

Investor Presentation

Q4 & FY2024

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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, MHDL, MWCDL, MWCJL, MIPCL & MIPPL).

MLDL Overview

THE MAHINDRA GROUP



1.75 Lac Cr

GROUP TURNOVER



260,000+

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 ~Rs. 1 Lac Cr



Pioneering IC&IC business and residential developments



Number 1 timeshare company outside of the USA



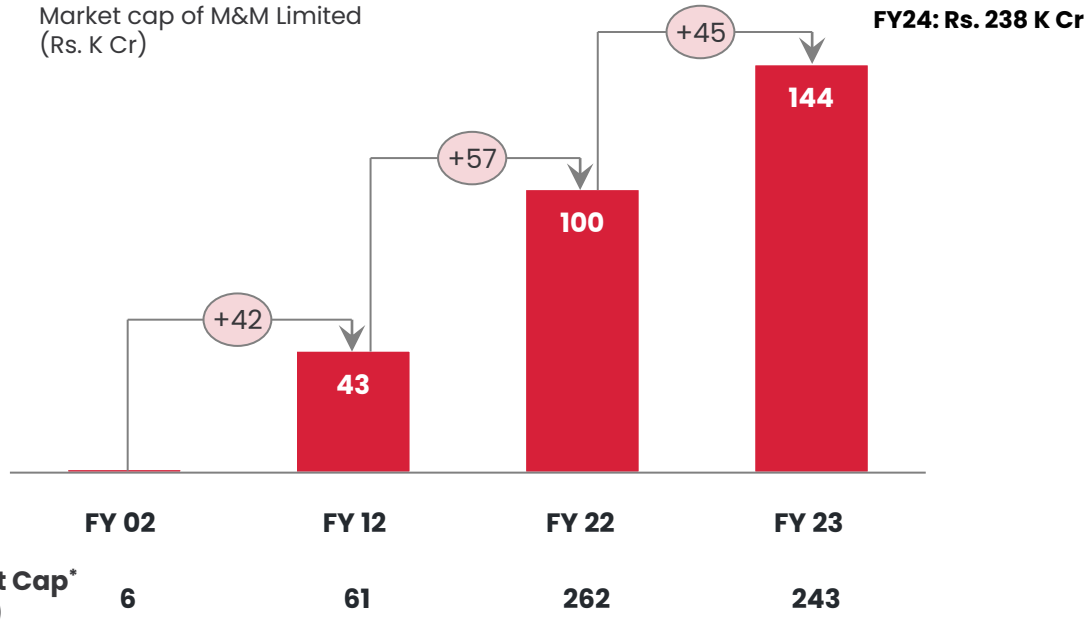
Amongst India's largest 3rd party logistics service providers



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

Market cap of M&M Limited
(Rs. K Cr)



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 (Rs. 8-10K Cr) over the next 5 years

NSE Market Cap*
(Rs. Lac Cr)

6

61

262

243

MLDL AT A GLANCE

Committed to transforming India's urban landscape through its Residential and IC&IC developments

Mahindra Lifespaces

30 year Legacy

650+ Employees

INR 9,088 Cr Market Cap as on
31st March'24

90+ Awards

India's 1st Net Zero Waste +
Energy Homes

100% Green Portfolio

Residential

53

Projects Delivered and Ongoing

37.33 msft

Total Development Footprint

21.14 msft

Completed Development

18,000+

Satisfied Customers

IC & IC

Integrated Cities

Presence in Chennai and Jaipur

Industrial Clusters

Origins in Chennai and Ahmedabad

5000+ acres

Development Footprint

240

Clients from 15+ Countries

ACCOLADES AND SUSTAINABILITY

We have been recognized in many areas i.e., Top Builder, Great Place to Work, Sustainability, etc.

Accolades

Vision Zero rating system India – by OSH Academy (Noida) DGUV (Germany)

- Mahindra Happinest Tathawade, Pune
- Mahindra Alcove, Mumbai
- Mahindra Eden, Bengaluru
- Mahindra Lakewoods, Chennai
- Mahindra World City, Chennai (O&M)

Realty+ Excellence Awards

- Mahindra Citadel
 - Experiential Marketing Campaign of the Year
 - Innovative Marketing Concept of the Year

Construction Industry Development Council (CIDC) Viswakarma Awards – 24 (15th Edition)

- Best Maintained Structures / Retrofitting & Rehabilitation
 - Mahindra World City, Chennai (O&M)
- Best Construction Projects
 - MIPCL, Origins Chennai
- Construction Health, Safety & Environment
 - Mahindra Happinest at Mahindra World City, Chennai (P21)

Sustainability Achievements

Carbon Disclosure Project 2023

- Mahindra Lifespaces Developers Limited (**Only Indian RE Company**)
 - 'A' leadership rating – Climate Change
 - 'A-' leadership level – Water Security
 - **'A' rating (4th year)** – Supplier Engagement Leader

Sustainability Performance Champion

14th edition of Corporate Governance & Sustainability Vision Awards – 2024 by Indian Chamber of Commerce

- Mahindra Lifespace Developers Limited

'Platinum' rating under IGBC Green Townships Rating

- Mahindra World City, Chennai (Stage-II certification)

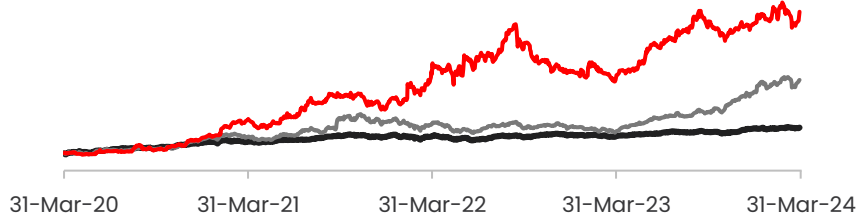
Carbon Masters Award by ISHRAE Pune Chapter

- Mahindra Lifespaces Developers Limited

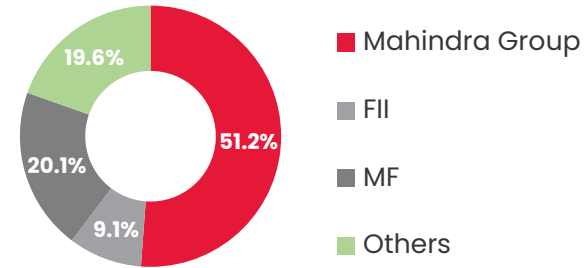
STOCK PERFORMANCE AND DRIVERS

Stock generated 74% CAGR over the past 4 years

— BSE SENSEX — BSE REALTY — MAHLIFE



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 FIIs

- Vanguard Group
- Goldman Sachs
- Blackrock
- Dimensional Holdings

Top MFs

- Kotak Mahindra AMC
- HSBC Holdings
- SBI Funds Management
- ICICI Prudential AMC
- Nippon Life India AMC

