

30th October 2020

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://www.connect2nse.com/LISTING/
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation under Regulation 30(2) of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR").

Dear Sir / Madam,

Pursuant to Regulation 30(2) of the SEBI LODR, enclosed is the presentation on the Company's financial & operational results for the 2nd quarter and half year ended on 30th September 2020.

This will also be uploaded on the website of the Company <http://www.mahindralifespaces.com>.

Kindly take the same on your record and display the same on your website.

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



Suhas Kulkarni
General Counsel & Company Secretary
(FCS – 2427)



Encl.: a/a





Actual Image of Antheia, Pune

CORPORATE PRESENTATION – Q2 FY21

Disclaimer

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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 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, MITL, MRDL, MHDL, MWCDL, MWCJL, MIPCL & MIPPL)

MAHINDRA GROUP

A federation of companies, bound by one purpose – to Rise. Inspired by this spirit, our legacy and values, our goal to always positively impact our partners, stakeholders, communities and the world at large, remains unshakeable

US\$ 19.4 BN GROUP

PRESENCE IN 100+ COUNTRIES

250,000+ EMPLOYEES



50% REVENUE FROM OUTSIDE INDIA

R&D FACILITIES ACROSS 10 COUNTRIES

72 MANUFACTURING FACILITIES GLOBALLY

REAL ESTATE IS ONE THE KEY SECTORS OF THE GROUP

Farm



Real estate



Auto



IT Services



Logistics

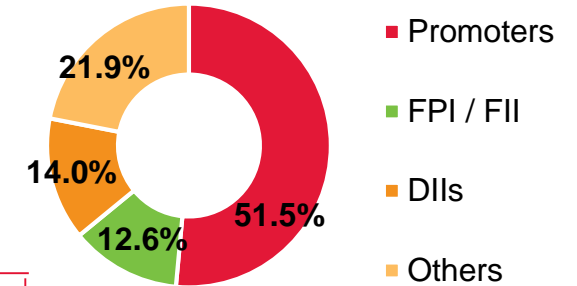


Financial



MAHINDRA LIFESPACES

Business Segments



INTEGRATED CITIES & INDUSTRIAL CLUSTERS

RESIDENTIAL HOUSING

Integrated Cities

Industrial Clusters

Mahindra WORLD CITY

ORIGINS
by **Mahindra** WORLD CITY

Mid-Premium

Affordable

Mahindra LIFESPACES

Mahindra HAPPINEST

- **4437 acres** of Developable Area
- Locations of **CHENNAI** and **JAIPUR**

- **629 acres** of Developable Area
- Locations of **CHENNAI** and **AHMEDABAD**

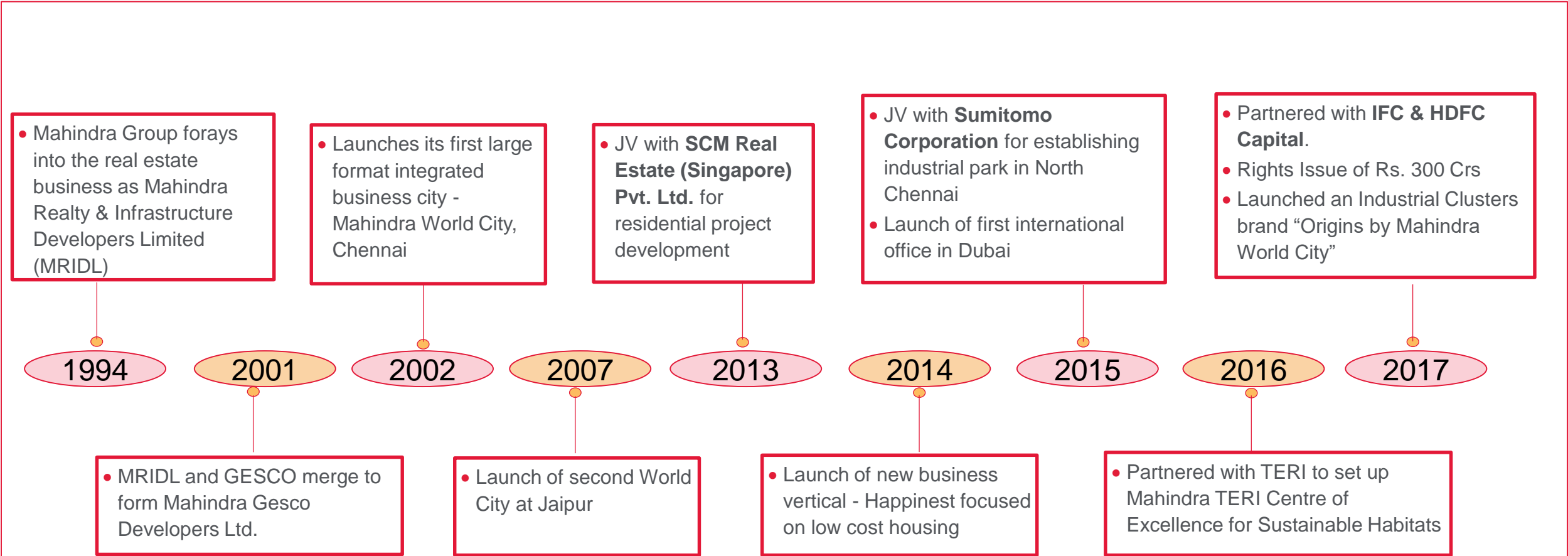
- **21.12 msft** of Development footprint
- **16.48 msft** of Completed Development
- **4.64 msft** of Ongoing and Forthcoming projects

- **3.96 msft** of Development footprint
- **1.00 msft** of Completed Development
- **2.96 msft** of Ongoing and Forthcoming projects

- Pioneer in the Integrated Cities and Industrial Cluster business
- Pan India presence across Golden Quadrilateral and the Delhi Mumbai Industrial corridor
- Focus on accelerated leasing across all locations with focus on clients from US, Korea, Japan, Germany & others

- Focus on MMR, Pune and Bangalore geographies
- Target ticket size: 0.5 crores to 4 crores in the mid-premium segment and 0.2 crores to 0.5 crores in affordable segment
- Non-speculative land acquisition in developed markets within defined parameters and guardrails.
- Value maximization via differentiated customer experience and thoughtfully designed products

The Evolution....



Awards & Recognitions

2015

- ET Best Realty Brands 2015
- Mint Strategy Award for Construction, Real Estate and Steel

2016

- Porter Prize For Excellence In Governance
- Mahindra Lifespaces ranked 2nd in Asia, in the 'Diversified'/'Listed' category of real estate companies, in the Global Real Estate Sustainability Benchmarking (GRESB) report.

