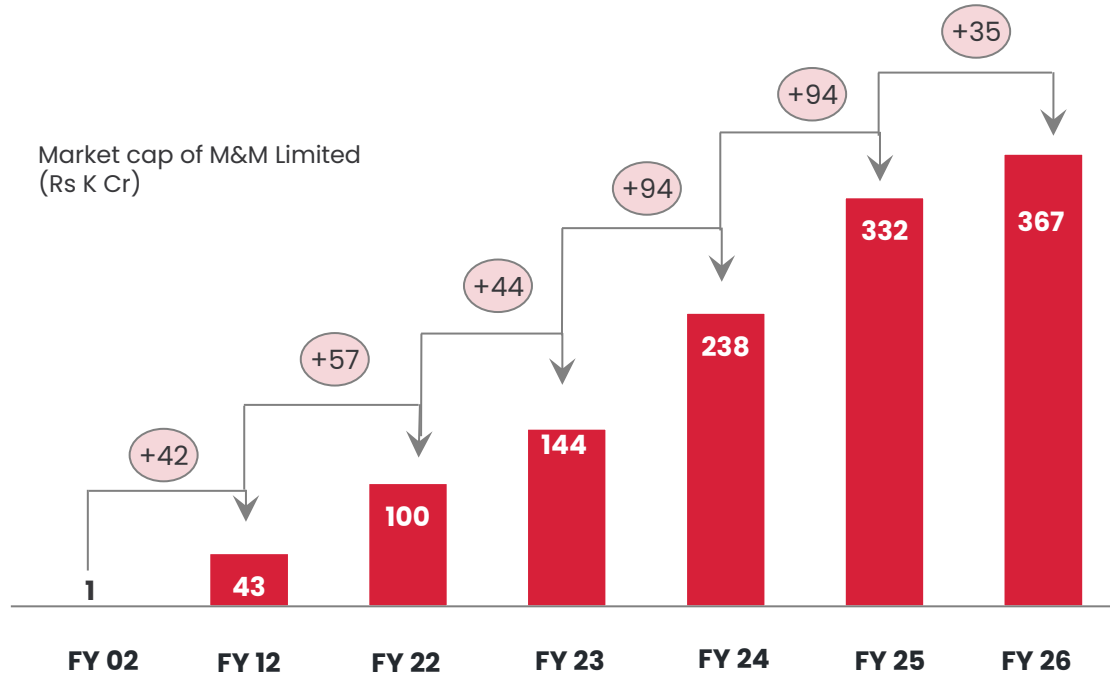


Amongst India's largest 3rd party logistics service providers



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 (10K Cr by FY30)

MLDL at a Glance

mahindra LIFESPACES

Rs 6,295 Cr Market Cap as on 31st Mar 26

Residential Business

50+ projects since 1996 (53.65 msft);
21k+ satisfied customers

Strategic partnerships with HDFC
Capital

CDP A rating; Industry-first 3 Net zero
projects

IC&IC Business

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

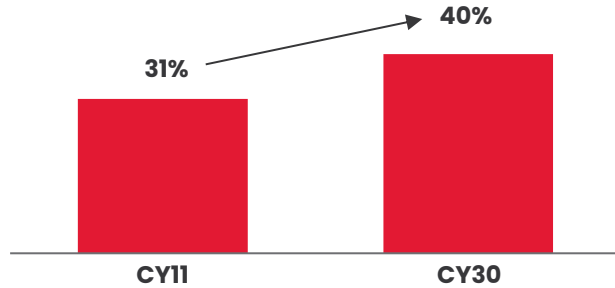
Strategic partnerships with TIDCO,
RIICO, IFC and Sumitomo