Growth Strategy

Bold ambition

Drive profitable growth to 8K - 10K Cr sales by 2028

Leader in customer centricity

1 Well-engineered portfolio choices

Clearly articulate “where to play” choices capturing - Geography, Customer segments, Products, Project size, Deal types

2 Robust acquisition engine

Systematically scale up GDV pipeline and blockbuster launches; Build a strong BD and approvals engine to ensure value lock-in at design / launch stage

3 Best-in-class customer centricity

Provide premium customer experience through industry leading themes, superior designs, supported by sustainability and technology solutions

4 Excellence in delivery and cost

Deliver on timelines (“Indigo of Real Estate”) and target costs to help realize superior IRRs across portfolio; “First-time-right” approach to construction through credible contractors

5 IC&IC value maximization and pivot

Be the preferred destination for establishing industrial footprint under PLI and China+1 themes. Accelerate monetization across industrial parks, offering plotted, plug & play and BTS options built on sustainable best in class infrastructure

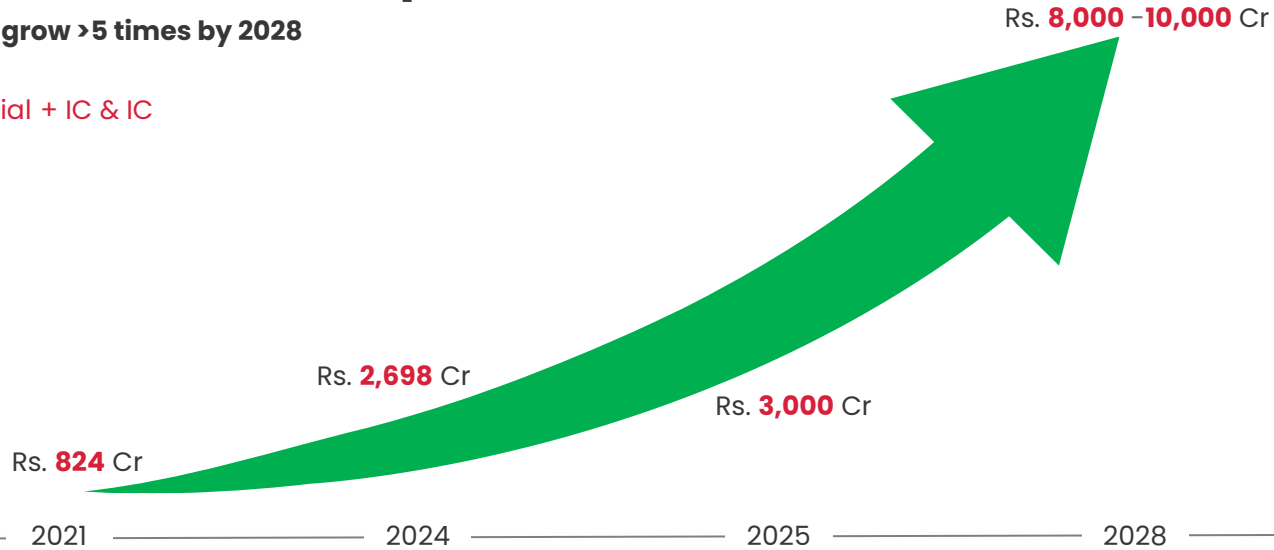
6 Future-proof MLife

Build scalable, agile org model. Establish strategic funding partnerships. Leverage new technologies and practices across the value chain