2017

- Ranked 29th in the list of Great Places to Work in India, in the 'Mid-sized Companies' category
- Best PPP model (Mahindra World City)

2018

- Mahindra Lifespace Developers Limited ranked among the 'Top 100 Best Companies for Women in India'
- Construction World Architect and Builders Award, One of India's Top Builders

2019

- Ranked 17th in the list of Great Places to Work in India, in the 'Mid-sized Companies' category
- fDi Global Free Zones of the Year 2019 - bespoke award in deployment of technology

2020

- Mahindra World City in Chennai and Jaipur recognized as most promising global free zones by fDi magazine
- One of India's Top Builders at the 15th Construction World Architect & Builder Awards 2020



Great Places To Work, 2019



India's Top Builder, 2018

MINT Strategy Award, 2015



fDi Award GFZ, 2019



Sustainability

1st and only Real Estate Company in India to publish a Sustainability report



Only company with 100% green portfolio

Certified cities & clusters
 **22+** million square feet

Certified Homes, Cities & Industrial clusters
 **30**



Mahindra TERI Center of Excellence
Research on

- Materials Database
- Building Envelope Studies
- Visual Comfort Database
- Thermal Comfort Studies
- Water Related Activities



Environment
Build Ecological Capital




Social
Build Social and Human capital



Governance
Build Financial Capital

Founding member of Sustainable Housing Leadership Consortium (SHLC)



INR 124.85* lakh CSR budget has been allocated for Environment, Education, Health and Community development initiatives.



The Green Army : Due to Covid-19 crisis, The Green Army workshops has undergone a change an 'Online Module' has been introduced. During the month, the Green Army Family Program reached out to 11 schools, completed 19 workshops and about 1400+ family members.

Mahindra LIFESPACES

01

HIGHLIGHTS

02

INTEGRATED CITIES AND INDUSTRIAL CLUSTERS

03

RESIDENTIAL BUSINESS




04

FINANCIALS

05

MANAGEMENT & DIRECTORS

Section 1: Operational Highlights

Integrated Cities & Industrial Clusters			Residential		
	YTD	Q2		YTD	Q2
MWC, Jaipur acres	8.0	6.3	 Sales Rs Crs msft	154 0.24	115 0.16
MWC, Chennai acres*	2.6	1.8	 Collections (in Rs Crs)	206	134
Total acres	10.6	8.1	 Handovers (units)	88	60

Palghar 2: Zero Touch Digital Launch in Sep'20,
Launched 485 units (0.18msft)

All figures in residential segment correspond to MLDL & associates, including JD partner share where applicable.

* Includes 0.8 acres of land leased outside the boundary of MWC, Chennai

Section 1: Financial Highlights

All figures in Rs. Crs

For MLDL Consolidated (As per IND AS)	Q2 FY21	Q1 FY21	Q2 FY20	H1 FY21	H1 FY20
Total Income	37	22	330	60	450
EBIDTA**	-8	-19	20	-27	39
PAT (after Minority Interest)	-13	-20	16	-33	29

For MLDL Consolidated (As per IND AS)	H1 FY21	FY20	FY 19	FY 18
Total Income	60	646	654	644
EBIDTA**	-27	-46	160	180
PAT (after Minority Interest)	-33	-193	120	101
Net Debt to Equity (x)	0.10	0.06	-0.03	0.05
Cost of Debt %	7.4%	8.7%	9.1%	9.5%
Net Worth (excl. Minority Interest)	1668	1701	1930	2059

** EBITDA includes Other Income and share of profits from JV and associates

Mahindra LIFESPACES

01

HIGHLIGHTS

02

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03

RESIDENTIAL BUSINESS

04

FINANCIALS

05

MANAGEMENT & DIRECTORS

4 Destinations, 1 Motive: Make In India

Leading Integrated Industrial Ecosystem: Manufacturing – Services – Skill Development



Over 5000 acres of ongoing and forthcoming integrated cities and industrial clusters in three cities with clients from 15+ countries



Planned to be sustainable at its core, future-ready and flexible to its citizens



Presence in the strategic growth areas of the country along the Golden Quadrilateral and the Delhi Mumbai Industrial corridor

Integrated Cities and Industrial Clusters (IC & IC)

Mahindra WORLD CITY
Integrated Cities

ORIGINS
by **Mahindra** WORLD CITY
Industrial Clusters

CHENNAI (Mahindra World City Developers Ltd):
1524 acres of developable area

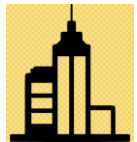
JAIPUR (Mahindra World City Jaipur Ltd):
2913 acres of developable area

CHENNAI (Mahindra Industrial Park Chennai Ltd):
289 acres of developable area

AHMEDABAD (Mahindra Industrial Park Pvt Ltd):
340 acres of developable area

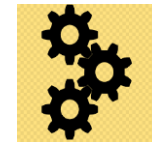
Mahindra World City

Started in 2002, Mahindra World City is India's first integrated business city, planned as a single destination for both domestic and global companies. The World Cities comprise of co-located Special Economic Zones, Residential & Social Infrastructure Zone, and Domestic Tariff Areas.



PLUG 'N' PLAY INFRASTRUCTURE

With roads, electricity and water in place, construction can be quickly commenced. Businesses at Mahindra World City, can opt for varied plot sizes with key amenities built in



STATE LEVEL INFRASTRUCTURE SUPPORT

State support agreement for water & power availability



CLEAN LAND TITLE

All due diligence of land title documents already completed to ensure a shorter time to market.



EXISTING ECOSYSTEM OF MARQUEE CUSTOMERS

Existing ecosystem of marquee customers.



PARTNERSHIP WITH GOVERNMENT

A joint venture between Mahindra Group & state governments ensures support at all stages of operations



CO-LOCATED RESIDENTIAL SPACES WITH SOCIAL INFRASTRUCTURE

Residential & Social amenities ensure high standard of living for families staying within MWC.