258 clients from 15+ countries

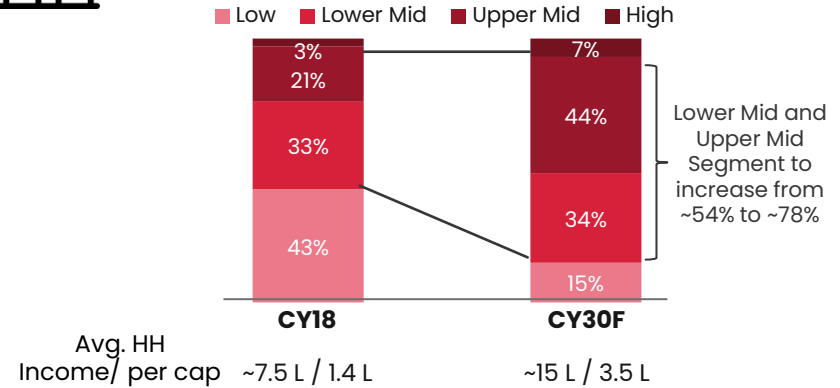
Key Industry drivers



Increasing urbanization...



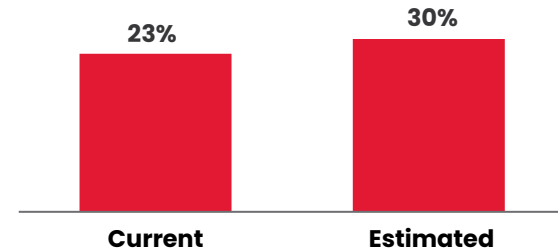
...Household income...



...& Regulatory reforms...

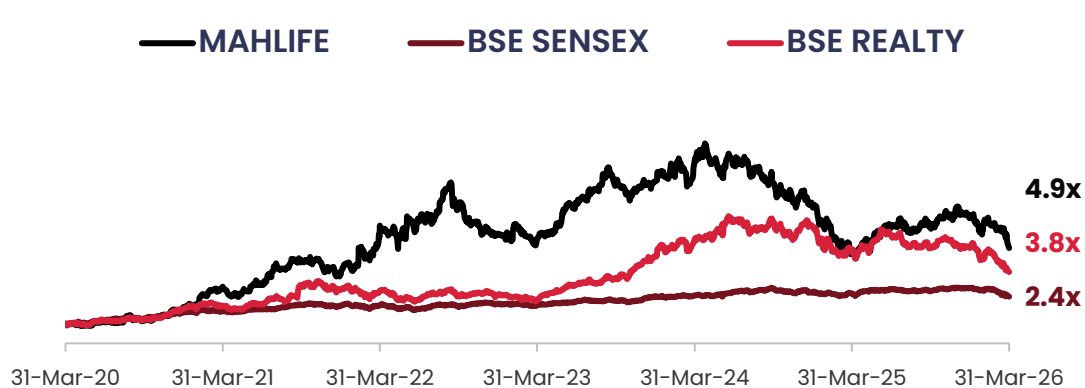


...Have led to "flight to quality"

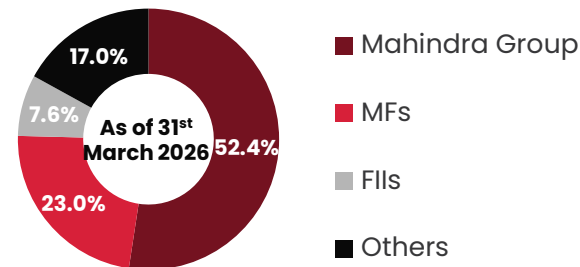


Stock performance and drivers

Stock generated 31% CAGR over the past 6 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 FIIs

Vanguard Group
Dimensional Holdings
Blackrock
Govt. Pension Fund Global
State Street Global

Recent accolades

Project



Mahindra Vista won Residential Project – Mixed Use at Economic Times Real Estate Awards 2026

Sustainability



Indian Chamber of Commerce
Mahindra Lifespaces won Corporate Governance and Sustainability Vision Awards 2026 at Indian Chamber of Commerce (ICC)