Growth Roadmap

Vision to grow >5 times by 2028

Residential + IC & IC



Residential

Focus Markets to be MMR, Pune & Bengaluru

Projects with GDV upwards of Rs. 500 Cr

3-6 land acquisitions per year

Unlock Thane land parcel

IC & IC

Accelerated leasing

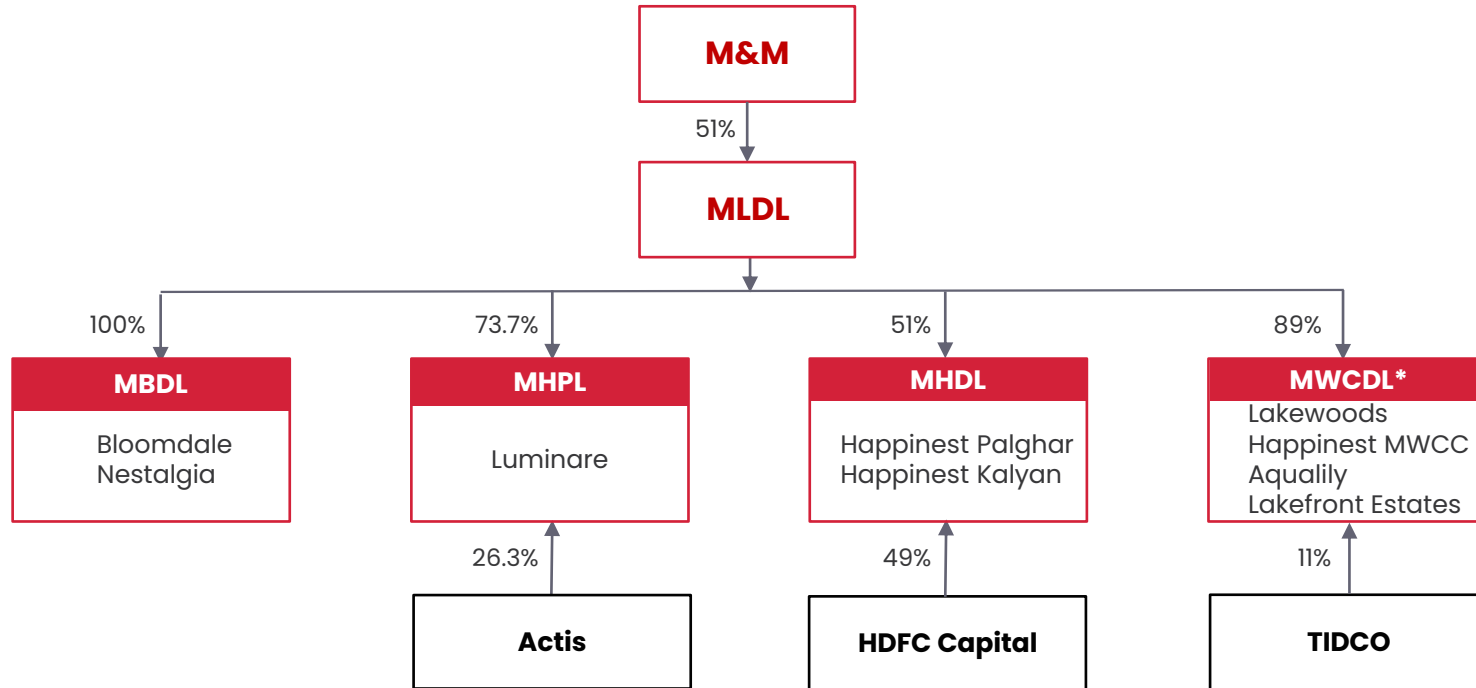
Origins Ahmedabad sales activation

Origins Pune & Origins Chennai Ph2 Launch of new parks

Pursue opportunities in BTS leased premises

MLDL Residential

RESIDENTIAL – STRUCTURE OVERVIEW



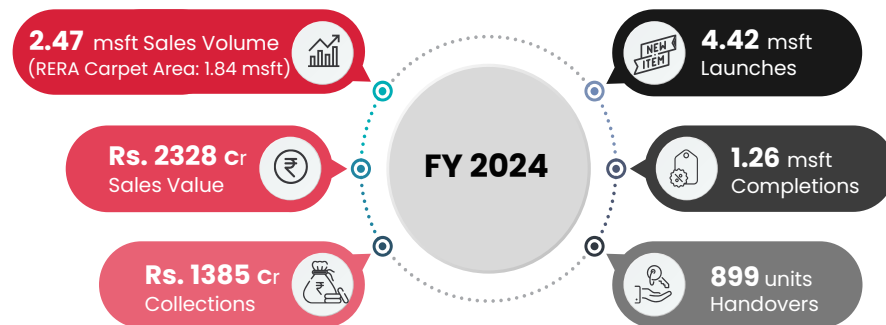
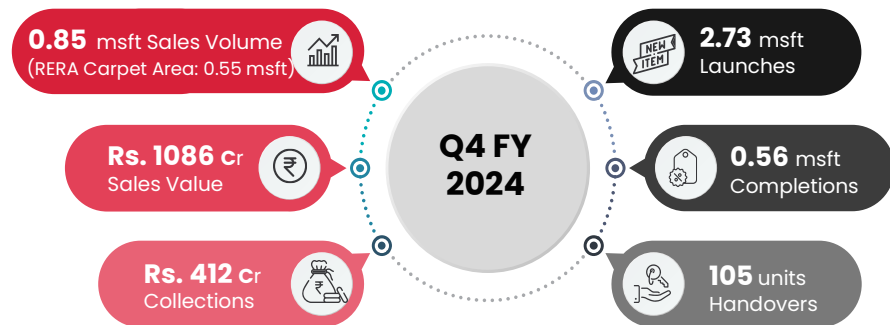
Note: Includes assets owning SPVs only. Shareholding %ages are rounded to nearest %age and is based on common equity capital in SPVs

* MITL and MRDL merged into MWCDL on 30th Dec 2022

RESIDENTIAL – FY24 OPERATIONAL HIGHLIGHTS

Land acquisitions	Location	Acreage	Saleable area (msft)
	Whitefield, Bengaluru	9.4	1.3
	Whitefield, Bengaluru	~2.0	0.2
	Wagholi, Pune	~5.4	1.5
	Malad, Mumbai	~3.0	0.5

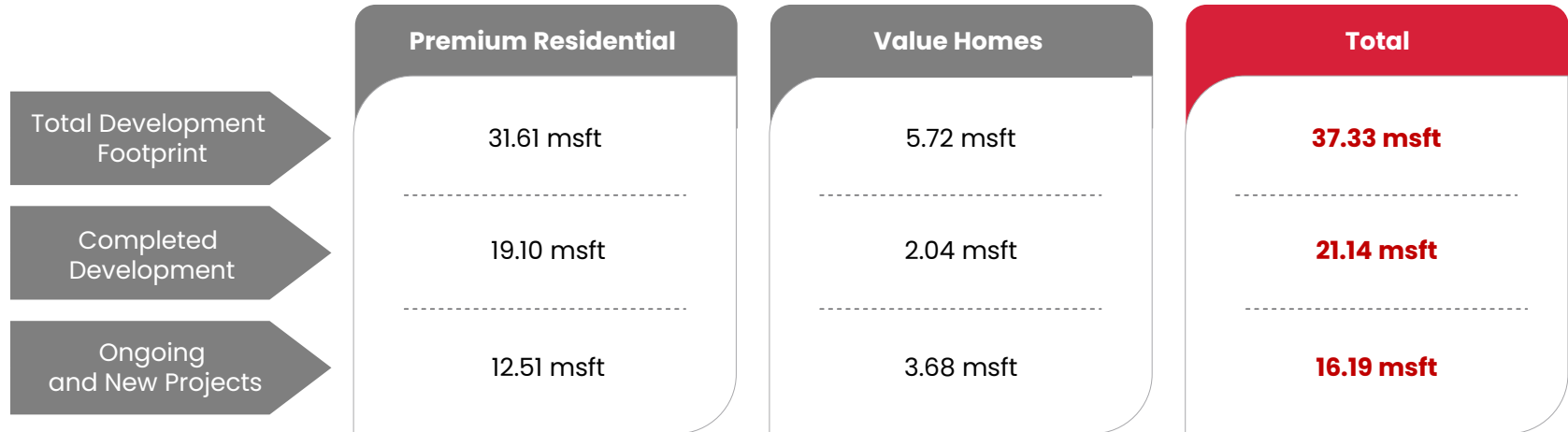
Launches	Project & Location	Saleable area (msft)	Project & Location	Saleable area (msft)
	Zen, Bengaluru	0.48	Citadel Phase 2, Pune	0.67
	Codename Crown Phase 1, Pune	0.86	Happinest Palghar 2 Phase 2, Mumbai	0.18
	Green Estates, Chennai	0.60	Happinest Tathawade Phase 3, Pune	0.47
	Vista Phase 1, Mumbai	0.79	Lakefront Estates, Chennai	0.37