MAHINDRA WORLD CITY, CHENNAI

- 1524 acres of Developable Area
- Partnership with TIDCO
- 60 Kms from Chennai City

MAHINDRA WORLD CITY, JAIPUR

- 2913 acres of Developable Area
- Partnership with RIICO
- 20 Kms from Jaipur City

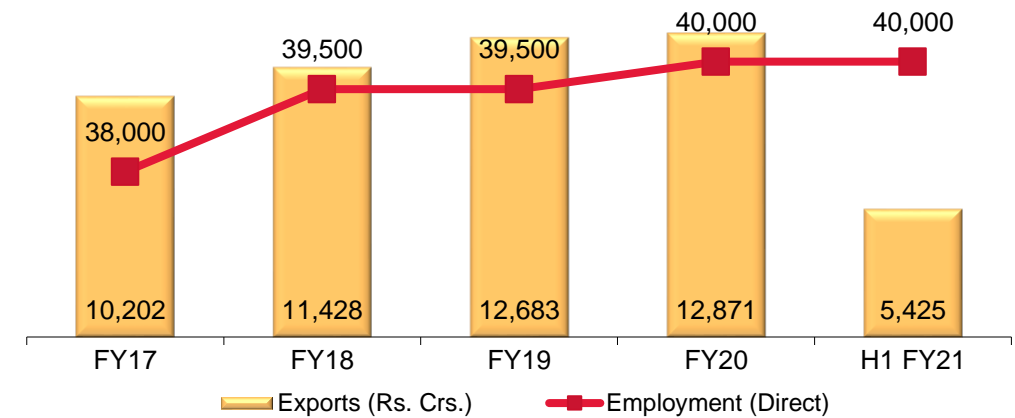
MAHINDRA WORLD CITY CHENNAI

Total Cumulative Investments by clients: Rs 5259 cr

Total of 1,120 acres leased to 83 customers (65 Operational)

01 acre leased in Q2FY21 to Graced Retail

0.8 acres of outside boundary land leased



Accudyne
INDUSTRIES



ARVOS
GROUP

BASF
The Chemical Company



Brokes India Limited

BRAUN
SHARING EXPERTISE

Capgemini
CONSULTING. TECHNOLOGY. GOVERNANCE.

Clothesline and Color Apparels

Infosys Campus, Chennai



BMW, Chennai

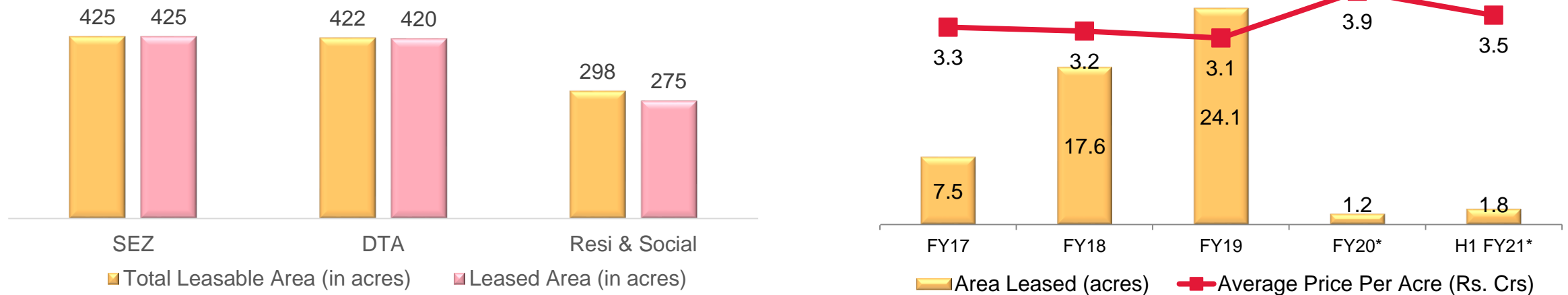


Mahindra Research Valley, Chennai



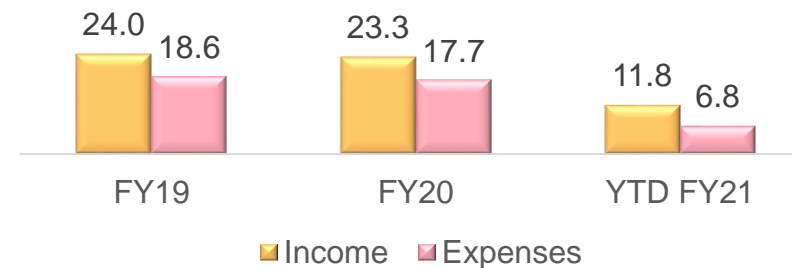
MAHINDRA WORLD CITY CHENNAI

Total Area Procured – 1524 acres | Leasable Area – 1145 acres



* Does not include sales outside MWC boundaries

Park O&M, Chennai (Rs Cr)

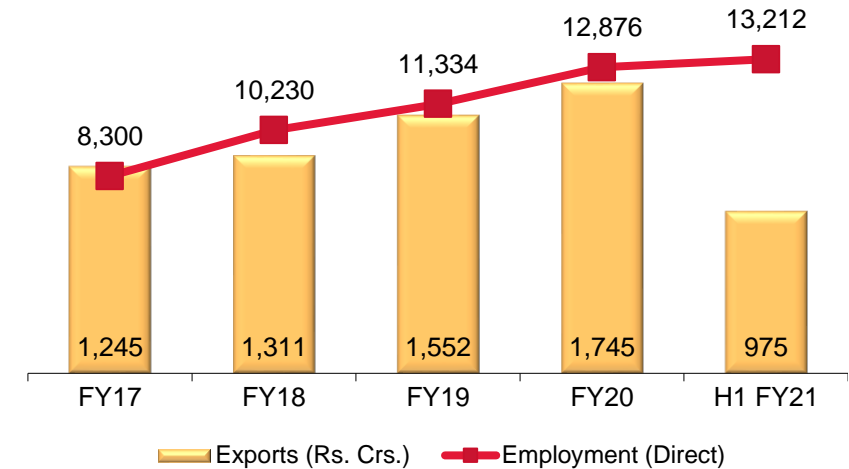


MAHINDRA WORLD CITY JAIPUR

**Total Cumulative Investments
by clients: Rs 5192 cr**

**Company owned IT PARK,
EVOLVE**

Total 844 acres leased to 97 customers (66 Operational)
6.3 acres leased in Q2FY21 to Samridhi Petrochem, Superpowergen
Engineering and Auro Designs



A&D International
Pvt. Ltd.