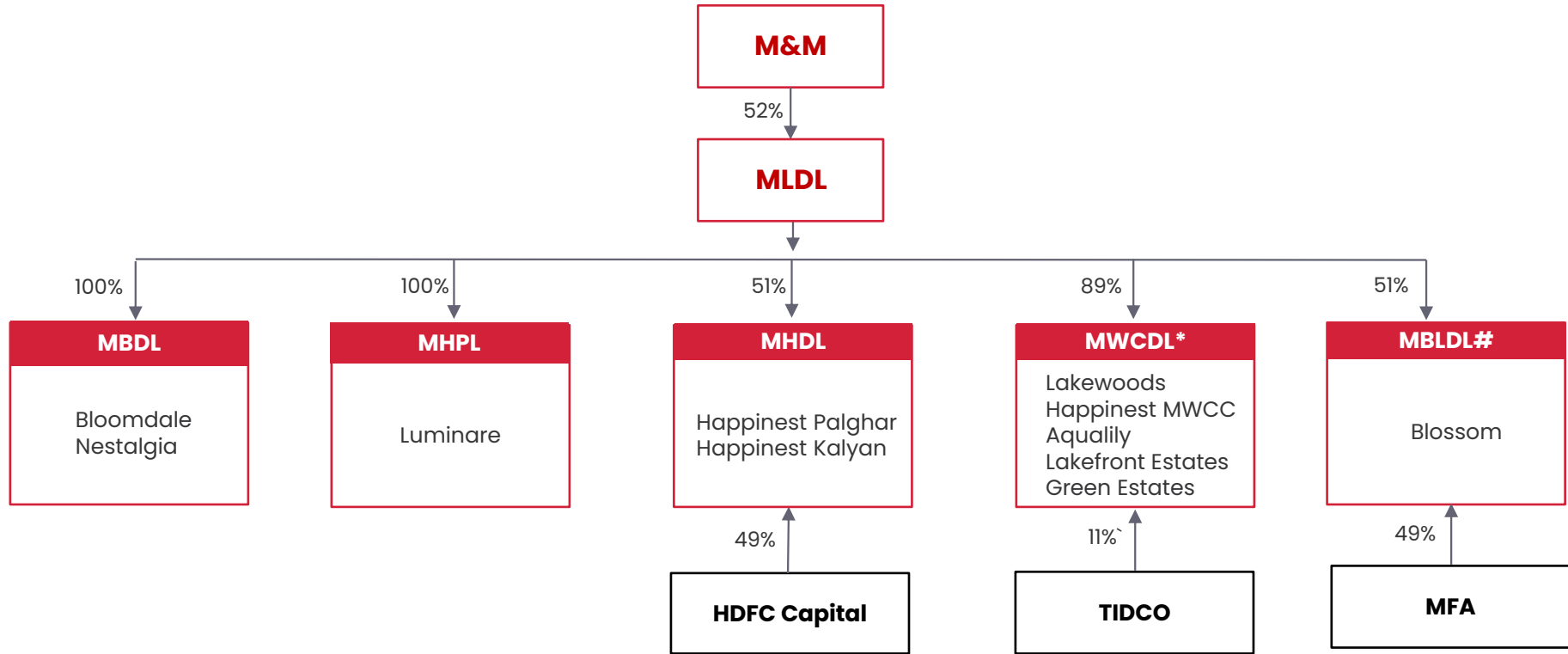
Mahindra Marina64 Net Zero Energy (Design) @Indian Green Building Council (IGBC) Green Building Congress (GBC) 2025



