

October 27, 2023

To,

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

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Press Release on the Financial Results for the second quarter and half year ended September 30, 2023

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Dear Sir / Madam,

Please find enclosed a Press Release issued by the Company on the Financial Results for the second quarter and half year ended on September 30, 2023.

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

Kindly take the same on record.

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

**Vimal Agarwal**  
**Chief Financial Officer**

**Encl.: a/a**

**Press Release****For immediate dissemination****Mahindra Lifespaces reports residential pre-sales of Rs 455 crore**

**Mumbai, October 27, 2023** – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development business of the Mahindra Group, announced its financial results for the quarter ended 30<sup>th</sup> September 2023 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

**Key highlights****Q2 FY24:**

- Achieved pre-sales of Rs. 455 crore (saleable area - 0.68 msft, RERA carpet area - 0.55 msft) in residential business
- Launched 0.47 msft of saleable area (RERA carpet area - 0.32 msft) at Tathawade phase 3 at Pune
- Collections at Rs. 311 crore in residential business
- Achieved land leasing of 9.9 acres in the industrial business for Rs. 32.2 crore
- The consolidated total income stood at Rs. 25.7 crore as against Rs. 73.8 crore in Q2 FY23 and Rs. 110.1 crore in Q1 FY24
- The consolidated PAT, after non-controlling interest, stood at a loss of Rs. 19.0 crore as against loss of Rs. 7.7 crore in Q2 FY23 and a loss of Rs. 4.3 crore in Q1 FY24.

**H1 FY24:**

- Achieved pre-sales of Rs. 800 crore (saleable area - 1.09 msft, RERA carpet area - 0.82 msft) in residential business in H1 FY24
- Launched 0.84 msft of saleable area (RERA carpet area - 0.69 msft) across Tathawade phase 3 at Pune and Lakefront estates plotted development at Chennai
- Collections at Rs. 587 crore in residential business for H1 FY24
- Achieved land leasing of 12.8 acres in the industrial business for Rs. 46.7 crore
- The consolidated total income stood at Rs. 135.8 crore as against Rs. 191.2 crore in H1 FY23
- The consolidated PAT, after non-controlling interest, stood at a loss of Rs. 23.2 crore as against a profit of Rs. 67.7 crore in H1 FY23.

**Events subsequent to Q2 FY24**

- Acquired 5.38 acres of land in Wagholi, Pune with a development potential of over 1.5 msft (saleable area)

Commenting on the performance, **Mr. Amit Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd., said,** *"We achieved Rs 455 crore of pre-sales in our residential business driven by robust demand for our Lakefront plotted development combined with healthy sustenance sales. I am excited to share that in Oct'23 we have concluded acquisition of 5.38 acres plot in Wagholi, Pune which is a high potential micro market. The real estate industry is witnessing strong tailwinds especially in the mid-premium and premium segments. This gives us confidence for our upcoming launches over the next few months. Our industrial leasing business has strong pipeline driven by domestic consumption and China+1 themes."*

## **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 34.46 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 Happiest®' 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](http://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](http://www.mahindra.com) / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

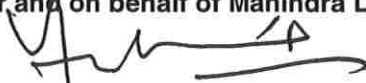
## **For further enquiries, please contact:**

**Mr. Rabindra Basu**

Head Investor Relations

Email: [basu.rabindra@mahindra.com](mailto:basu.rabindra@mahindra.com)

**For and on behalf of Mahindra Lifespace Developers Limited**



**Amit Sinha**

**Managing Director & CEO**