Artistic Design



Deutsche Bank Group



Metlife, Jaipur



JCB, Jaipur

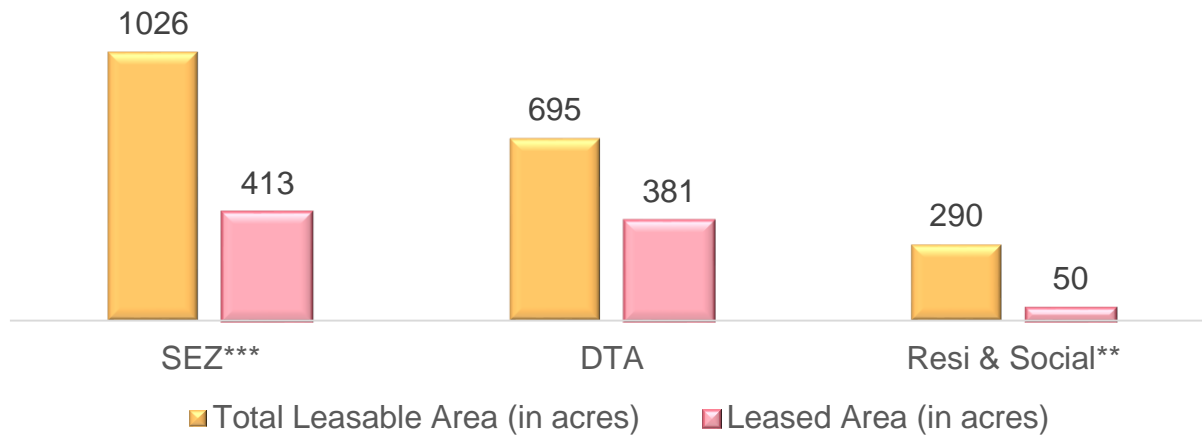


Perto Facility, Jaipur



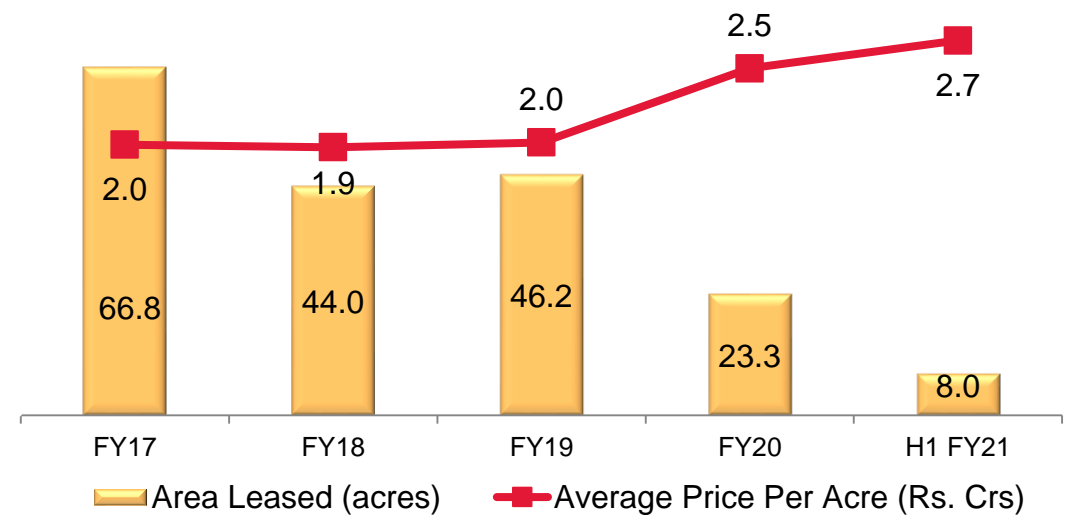
MAHINDRA WORLD CITY JAIPUR

Total Area Procured – 2913 acres | Leasable Area – 2011 acres

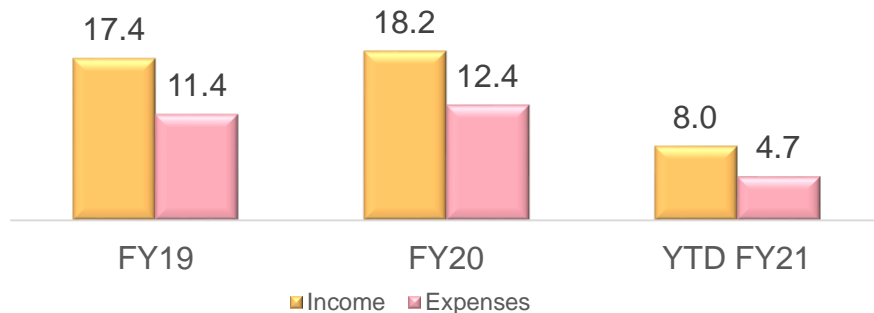


** Total Leasable Area of Residential & Social is indicative (assumed at yield of 65%) until finalization and approval of Master Plan.

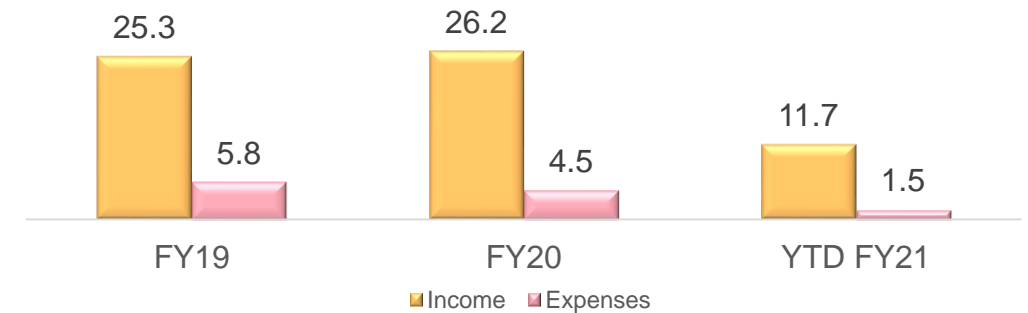
*** Includes 25 acres for Evolve.



Park O&M, Jaipur (Rs Crs)



Evolve (Rs Crs) Lease income and Operating Expense



ORIGINS by Mahindra World City

ORIGINS is a robust industrial ecosystem, created to empower businesses to achieve transformative and accelerated growth, by offering thriving industrial clusters of international standards



Hassle free transaction
- Clear land title



Business Support Services
- Banks, food court, commercial complex etc



Access to skilled workforce
- Offers skill development, onsite accommodation etc



Plug and Play
- High quality and robust infrastructure at doorstep



Sustainable and Smart
- Ensuring well maintained and efficient park operations



Complete Ecosystem
Proximity to high quality supply chain and customers

Providing a business centric ecosystem to improve go-to-market timelines for its clients, enabling clients to carry out core business operations more productively

ORIGINS, CHENNAI

- 289 acres of Developable Area
- Location: Ponneri, Thiruvallur, Tamil Nadu
- Project Approvals Received