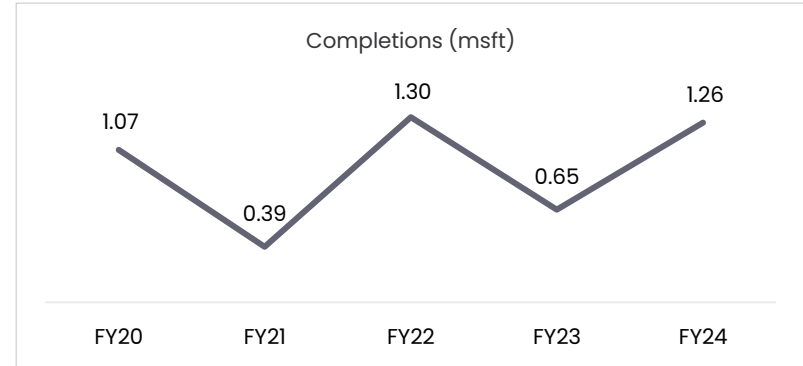
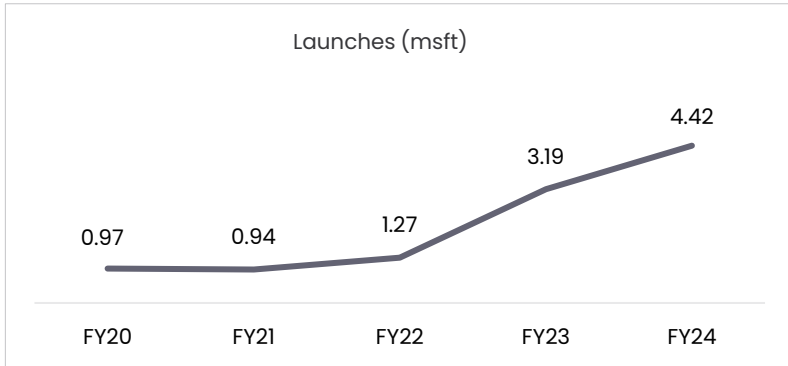
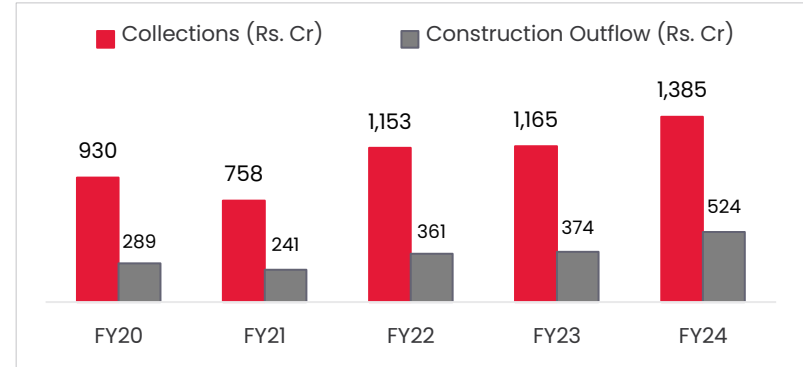
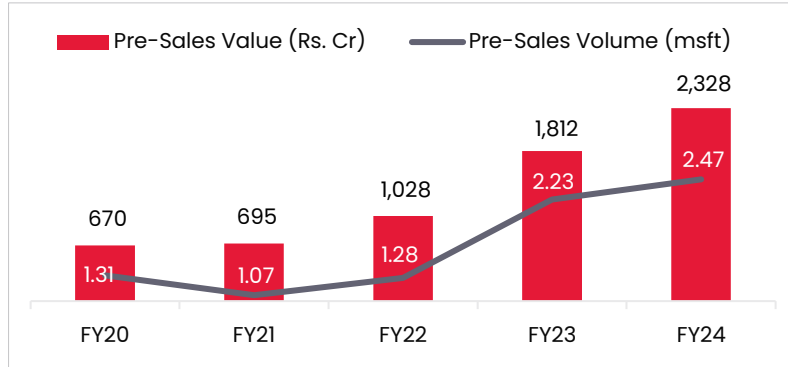
Note: **All figures correspond to MLDL and associates, including JD partner share & commercial units that are part of residential development wherever applicable.

RESIDENTIAL – SCALE OF OPERATIONS

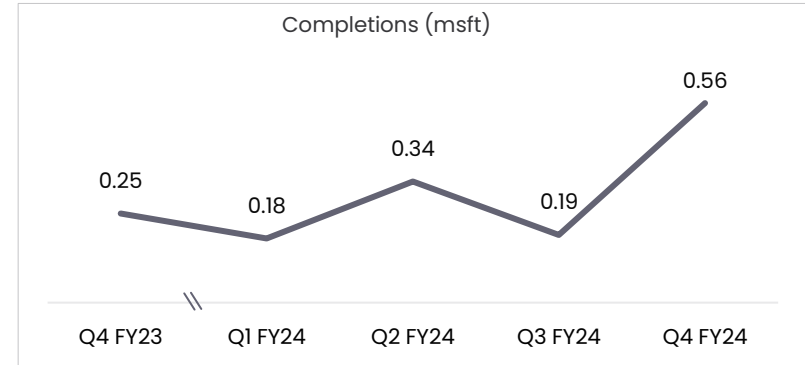
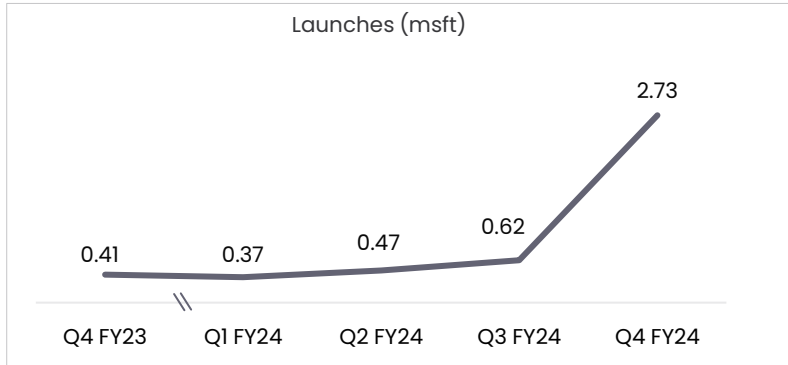
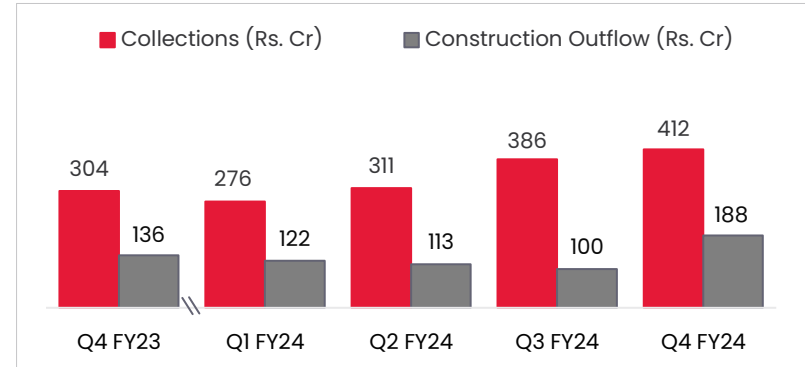
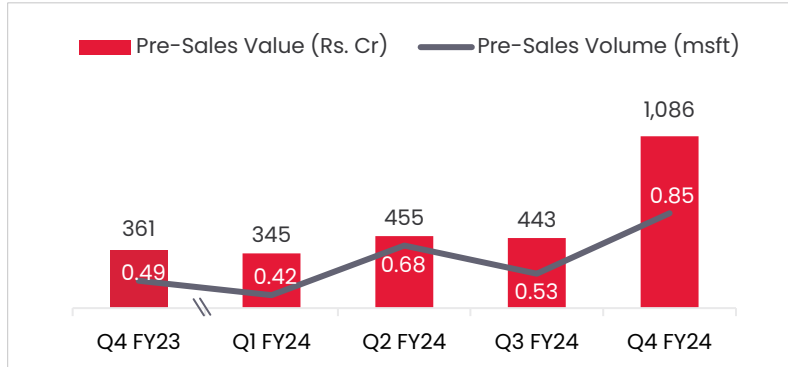
MLDL is pioneering development of green homes and thoughtfully designed living spaces



RESIDENTIAL – ANNUAL TREND



RESIDENTIAL - QUARTERLY TREND



RESIDENTIAL - ONGOING PROJECTS (PORTFOLIO)