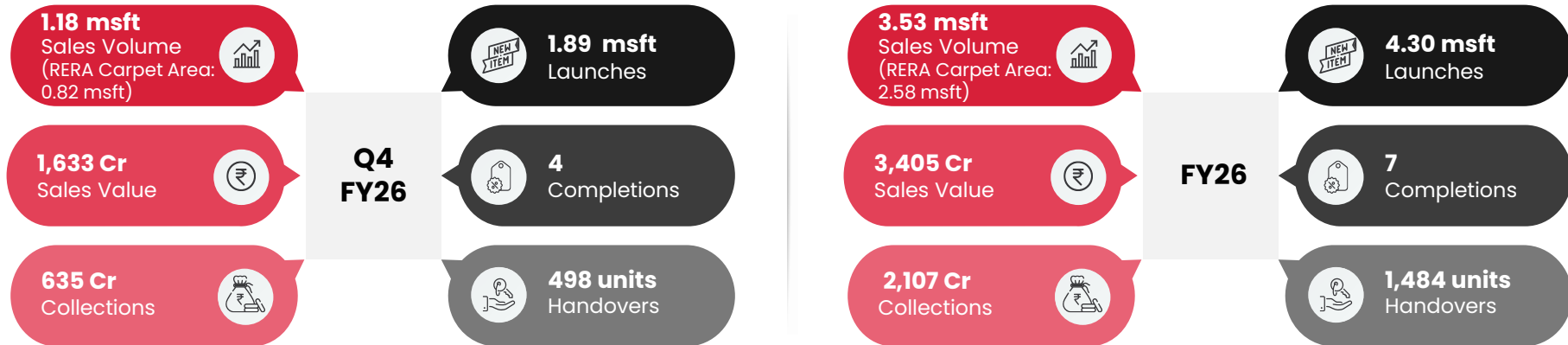
Mahindra Luminaire received Gold Final Certification by IGBC (Indian Green Building Council)

MLDL Residential

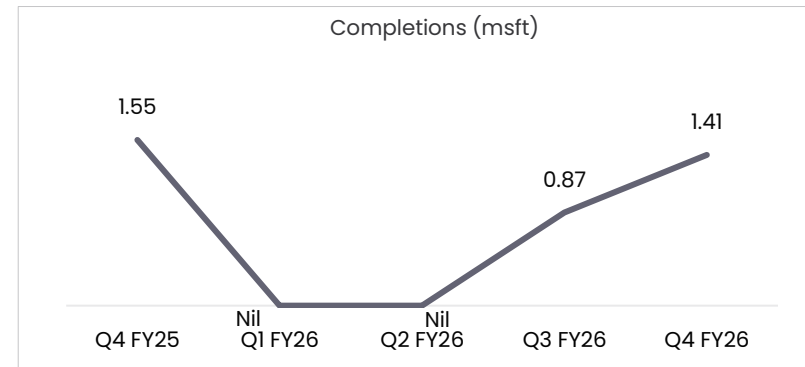
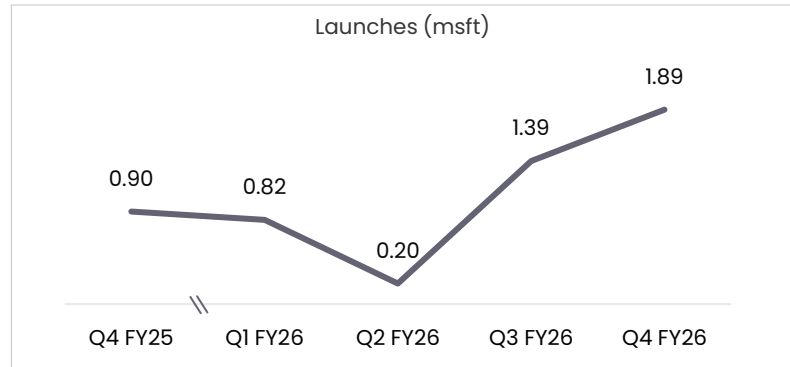
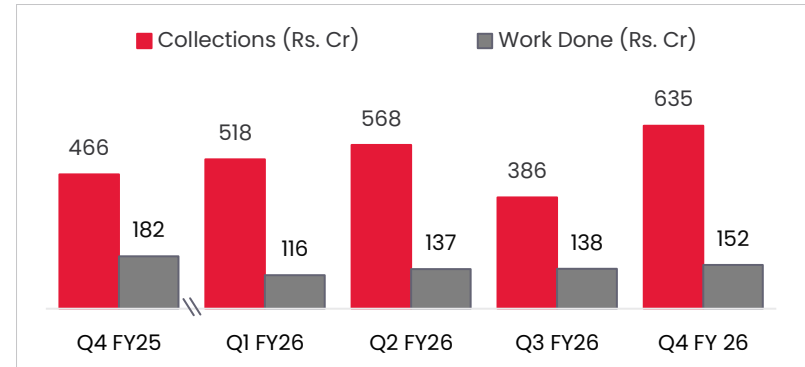
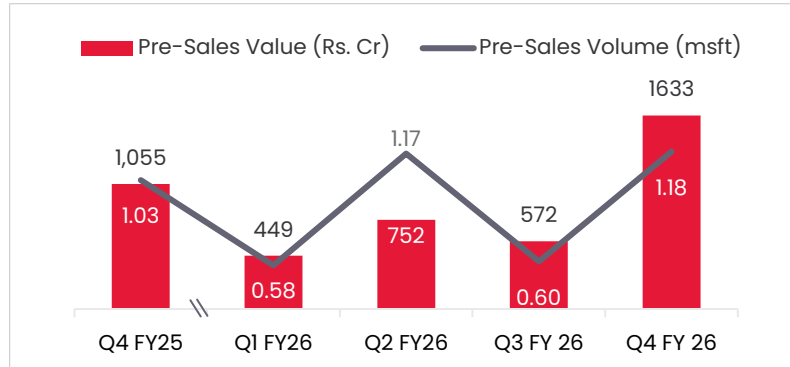
Residential – Structure overview