ORIGINS, AHMEDABAD

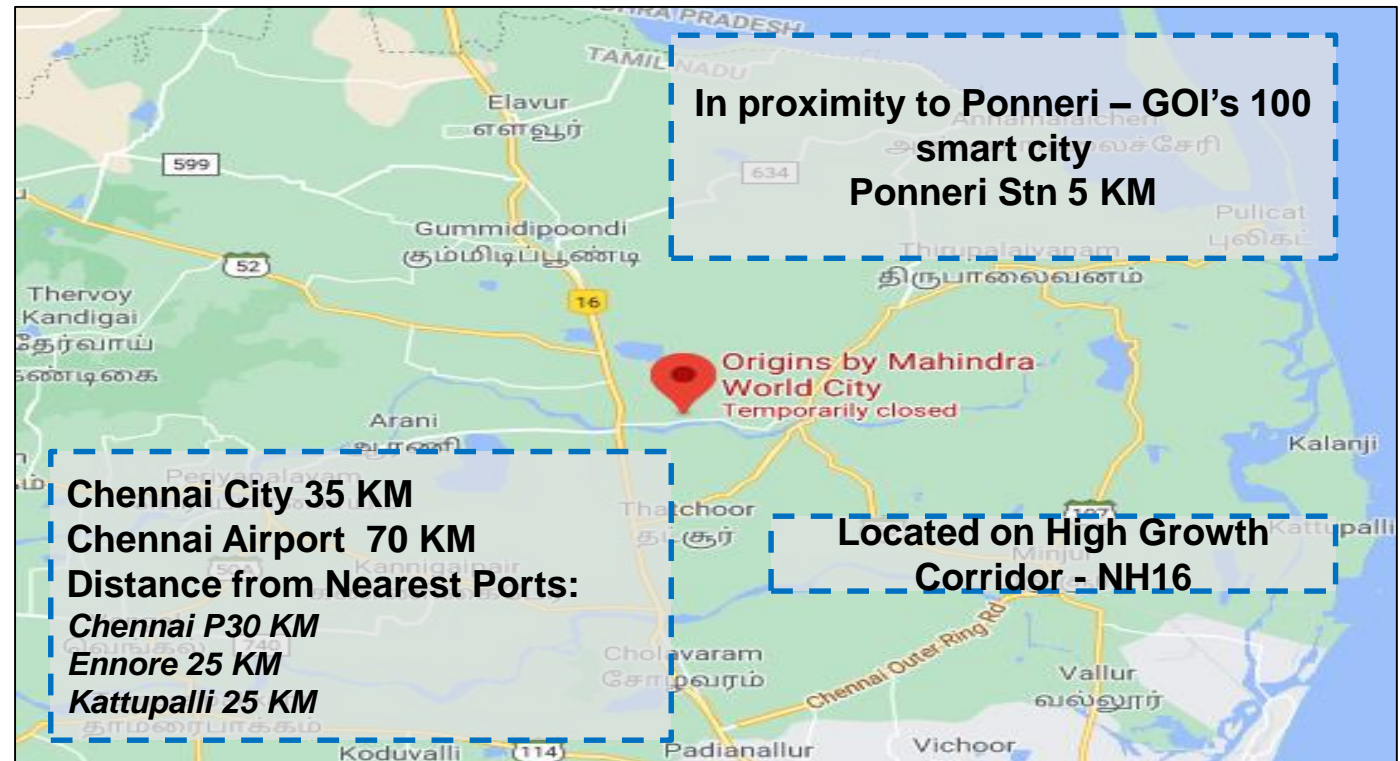
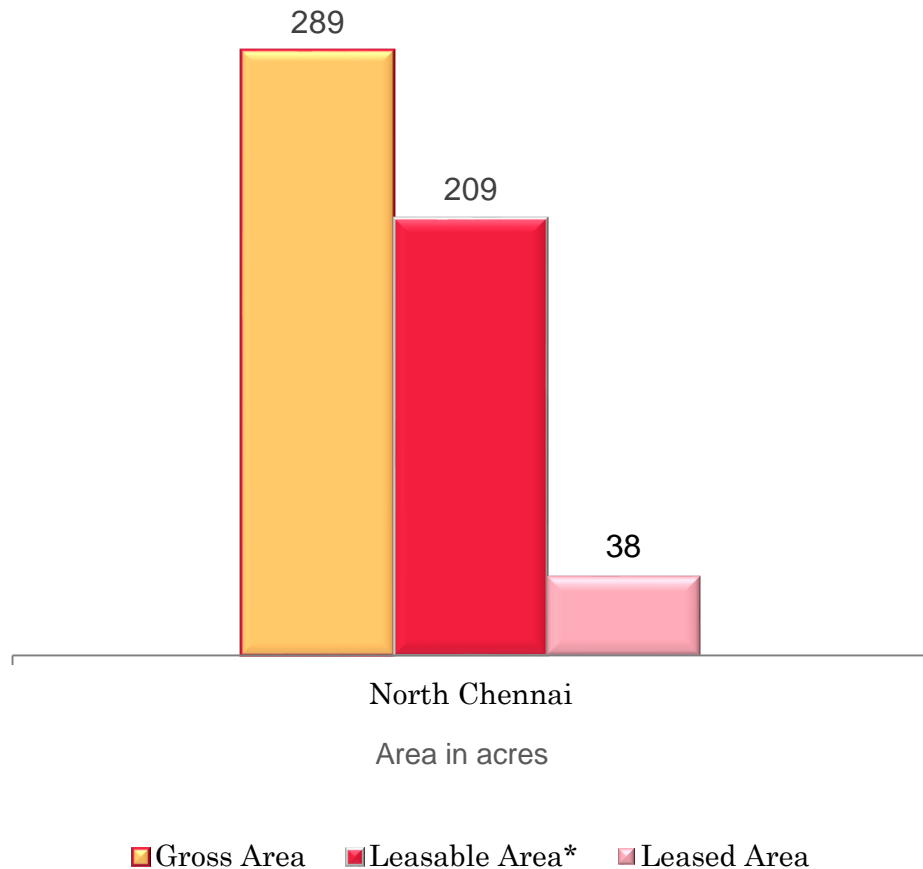
- 340 acres of Developable Area
- Location: Village Jansali, on NH – 47
- Project Approvals Received