Premium Residential

Location	Project Name	Total Development	Launched Development	Completed Development	Area Sold	Ongoing Development	Area Sold	Sales Value (Rs. Cr)	Completion %
		A	B	C	of C	D	of D	of D	of D
MMR	Vista	1.69	0.79	0.00	0.00	0.79	0.63	927	33%
	Vicino	0.27	0.27	0.08	0.08	0.19	0.19	334	90%
	Alcove #	0.39	0.39	0.00	0.00	0.39	0.25	356	45%
	Meridian	0.18	0.18	0.00	0.00	0.18	0.12	24	85%
Pune	Nostalgia	0.53	0.52	0.00	0.00	0.52	0.31	234	41%
	Codename Crown	1.52	0.86	0.00	0.00	0.86	0.00	0	9%
	Citadel	2.60	1.18	0.00	0.00	1.18	0.70	553	17%
NCR	Luminare #	1.21	1.21	0.77	0.77	0.44	0.43	668	78%
Bengaluru	Eden Kanakpura	0.80	0.80	0.00	0.00	0.80	0.80	624	43%
	Zen	0.48	0.48	0.00	0.00	0.48	0.00	0	26%
Chennai	Lakewoods	0.90	0.47	0.28	0.28	0.19	0.05	24	41%
	Lakefront Estates	0.42	0.37	0.37	0.37	0.00	0.00	123	100%
	Green Estates	0.73	0.60	0	0	0.60	0	0	50%
TOTAL		11.73	8.13	1.50	1.50	6.63	3.47	3867	40%

Value Homes

Location	Project Name	Total Development	Launched Development	Completed Development	Area Sold	Ongoing Development	Area Sold	Sales Value (Rs. Cr)	Completion %
		A	B	C	of C	D	of D	of D	of D
MMR	Happinest Palghar2 Ph2	0.36	0.36	0.00	0.00	0.36	0.16	57	43%
	Happinest Kalyan1	0.84	0.84	0.34	0.34	0.50	0.45	256	85%
	Happinest Kalyan2	1.21	0.68	0.00	0.00	0.68	0.44	224	35%
Pune	Happinest Tathawade	1.20	1.20	0.00	0.00	1.20	0.79	501	46%
Chennai	Happinest MWCC	0.41	0.41	0.00	0.00	0.41	0.30	126	51%
TOTAL		4.02	3.49	0.34	0.34	3.15	2.14	1164	50%

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD)

RESIDENTIAL – FORTHCOMING PROJECTS

Premium Residential

Location	Project Name	Future Development (msft)
MMR	Vista Ph2	0.89
Pune	Nestalgia Retail	0.02
	Codename Crown	0.67
	Citadel Ph3	1.42
Chennai	Aqualily 2D	0.07
	Green Estates Commercial	0.13
	Lakefront Estates	0.05
	Lakewoods	0.43
	Total	3.67

New Projects

MMR	New Project (Malad W)	0.51
	New Project (Santacruz W)	0.15
Bengaluru	New Project (Bengaluru 1)	1.34
	New Project (Bengaluru 2)	0.21
	Total	2.21
	Grand Total	5.88

Value Homes

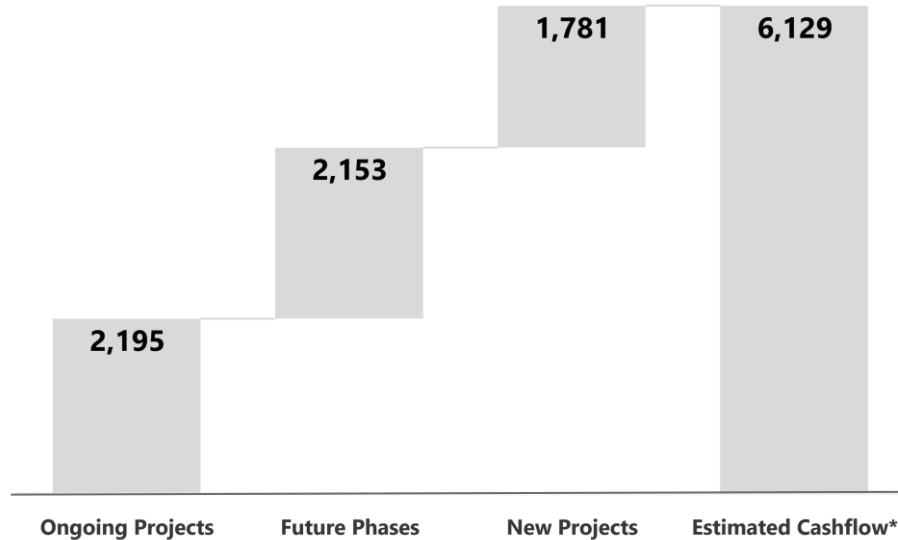
Location	Project Name	Future Development (msft)
MMR	Happinest Kalyan2 Ph 2	0.53
	Total	0.53

RESIDENTIAL – READY TO MOVE INVENTORY

Location	Project Name	Balance units to sell
Chennai	Lakewoods	1
	Lakefront estates	3
	Aqualily	57
MMR	Bloomdale	2
	Happinest Boisar	54
	Meridian (Alibaug)	4
	Happinest Kalyan1 Ph1	39
	Happinest Palghar1	41
TOTAL		201

RESIDENTIAL – SUSTAINABLE FUTURE CASH FLOWS

Estimated Cash Flows
(Rs. Cr)



(Rs. Cr)