Residential – Q4 FY26 Operational highlights



Residential - Quarterly trend



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)
Blossom	0.78	1144	0.57	656	41%	-	-	1.35
Rainforest	-	0	1.89	3000	5%	-	-	1.89
Vista	1.25	2034	0.42	827	47%	-	-	1.67
Marina64	0.22	451	0.20	549	28%	-	-	0.42
Meridian	0.00	37	0.01	16	91%	-	-	0.01
Happinest Palghar 2	0.25	90	0.10	45	65%	-	-	0.35
Happinest Kalyan 1	0.13	73	0.02	13	100%	-	-	0.15
Happinest Kalyan 2	0.53	283	0.50	344	43%	0.12	85	1.15
Nostalgia	0.12	115	0.01	11	79%	-	-	0.13
IvyLush	1.10	891	0.43	479	26%	-	-	1.53
Citadel	1.13	959	0.17	174	23%	1.30	1481	2.60
Happinest Tathawade	0.70	534	0.03	43	67%	-	-	0.73
Eden	0.40	338	-	-	88%	-	-	0.40
Zen	0.48	497	0.01	1	46%	-	-	0.49
Mahindra NewHaven	0.23	260	0.04	40	30%	-	-	0.27
Lakewoods	0.20	121	-	-	100%	0.22	116	0.42
Green Estates	-	-	-	-	-	0.13	50	0.14
Lakefront Estates	0.05	17	-	-	-	-	-	0.05
AQUALITY 2D	-	-	-	-	-	0.07	35	0.07
Ongoing Projects (A)	7.58	7840	4.41	6200		1.84	1770	13.83

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)

