

April 26, 2024

To,

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Listing: http://listing.bseindia.com	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051 Listing: https://neaps.nseindia.com/NEWLISTINGCORP/
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Press Release on the Financial Results for the fourth quarter and financial year ended March 31, 2024

Dear Sir / Madam,

The Board of Directors at its meeting held today, April 26, 2024, which commenced at 04:00 pm and concluded at 07:20 pm has inter alia approved the Audited Standalone and Consolidated Financial Results for the fourth quarter and financial year ended on March 31, 2024 ("Financial Results").

Please find enclosed a Press Release issued by the Company on the said Financial Results.

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

Kindly take the same on record.

Yours faithfully,
For Mahindra Lifespace Developers Limited

Bijal Parmar
Assistant Company Secretary & Compliance Officer
ACS-32339

Encl.: a/a

Press Release**For immediate dissemination****Mahindra Lifespaces reports its highest ever residential pre-sales of Rs 2328 crore and Industrial land leasing at Rs 370 crore for FY 2023-24**

Mumbai, April 26, 2024 – 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 2024 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

Key highlights**Q4 FY24:**

- Acquired 9.4 acres of land in Whitefield, Bengaluru with a development potential of more than 1.20 msft (saleable area)
- Acquired ~2 acres of land in Whitefield, Bengaluru with a development potential of approximately 0.2 msft (saleable area)
- Achieved pre-sales of Rs. 1086 crore (saleable area - 0.85 msft, RERA carpet area - 0.55 msft) in residential business
- Launched 2.73 msft of saleable area (RERA carpet area – 2.06 msft) at Mahindra Vista phase 1 at Mumbai, Mahindra Codename Crown phase 1 at Pune, Green Estates, a plotted development at Chennai and Mahindra Zen at Bengaluru
- Collections at Rs. 412 crore in the residential business
- Achieved land leasing of 29.2 acres in the industrial business for Rs. 99 crore
- The consolidated total income stood at Rs. 55 crore as against Rs. 270 crore in Q4 FY23 and Rs. 89 crore in Q3 FY24
- The consolidated PAT, after non-controlling interest, stood at Rs. 72 crore as against profit of Rs. 0.5 crore in Q4 FY23 and a profit of Rs. 50 crore in Q3 FY24

FY24:

- The company achieved its highest ever GDV of over Rs. 4,400 crore, by signing up acquisitions with 3.58 msft of development potential
- Achieved highest ever pre-sales of Rs. 2328 crore (saleable area - 2.47 msft, RERA carpet area – 1.84 msft) in residential business
- Launched 4.42 msft of saleable area (RERA carpet area – 3.38 msft) across Mahindra Vista phase 1 at Mumbai, Mahindra Codename Crown phase 1 at Pune, Green Estates a plotted development at Chennai, Mahindra Zen at Bengaluru, Mahindra Citadel phase 2, Tathawade phase 3 at Pune, Lakefront Estates plotted development at Chennai and Happinest Palghar 2 phase 2
- Collections at Rs. 1385 crore in the residential business
- Achieved land leasing of 119.4 acres in the industrial business for Rs. 370 crore
- The consolidated total income stood at Rs. 279 crore as against Rs. 660 crore in FY23
- The consolidated PAT, after non-controlling interest, stood at Rs. 98 crore as against a profit of Rs. 101 crore in FY23

Commenting on the performance, **Mr. Amit Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd., said,** “We closed FY24 with our highest ever annual sales driven by successful launches throughout the year. Additionally, we closed the year with over Rs. 4,400 crore of GDV in our business development and are optimistic for the coming year given our strong pipeline of deals. Our IC&IC continued its traction with Rs. 370 crore of leasing revenue, in line with manufacturing traction seen throughout the country.”

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 37.33 million sq. ft. 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.

The first real estate company in India to have committed to the global Science Based Targets initiative (SBTi), all Mahindra Lifespaces' projects are certified environment friendly. 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 80 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 260,000 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. Rabindra Basu**

Head Investor Relations

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