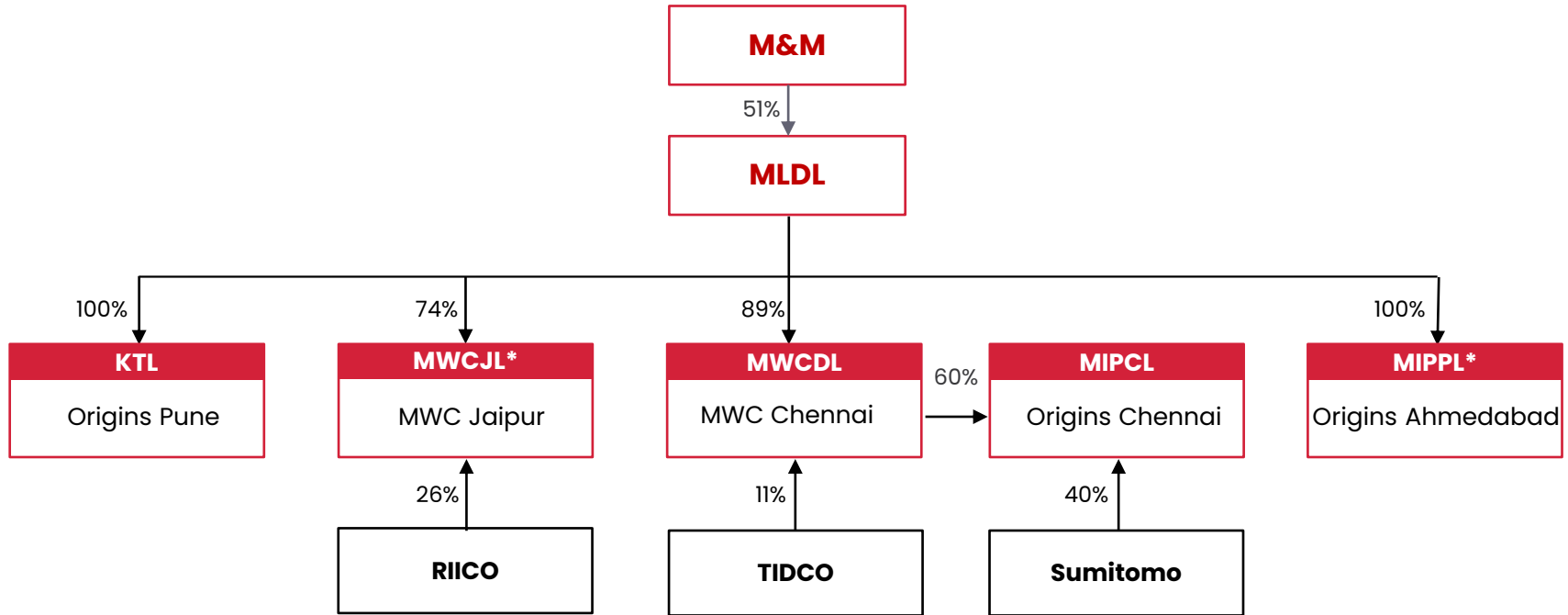
Ongoing Projects	Amount
Sold Units and Estimated Sales ^	8496
Less: Amount Collected of Sold Units	2433
Less: Estimated Construction Cost #	3868
Net amount to be collected (A)	2195
Future Phases (to be launched)	Amount
Estimated Sales ^	4547
Less: Estimated Construction Cost #	2394
Net amount to be collected (B)	2153
New Projects (to be launched)	Amount
Estimated Sales ^	3608
Less: Estimated Construction Cost #	1827
Net amount to be collected (C)	1781
Total (A+B+C)	6129

Note: * Does not include cash flow potential of "Land Bank", ^ Estimated sales value is based on management estimates

Construction costs are based on management estimates and includes unspent land/FSI related costs

MLDL IC & IC

IC & IC – STRUCTURE OVERVIEW



Note: Overview includes assets owning SPVs only. Shareholding %ages are rounded to nearest %age and based on common equity capital in SPVs.

* IFC is a strategic partner in MWCJL & MIPPL.

IC & IC – OPERATIONAL

Q4 FY2024

29.2 acres leased to **8** customer for Rs. **99.1** Cr:

- **MWC Jaipur:** Leased 13.8 acres to 4 customers for Rs. 48.9 Cr
- **Origins Chennai:** Leased 12.5 acres to 2 customer for Rs. 42.0 Cr
- **MWC Chennai:** Leased/sold 2.9 acres to 2 customer for Rs. 8.2 Cr

FY2024




119.4 acres leased to **21** customers for Rs. **369.6*** Cr:

- **MWC Jaipur:** Leased 76.1 acres to 11 customers for Rs. 233.5* Cr
- **Origins Chennai:** Leased 29.2 acres to 5 customers for Rs. 90.5 Cr
- **MWC Chennai:** Leased/sold 14.1 acres to 5 customers for Rs. 45.6 Cr




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	307 Acres	340 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



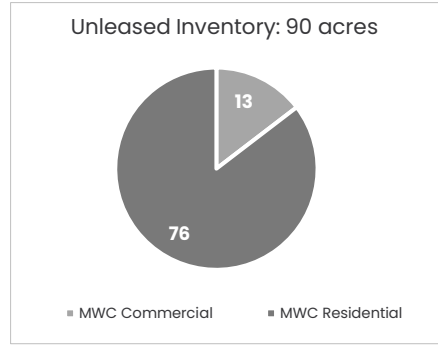
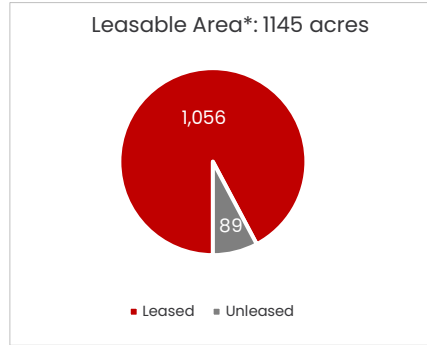
Business Support Services



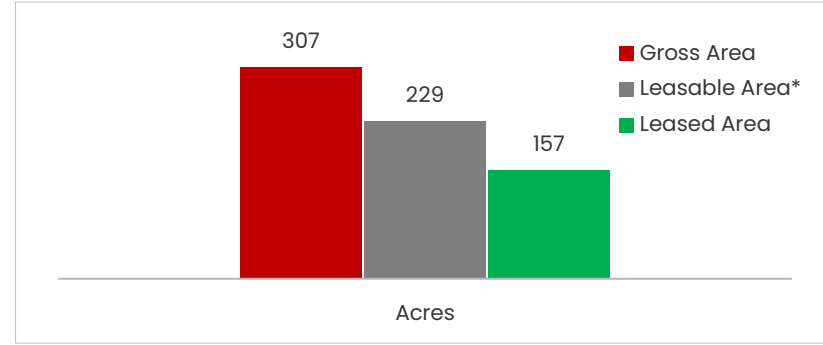
Co-located residential spaces with social Infrastructure

IC & IC – LEASED AREA

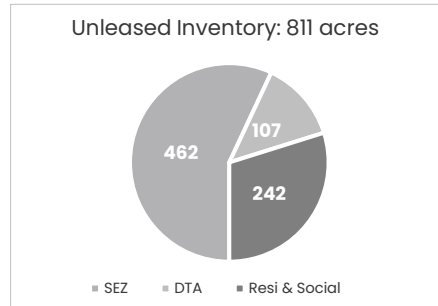
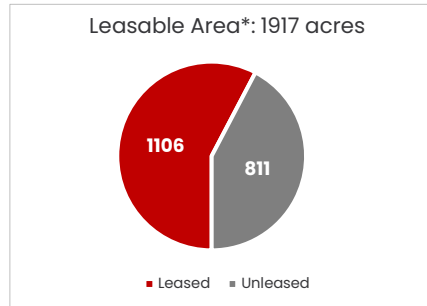
MWC, Chennai