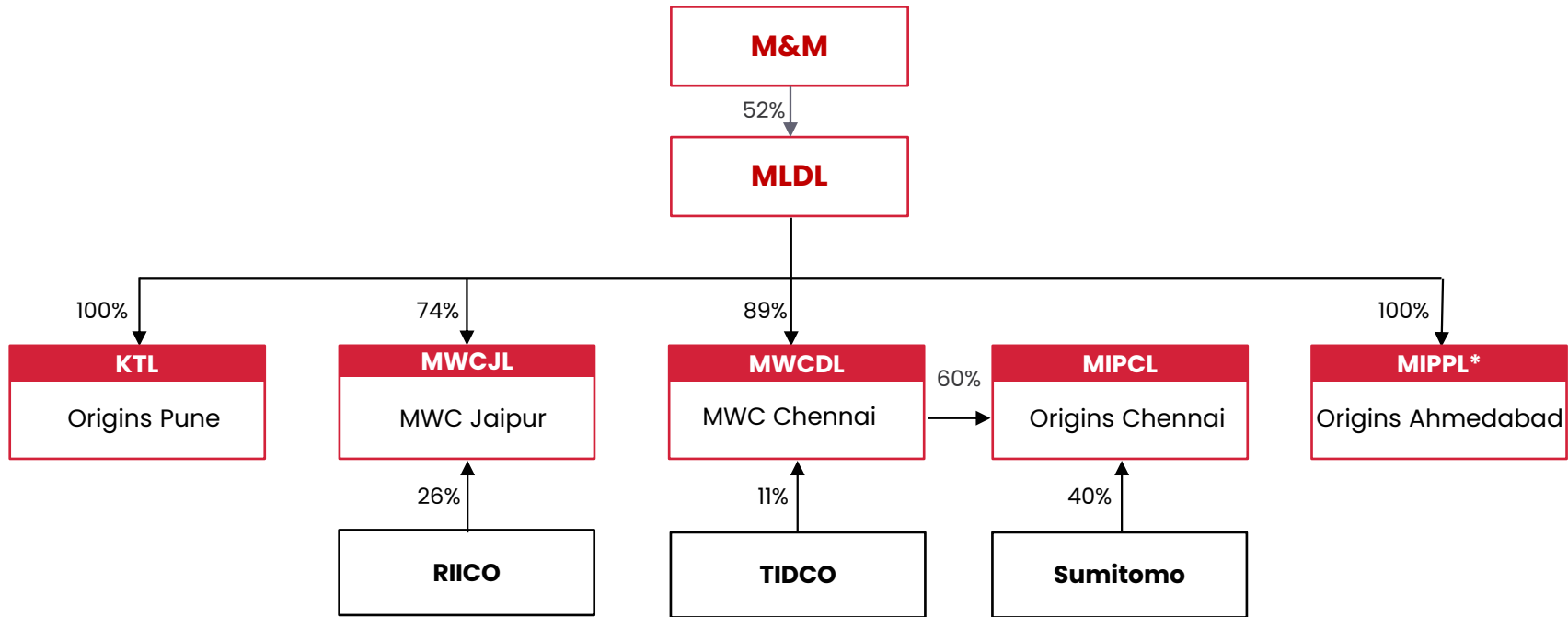
Pipeline Projects to be launched

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
	Whitefield , Bengaluru	0.22	250
	Mahalunge, Pune	3.5	3500
	Mulund, Mumbai	0.66	1250
	Saibaba (Borivali), Mumbai	0.92	1800
	Santacruz West, Mumbai	0.15	550
	Lokhandwala (1 & 2), Mumbai	0.71	2200
	Mahalaxmi, Mumbai	0.54	1650
	Chembur, Mumbai	0.71	1700
	Navy 2, Mumbai	0.37	800
	Rainforest #, Mumbai	4.56	9400
	Matunga, Mumbai	0.33	1010
	Thane		7500
	Jaipur Residential		2000
Murud		1500	
Pipeline projects to be launched (B)			~37210
Total Area sold + Inventory + Future Phases + New Pipeline projects (A+B)		28.49[^]	~45180
Completed development (C)		25.16	
Total development footprint (A+B+C)		53.65	

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	547 Acres	338 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



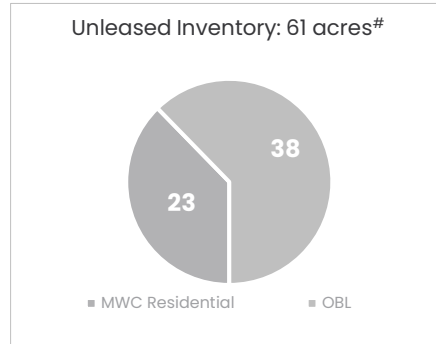
Business Support Services



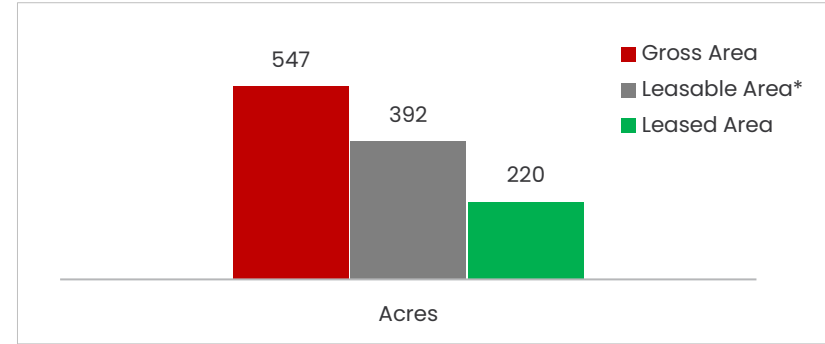
Co-located residential spaces with social Infrastructure

