

Date: 12th April, 2022

Bombay Stock Exchange 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 – 400 051
Listing: <https://www.connect2nse.com/LISTING/>

Sub: - Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR**”)

Re: Mahindra Lifespace Developers Ltd (“the Company”)

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Dear Sir / Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”), it is hereby informed that Mahindra Lifespace Developers Limited (the Company), has launched its residential project, ‘**Mahindra Eden**’ off Kanakpura Road, Bengaluru. The said Project is registered with Karnataka RERA. The details of the Project registered with RERA is available at <https://rera.karnataka.gov.in> .

The requisite details are submitted below:

Name of the product	‘Mahindra Eden’, Bengaluru.
Date of launch	12 th April, 2022
Category of the product	Residential
Whether caters to domestic / international market	Domestic and international market
Name of the countries in which the product is launched (in case of international)	-



Mahindra Lifespace Developers Ltd.

CIN: L45200MH1999PLC118949

Mahindra Towers, 5th Floor, Dr. G. M. Bhosale Marg

Worli, Mumbai 400 018, India

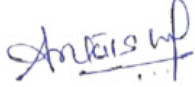
Tel: +91 22 6747 8600/8601

www.mahindralifespaces.com

A Press Release in this regard is enclosed.

This intimation is also being uploaded on the website of the Company
<http://www.mahindralifespaces.com>.

For Mahindra Lifespace Developers Limited



Ankit Shah
Assistant Company Secretary & Compliance Officer
ACS26552



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Press Release

For immediate dissemination

Mahindra Lifespaces® launches India's First Net Zero Energy Homes in Bengaluru

Pledges to build only Net Zero buildings from 2030 onwards

Bengaluru, April 12, 2022: Mahindra Lifespace Developers Ltd., the real estate and infrastructure development arm of the Mahindra Group, has established a new benchmark in the field of sustainable development with the launch of **India's first Net Zero Energy residential project, Mahindra Eden, in Bengaluru**; certified by Indian Green Building Council (IGBC). The unique design features of this residential development are together expected to save over 18 lakh kWh electricity annually, equivalent to powering over 800 homes. The remaining energy demand for the project will be met from renewable sources through both on-site solar and wind energy systems, and purchase of green energy from the grid.

The announcement marks a major milestone in Mahindra Lifespaces' journey to build only Net Zero buildings from 2030 onwards.

Arvind Subramanian, Managing Director and CEO, Mahindra Lifespace Developers Limited said, "Global climate change is one of most pressing issues and buildings alone are responsible for approximately 36% of the total energy consumption and close to 40% of carbon emissions. As a pioneer in sustainable development with a 100% certified-green portfolio, we were keen to take the next leap in sustainable design and development. Building net-zero homes is one of the cornerstones of a reduced carbon future, thereby an important solution to climate change and we are committed to playing a leading role in this energy transition of the Real Estate sector.

Today, we take the pledge that we will only develop Net Zero buildings from the year 2030 onwards as part of our commitment to Mahindra Group's 2040 carbon neutrality goals."

Mahindra Eden has been developed by adopting climate responsive design strategies and energy conservation measures that include optimal building orientation to maximize natural light and ventilation, optimum shading for windows and balcony, SRI paints on roof and exterior walls for high heat reflectivity, high-performance glass on windows and balcony to reduce heat ingress from the building envelope, and energy efficient lighting and equipment. The building will have contemporary Variable Voltage Variable Frequency (VVVF) elevators that use less energy during acceleration and deceleration.

Furthermore, the project also has multiple sustainability features that are available across Mahindra Lifespaces® developments like low-flow water efficient fixtures, rainwater harvesting, and sewage treatment plant. This will help reduce the water demand of the project by 74% when compared to conventional buildings. Additionally, the project will deploy sustainable strategies such as waste segregation, composting, and waste recycling through a resource recovery center and vendor tie ups. E-waste management will divert 100% of the annual e-waste away from landfills, making it zero e-waste project.

Along with energy, water, and waste efficiency, the project is designed to be 'Nature Positive', preserving and nurturing over 100 species of plants, more than 25 species of birds and over 25 species of butterflies. Initiatives for naturalizing and streamlining of waterbodies within the project will also be undertaken. The project has been designed with more than 85% open space.

Mahindra Eden spans across 7.74 acres and its nature-positive amenities have been thoughtfully designed keeping in mind the natural eco-system and the evolving needs of homebuyers. The nature-inspired amenities include botanical and therapeutic gardens, yoga and meditation spaces, open air reading lounge and solar-powered working pods. For holistic wellbeing, the project also incorporates a cycling and jogging

track, camping zone, kids' play area, al fresco gym and many more facilities. Other amenities include a swimming pool, multipurpose court, gym with aerobics zone, and a community hall, among others. A signature element of Mahindra Eden is its pushkarni-themed eco pond reminiscent of the ancient temples of the region.

Strategically located off Kanakpura Road, with well-developed social infrastructure, the project is in close proximity to retail shops, educational institutes, hospitals, and recreation and entertainment options. Residents will enjoy convenient access to key transport nodes such as the Vajarahalli Metro Station (1 KM), and NICE road junction (3KM). Kanakpura Road is also well connected to Bannerghatta, Silk Board and Electronic City, all key employment hubs in Bengaluru.

Mahindra Eden is Mahindra Lifespaces' second project in Bengaluru. Its maiden residential project, Mahindra Windchimes, located on Bannerghatta Road is completed and fully sold.

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 28.2 million sq. ft. (2.6 million sq. m.) 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 2013, 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:

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