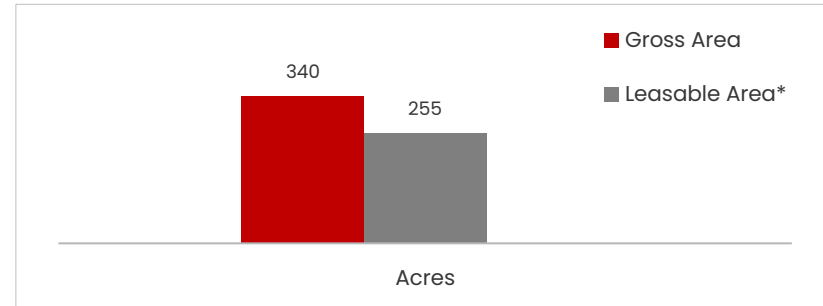
Origins, Chennai



MWC, Jaipur



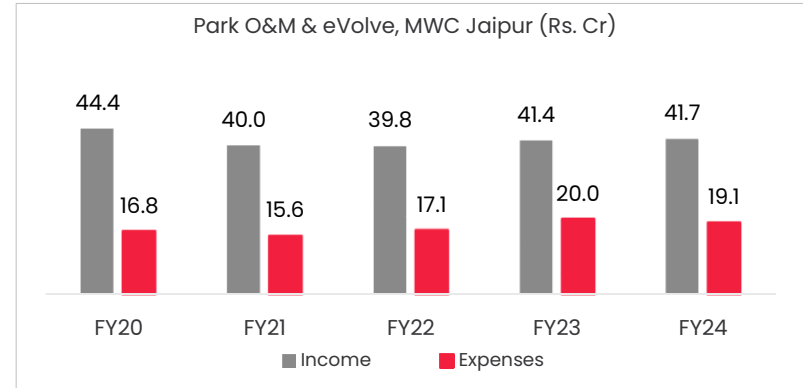
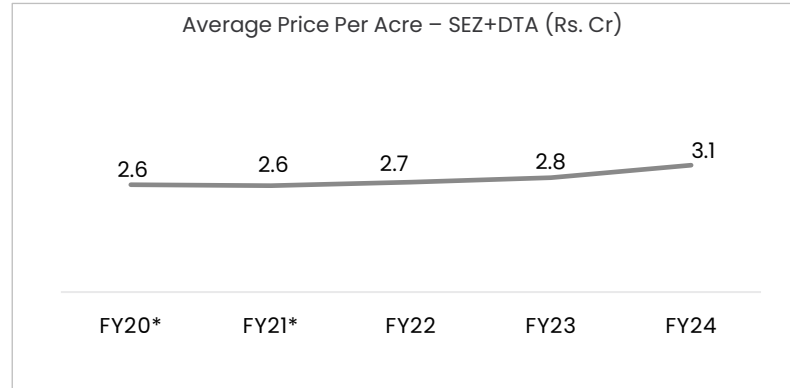
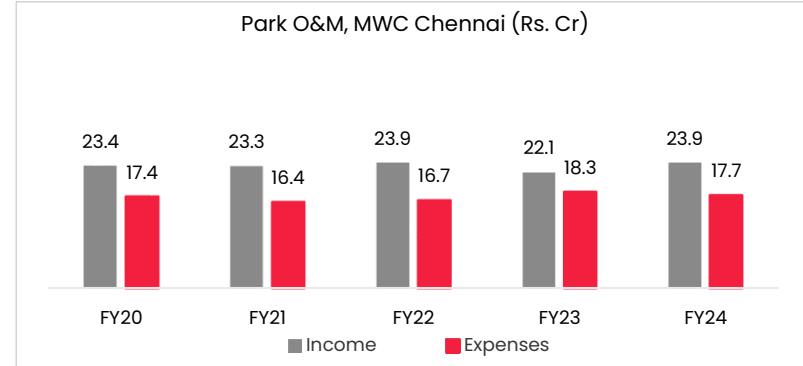
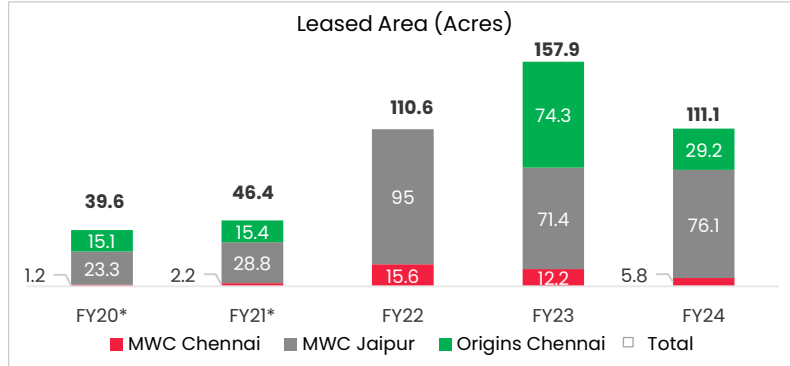
Origins, Ahmedabad



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

Note: * 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)

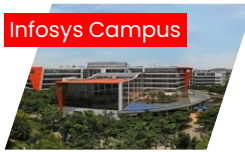
IC & IC – MARQUEE CLIENTELE

MWC Chennai

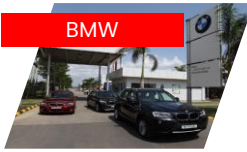
87 customers (63 operational)



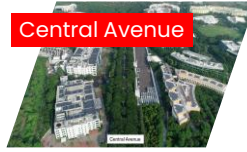
Infosys Campus



BMW



Central Avenue



Origins Chennai

15 customers (3 operational)



Yanmar



USVI



NISSEI



MWC Jaipur

138 customers (81 operational)



JCB



DTA Zone



Infosys Circle



Origins Ahmedabad

NH Access



Planned Construction



Planned Construction



LAND INVENTORY – ASSETS WITH DEEP VALUE

Land Name	Location	Gross Area (acres)	Development Plan #
Thane (Ghodbundar Road)	MMR	68	Land conveyance completed. Planned as Mixed-use Development.
Murud, Raigad	MMR	1,291	Under study & evaluation stage.
OP (Origins Pune)	Pune	500*	Planned to be developed as Origins, Pune. Under land aggregation stage to ensure contiguity.
OBL (Outside Boundary Land – MWC Chennai)	Chennai	50	Planned as land sale.
OC2 (Origins Chennai 2)	Chennai	237	Under land aggregation stage to ensure contiguity.
Total		2,146	

Note: Includes land held by SPVs; * Represents Gross Planned Area; # Above information is based on management estimates and can change / alter / vary materially. No assurances are being made in relation to the timelines or realization of above planned developments.