ORIGINS, CHENNAI

NISSEI

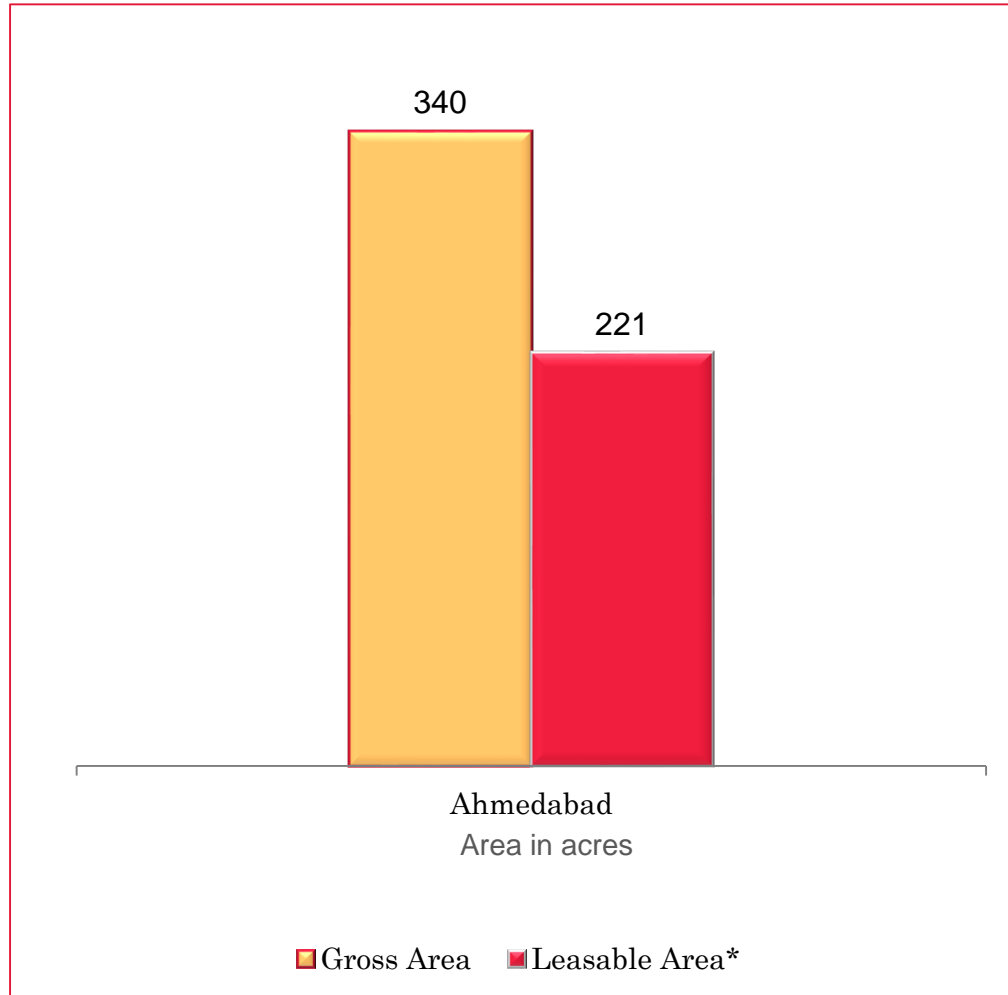
YANMAR

பசுபி



* Leasable area is based on management estimates.

ORIGINS, AHMEDABAD



* Leasable area is based on management estimates.

Mahindra LIFESPACES

01

HIGHLIGHTS

02

INTEGRATED CITIES AND INDUSTRIAL CLUSTERS

03

RESIDENTIAL BUSINESS

04

FINANCIALS

05

MANAGEMENT & DIRECTORS

Section 3: Residential Business

Mahindra Lifespaces is driven by its credo of 'Sell genuinely, Build responsibly, Deliver on time' to develop innovative, customer-focused solutions that are rooted in a legacy of trust and transparency



17.48 million sq. ft. of completed residential projects



7.60 million sq. ft. of ongoing and forthcoming residential projects



Target metropolitan cities like Pune, MMR, Bengaluru

RESIDENTIAL HOUSING

Mahindra
LIFESPACES

Mid-Premium

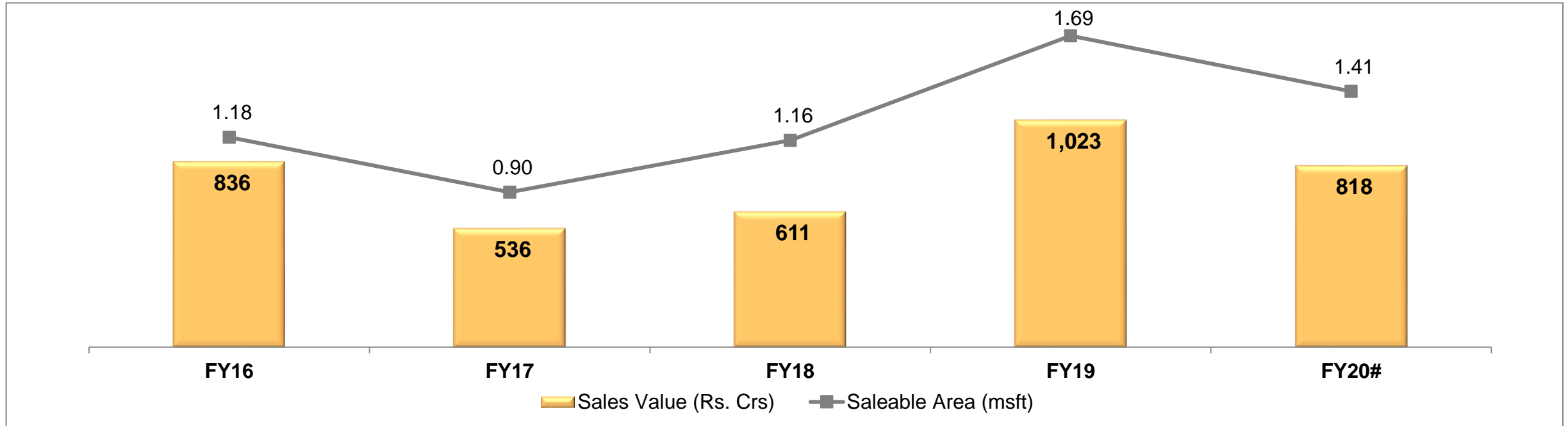
- 21.12 msft of Development footprint
- 16.48 msft of Completed Development
- 4.64 msft of Ongoing and Forthcoming projects

Affordable

Mahindra
HAPPINEST

- 3.96 msft of Development footprint
- 1.00 msft of Completed Development
- 2.96 msft of Ongoing and Forthcoming projects

Section 3: Residential Business



Launches* msft	0.99	0.58	1.17	1.55	0.97
Completions* msft	3.29	0.93	0.68	1.84	1.07

Note: All figures correspond to MLDL (including associates) share of residential units, including commercial units that are part of residential developments.

* Based on saleable area including JD partner's share.