IC & IC – Leased area

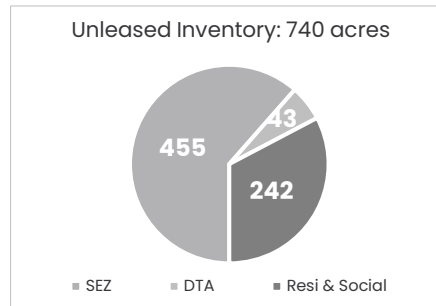
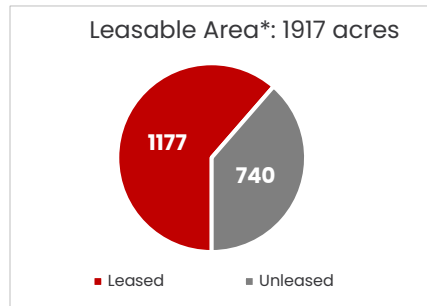
MWC, Chennai



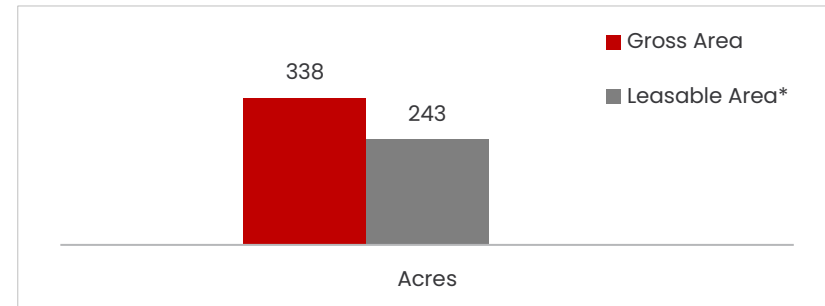
Origins, Chennai



MWC, Jaipur



Origins, Ahmedabad

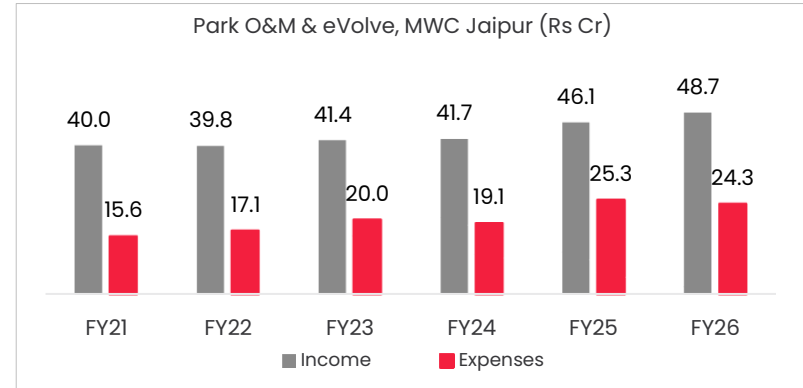
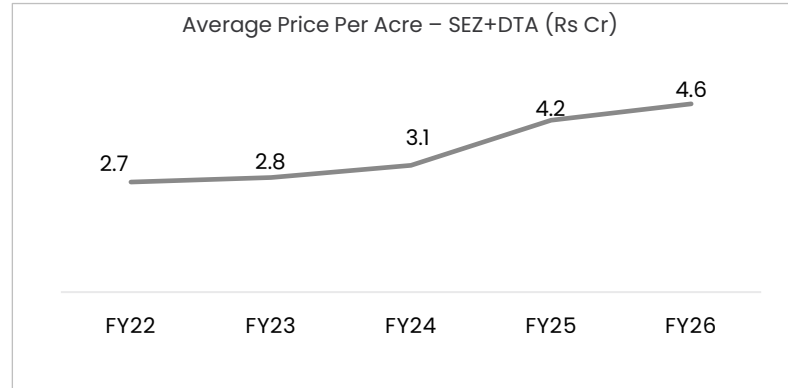
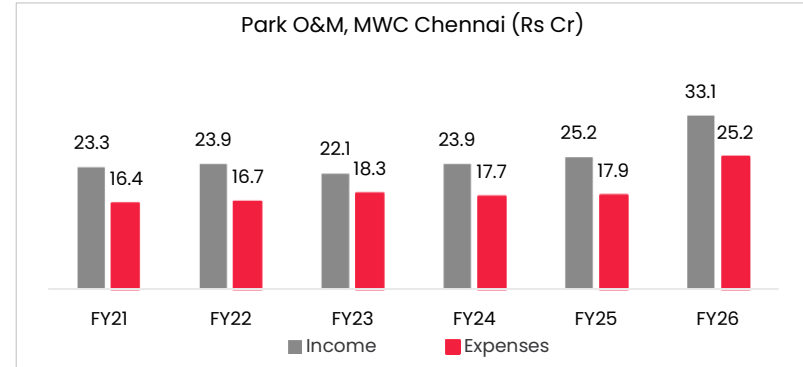
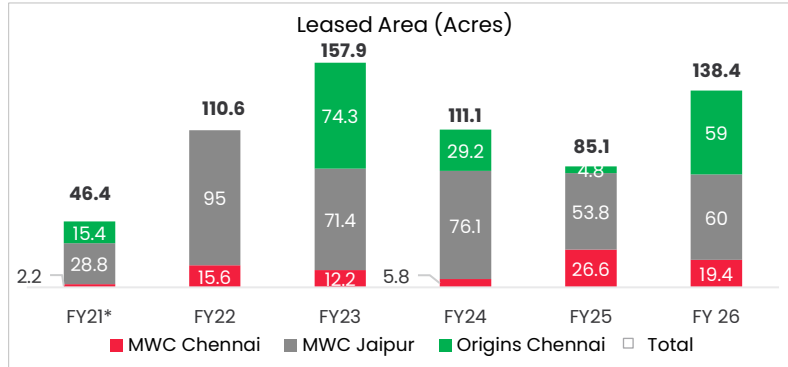


Note: #OBL of 50 acres included in the unleased inventory.

Origins, Chennai includes Origins 1, Origins 2A and 2B.

* 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

90 customers (69 operational)



Central Avenue



MWC Jaipur

168 customers (108 operational)



DTA Zone



Origins Chennai

19 customers (8 operational)



Origins Ahmedabad

NH Access



Planned Construction



Planned Construction



MLDL Leadership

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. 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

Chairman and
Non-Executive,
Independent Director



Amit Kumar Sinha

Managing Director &
Chief Executive Officer



Vimalendra Singh

Chief Business
Officer - Residential



Vikram Goel

Chief Business
Officer - Industrial



Sudharshan KR

Chief Project
Officer



Sriram Kumar

Chief Financial
Officer



Ankur Parmar

Chief Marketing
Officer



Anshu Shukla

Chief Design
Officer



Parijat Dey

Chief Technology
Officer



Parveen Mahtani

Chief Legal Officer



Tanmoy Roy

Chief Human
Resources Officer

Thank You



Investor Relations Contact

Mr. Devavrat Mastakar

AGM – F&A & IR

Email: MASTAKAR.DEVAVRAT@mahindra.com

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CIN L45200MH1999PLC118949

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Tel: 022 6747 8600/ 6747 8601 | Fax: 022 2497 5084

For more details visit: mahindralifespaces.com

mahindra LIFESPACES

Classification of projects is as under:

- a. Completed:** projects where construction has been completed and occupancy certificates have been granted by the relevant authorities
- 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
- 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
- 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

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