Sales value doesn't include cancellations in Luminare project during FY20 of Rs 147 Crores

Section 3: Residential Business

MID-PREMIUM (ongoing & forthcoming projects)

Region	Project Name	Company / SPV	Project Size	Launched Development	Completed Development	Ongoing Development	Balance (To be launched)	Area Sold (of Ongoing)	% Completion
			A	B	C	D	E = (A-C-D)	F (out of D)	
MMR	Roots	MLDL	0.14	0.14	-	0.14	-	0.09	62%
	Vicino	MLDL	0.26	0.07	-	0.07	0.19	0.04	64%
	Sakinaka #	MLDL	0.39	-	-	-	0.39	-	-
	Serenes	MLDL	0.16	0.06	-	0.06	0.10	0.01	83%
Pune	Antheia	MLDL	1.64	1.64	1.48	0.16	-	0.14	93%
	Centralis	MLDL	0.34	0.34	-	0.34	-	0.34	31%
Nagpur	Bloomdale	MBDL	1.55	1.55	1.01	0.54	-	0.31	59%
NCR	Luminare #	MHPL	1.14	0.78	0.37	0.41	0.36	0.14	86%
Bengaluru	New Project (Kanakpura)	MLDL	0.74	-	-	-	0.74	-	-
Chennai	Aqualily	MRDL	1.58	1.50	1.34	0.16	0.08	-	47%
	Lakewoods	MITL	0.90	0.28	-	0.28	0.62	0.18	43%
Mid- Premium			8.84	6.36	4.20	2.16	2.48	1.25	

Note: Above figures are based on saleable area including JD partner's share wherever applicable.

Project under Joint Development (JD).

Luminare, NCR (Actual Image)



Lakewoods, Chennai (Artistic Image)



Bloomdale, Nagpur (Actual Image)



Section 3: Residential Business

AFFORDABLE (ongoing and forthcoming)

Region	Project Name	Company / SPV	Project Size	Launched Development	Completed Development	Ongoing Development	Balance (To be launched)	Area Sold (of Ongoing)	% Completion
			A	B	C	D	E = (A-C-D)	F (out of D)	
MMR	Happinest Palghar 1	MHDL	0.41	0.41	-	0.41	-	0.34	72%
	Happinest Palghar 2	MHDL	0.36	0.18	-	0.18	0.18	-	29%
	Happinest Kalyan	MHDL	0.83	0.83	-	0.83	-	0.63	36%
Pune	New Project (Tathawade)	MLDL	0.70	-	-	-	0.70	-	-
Chennai	MWC Chennai Residential 21	MITL	0.41	-	-	-	0.41	-	-
	Happinest Avadi	MLDL	0.73	0.72	0.48	0.24	0.01	0.18	77%
Happinest			3.44	2.14	0.48	1.66	1.30	1.15	

Note: Above figures are based on saleable area including JD partner's share wherever applicable.

Happinest Kalyan: Artistic Impression



Happinest Kalyan: Site under construction



Happinest Avadi: Site under construction



Happinest Palghar I: Actual Image



Happinest Palghar I: Actual Image



Happinest Avadi: Actual Image



Section 3: Residential Business

SUMMARY OF FORTHCOMING PROJECTS			
Location		Name of the Project	Est. Saleable Area msft
Subsequent Phases of Existing Projects			
	Mid Premium	Vicino	0.19
MMR	Mid Premium	Serenes	0.10
	Affordable	Happinest Palghar 2	0.18
NCR	Mid Premium	Luminare #	0.36
Chennai	Mid Premium	Aqualily	0.08
	Mid Premium	Lakewoods	0.62
	Affordable	Happinest Avadi	0.01
TOTAL - Subsequent Phases of Existing Projects			1.54
New Projects			
MMR	Mid Premium	Sakinaka #	0.39
Pune	Affordable	New Project (Tathawade)	0.70
Bengaluru	Mid Premium	New Project (Kanakpura)	0.74
Chennai	Affordable	MWC Chennai Residential 21	0.41
TOTAL - New Projects			2.24
TOTAL - Forthcoming Projects			3.78
Land Inventory (Not included Above)			10.44

Est. saleable area includes JD partner's share wherever applicable.

Project under Joint Development (JD).

Section 3: Residential Business

READY TO MOVE INVENTORY				
Location	Project Name	Company	MLDL Holding	Balance units to sell *
MMR	Happinest Boisar	MLDL	100%	144
	Vivante	MLDL	100%	1
Pune	Antheia	MLDL	100%	2
	L'Artista	MLDL	100%	1
Nagpur	Bloomdale	MBDL	100%	3
NCR	Luminare #	MHPL	50%	25
Bengaluru	Windchimes	MHPL	50%	29
Chennai	Aqualily Apts	MRDL	97%	6
TOTAL				211

Project under Joint Development (JD).

* The numbers of units shown includes JD partner's share of inventory.

Section 3: Residential Business

SUSTAINABLE FUTURE CASHFLOWS		Value (Rs. Cr)
Ongoing & Completed Projects	Sales completed in ongoing projects	1380
	Less : Amount collected from sales	495
	Net amount to be collected on completed sales (A)	885
	Estimated sales from finished goods & balance inventory in ongoing projects #	1035
	Less: Estimated construction cost to be spent on ongoing projects**	702
	Net amount to be collected on future sales (B)	333
Cashflow from ongoing & completed projects (A+B) = (C)		1218
Subsequent Phases of Ongoing Projects	Estimated sales potential #	1152
	Less: Estimated construction cost**	554
Cashflow from future phases of ongoing projects (D)		598
Total Estimated Cashflows* (C + D) = (E)		1816

* Does not include cash flow potential of "New Projects" and "Land Bank".

** Construction costs are based on management estimates.

Estimated sales value is based on management estimates taking into consideration current price realisation for respective projects.

Mahindra LIFESPACES

01

HIGHLIGHTS

02

INTEGRATED CITIES AND INDUSTRIAL CLUSTERS

03

RESIDENTIAL BUSINESS

04

FINANCIALS

05

MANAGEMENT & DIRECTORS

Section 4: Financials

Particulars (Rs Cr)	Q2 FY21	Q1 FY21	Q2 FY20	H1 FY21	H1 FY20	FY20
Income from Operations	30.8	14.3	324.5	45.1	430.7	610.9
Other Income	6.6	7.8	5.4	14.4	19.5	35.0
Total Revenues	37.4	22.1	329.8	59.5	450.1	645.9
Operating Expenses	19.2	5.8	261.9	25.1	327.5	483.0
Employee Remuneration & Benefits	16.3	19.9	24.1	36.1	45.6	82.2
Finance Costs	2.3	3.7	2.4	5.9	4.7	7.6
Depreciation & Amortisation	1.8	1.8	1.9	3.6	3.9	7.7
Administration & Other Expenses	13.3	8.6	24.2	21.9	40.1	102.5
Total Expenditure	52.8	39.8	314.5	92.6	421.7	683.1
Exceptional Items	-	-				(134.6)
Profit from Ordinary Activities before Tax & Share in Net Profit/Loss of Associates	(15.4)	(17.7)	15.3	(33.1)	28.5	(171.8)
Share in Net Profit/(Loss) of Associates	3.7	(7.0)	0.4	(3.4)	2.4	(24.5)
Profit from Ordinary Activities before Tax	(11.7)	(24.7)	15.7	(36.4)	30.9	(196.2)
Less : Provision for Current Taxation	1.2	1.2	1.2	2.4	2.8	4.9
Less : Provision for Deferred Taxation	0.5	(5.4)	(0.5)	(4.9)	(0.1)	(6.6)
Net Profit for the period	(13.5)	(20.5)	15.0	(34.0)	28.2	(194.6)
Less: Minority Interest	(0.2)	(0.5)	(0.7)	(0.7)	(0.5)	(1.1)
Net Profit/ (Loss) after Taxes and Minority Interest	(13.3)	(20.0)	15.8	(33.3)	28.7	(193.4)

Section 4: Financials

SEGMENT RESULTS (Rs Cr)	Residential *		IC & IC	
	Q2 FY21	H1 FY21	Q2 FY21	H1 FY21
Area Sold (msft) / Land Leased (acres)	0.16	0.24	8.1	10.6
Sales / Lease Income	115	154	21	29
Total Operating Income	50.9	69.1	37.6	61.6
EBIDTA	-19.3	-42.0	24.1	34.0
EBIDTA Margin (%)	-38%	-61%	64%	55%
PAT	-16.1	-32.6	3.1	-0.4
PAT Margin (%)	-32%	-47%	8%	-0.6%
Net worth	1308		606	
Debt #	463		424	
Debt Equity Ratio	0.4		0.7	

* All the figures correspond to residential units and includes commercial units, if any.

Debt represents funding from Banks/ FI's / Third Parties. Any contribution made by promoters / strategic partners (including ICDs) is excluded in the debt number.

Note: The above details are provided for better understanding of the performance of Residential and Industrial segments of the Company. Due care has been taken in compilation of the same by Management.

Mahindra LIFESPACES

01

HIGHLIGHTS

02

INTEGRATED CITIES AND INDUSTRIAL CLUSTERS

03

RESIDENTIAL BUSINESS

04

FINANCIALS

05

MANAGEMENT & DIRECTORS

Section 5: Management

Non-Executive Chairman

Arun K Nanda



Managing Director & CEO

Arvind Subramanian



General Counsel and Company Secretary



Suhas Kulkarni

Chief Legal Officer



Parveen Mahtani

Chief Financial Officer



Vimal Agarwal

Chief People Officer



Kritiy Sharma

Chief Strategy Officer



Nidhi Seksaria

Chief Marketing Officer



Viral Oza

Chief of Design



Amar Tendulkar

Sr. GM – Business Development



Ashwin Iyengar

Chief Project Officer - Happinest



Amit Pal

Chief Project Officer – (Resi + IC&IC)



Deepak Suvarna

Chief Sales Officer



Vimalendra Singh

Business Head – South & North



Rahul Gupta

Section 5: Directors



Mr Arun Nanda
(Chairman)

- Chairman of Mahindra Holidays & Resorts
- Chairman Emeritus of the Indo-French Chamber of Commerce and Industry
- Former Chairman of CII Western Region
- Has been associated with the Group for over 40 years

Holds degree in Law from the University of Calcutta, FCA, FCS



Mr Arvind Subramanian
(MD & CEO)

- Has been serving as Chief Executive Officer of Mahindra Happinest since September 2018 and as Chief Operating Officer of Mahindra Lifespaces since February 2020
- Has been a frequent speaker at industry events and conferences, has authored several op-eds, articles and reports on 'Digital India', the 'Next Billion Consumers' and 'Future of Real Estate'

B.Tech, from IIT, Madras and MBA from IIM, Ahmedabad



Dr Anish Shah
(Non Executive, Non Independent Director)

- Deputy Managing Director and Group CFO, Mahindra & Mahindra Ltd
- Former President and Chief Executive Officer of GE Capital India

Ph.D - Carnegie Mellon's Tepper Business School, Masters degree from Carnegie Mellon and MBA - IIM-Ahmedabad



Mr Ameet Harijani
(Independent Director)

- Director of Capricon Realty, Batliboi Ltd. and Ras Resorts.
- Member of Bombay Incorporated Law Society; Law Society of England & Wales; Law Society of Singapore; Bar Council of Maharashtra; Bombay Bar Association.

Holds master's degree in Law from the Mumbai University



Mrs Anita Chowdhury
(Independent Director)

- 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. She is the author of two books.

B.Tech. - IIT Kanpur, MS - UC Berkeley, MBA - Carnegie Mellon - Tepper Business School



Mr Bharat Shah
(Independent Director)

- Chairman of HDFC Securities Limited, 3M India Limited and Exide Industries Limited
- Executive Director and founding member of HDFC Bank Limited; currently advisor to HDFC Bank Limited since 2013

B.Sc from Mumbai University & H.N.D. in Applied Chemistry

Thank You

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Chief Financial Officer

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Mahindra Lifespace Developers Limited

CIN L45200MH1999PLC118949

5th Floor, Mahindra Towers, Worli, Mumbai - 400 018.

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

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. Forthcoming: 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. Land inventory: land in which any of the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company hold interest, but on which there is no planned development as of the date hereof

DTA	Domestic Tariff Area
IC & IC	Integrated Cities & Industrial Clusters
IGBC	Indian Green Building Council
IND AS	Indian Accounting Standards
M&M	Mahindra & Mahindra Limited
MBDL	Mahindra Bloomdale Developers Limited
MHDL	Mahindra Happinest Developers Limited
MHPL	Mahindra Homes Private Limited
MIPCL	Mahindra Industrial Park Chennai Limited
MIPPL	Mahindra Industrial Park Private Limited
MITL	Mahindra Integrated Township Limited
MLDL	Mahindra Lifespace Developers Limited
MMR	Mumbai Metropolitan Region
MRDL	Mahindra Residential Developers Limited
MSFT	Million Square Feet
MWC	Mahindra World City
MWCDL	Mahindra World City Developers Limited
MWCJL	Mahindra World City (Jaipur) Limited
NCR	National Capital Region
RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
SEZ	Special Economic Zone
TIDCO	Tamil Nadu Industrial Development Corporation Ltd.