MLDL Financials

FINANCIAL – HIGHLIGHTS

(Rs. Cr, unless specified)

CONSOLIDATED RESULTS	Q4 FY24	Q3 FY24	Q4 FY23	FY24	FY23
Total Income	54.6	88.8	270.3	279.1	659.6
EBIDTA*	65.0	43.2	10.4	75.4	61.0
Profit / (Loss) Before Tax & Share in Net Profit / (Loss) of Associates	-20.2	-36.4	-18.9	-125.2	-12.5
Share in Net Profit / (Loss) of Associates	78.8	75.4	22.9	179.5	118.1
Profit Before Tax	58.6	39.1	3.9	54.3	105.7
Net Profit / (Loss) for the period	71.5	50.0	0.5	98.3	102.8
Net Profit / (Loss) after Non-Controlling Interest	71.5	50.0	0.5	98.2	101.4
Net Worth (excluding Non-Controlling Interest)	1,872.7	1,800.8	1,805.8	1,872.7	1,805.8
Net Debt to Equity Ratio	0.36	0.16	(0.00)	0.36	(0.00)
Cost of Debt	8.6%	8.5%	8.2%	8.6%	8.2%

Note: * EBITDA Includes Other Income and Share of Profits from JV and Associates

FINANCIALS – CONSOLIDATED PROFIT & LOSS A/C

(Rs. Cr, unless specified)

PROFIT & LOSS STATEMENT	Q4 FY24	Q3 FY24	Q4 FY23	FY24	FY23
Income from Operations	14.3	82.0	255.4	212.1	606.6
Other Income	40.3	6.8	14.9	67.0	53.0
Total Revenues	54.6	88.8	270.3	279.1	659.6
Operating Expenses	12.9	72.4	211.4	191.5	513.7
Employee Remuneration & Benefits	18.2	23.7	18.3	84.1	79.2
Finance Costs	2.6	0.3	3.4	7.4	10.9
Depreciation & Amortisation	3.8	3.8	3.1	13.7	12.2
Administration & Other Expenses	37.3	24.9	53.0	107.6	123.8
Total Expenditure	74.8	125.1	289.2	404.3	739.8
Exceptional Items	-	-	-	-	67.8
Profit from Ordinary Activities before Tax & Share in Net Profit / Loss of Associates	-20.2	-36.3	-18.9	-125.2	-12.5
Share in Net Profit / (Loss) of Associates	78.8	75.4	22.9	179.5	118.1
Profit from Ordinary Activities before Tax	58.6	39.1	3.9	54.3	105.7
Less : Provision for Current Taxation	0.0	0.9	0.8	2.5	3.5
Less : Provision for Deferred Taxation	-12.9	-11.8	2.6	-46.5	-0.7
Net Profit for the period	71.5	50.0	0.5	98.3	102.8
Less: Minority Interest	0.0	0.0	0.0	0.1	1.4
Net Profit / (Loss) after Taxes and Minority Interest	71.5	50.0	0.5	98.2	101.4

FINANCIALS – CONSOLIDATED BALANCE SHEET

(Rs. Cr, unless specified)

EQUITY & LIABILITIES	FY24	FY23	ASSETS	FY24	FY23
Equity Share Capital	155.0	154.7	Property, Plant and Equipment	19.5	13.8
Other Equity	1,717.7	1,651.1	Right of Use Assets	4.2	2.8
Net Worth	1,872.7	1,805.8	Capital Work-In-Progress	5.1	5.1
Non-Controlling Interest	0.2	0.2	Investment Property	-	19.4
Financial Liabilities			Goodwill and Other Intangible Assets	0.6	0.5
(i) Borrowings	648.0	7.6	Financial Assets		
(ii) Lease Liabilities	3.3	-	(i) Investments	827.3	709.2
(iii) Other Financial Liabilities	1.8	1.8	(ii) Trade Receivables	-	-
Provisions	6.4	4.6	(iii) Loans	6.4	0.1
Non-Current Liabilities	659.5	14.0	(iv) Other Financial Assets	14.5	14.4
Financial Liabilities			Deferred Tax Assets (Net)	105.8	59.2
(i) Borrowings	224.8	257.4	Other Non-Current Tax Assets	69.4	67.8
(ii) Lease Liabilities	1.1	3.0	Non-Current Assets	1,052.8	892.4
(iii) Trade Payables	194.6	191.8	Inventories	3,377.9	2,097.6
(iv) Other Financial Liabilities	375.5	331.9	Financial Assets		
Other Current Liabilities	1,611.2	980.2	(i) Investments	86.3	196.2
Provisions	8.6	11.5	(ii) Trade Receivables	107.2	129.1
Current Tax Liabilities (Net)	14.8	14.9	(iii) Cash and Cash Equivalents	91.1	49.5
Current Liabilities	2,430.6	1,790.7	(iv) Bank Balances other than (iii) above	15.7	27.8
			(v) Loans	31.0	17.6
			(vi) Other Financial Assets	11.7	15.2
			Other Current Assets	163.9	185.3
			Current Assets	3,884.7	2,718.3
			Non-current Assets classified as held for sale	25.5	
TOTAL	4,963.0	3,610.7	TOTAL	4,963.0	3,610.7

FINANCIALS – SEGMENT PERFORMANCE

(Rs. Cr, unless specified)

SEGMENT RESULTS	Residential		IC & IC	
	Q4 FY24	FY24	Q4 FY24	FY24
Area Sold (msft) / Land Leased (acres)	0.85 msft	2.47 msft	29.2 acres	119.4 acres
Sales / Lease Income	1086	2328	99	370
Income from Operation	128	502	120	447
Other Income	45	79	5	10
Total Income	173	581	125	458
Cost of Sales	72	361	25	140
Gross Margins (%)	44%	28%	79%	69%
Less Other Operating Expenses	67	210	12	41
EBIDTA (excluding Other Income)	-10	-69	83	266
Less Interest and Depreciation	9	31	14	56
Add Exception Item - Gain / (Loss)	0	0	0	0
Less Provision for Tax	-3	-31	13	56
PAT (after Non-Controlling Interest)	24	-26	47	124
PAT Margin (%)	19%	-4%	39%	28%
Net worth ^{\$}		1,358		1,037
Net Debt [#]		554		84
Net Debt to Equity Ratio		0.41		0.08

Note: Above details are provided for better understanding of the performance of Residential & Industrial 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. All figures above are in Rs. Cr, unless specified [#] Debt represents funding from Banks / FI's / Third Parties. Any contribution made by promoters / strategic partners is excluded. ^{\$} Net-worth in each segment has been adjusted by including the contribution made by promoter/ strategic partners.

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. 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.



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. 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. Asha Kharga
Non-Executive,
Non-Independent Director

- MBA in Marketing from Mumbai University
- Chief Customer & Brand Officer, M&M Ltd
- Recognized as India's Top 20 Most Influential Women in Marketing & Advertising, by Business World.



Ms. Rucha Nanavati
Non-Executive,
Non-Independent Director

- Master in Computer Science, Illinois Institute of Technology, Chicago, IL, USA & BE- Electronics and Communication
- Chief Information Officer, M&M Ltd
- Won Top Women in Grocery award in 2020 and CIO Powerlist award in 2022.

MLDL LEADERSHIP | MANAGEMENT



Ameet Hariani

Non-Executive Chairman



Amit Kumar Sinha

Managing Director &
Chief Executive Officer



Jitesh Donga

Chief of Design



Parveen Mahtani

Chief Legal Officer



Rajaram Pai

Chief Business
Officer - Industrial



Sudharshan KR

Chief Project
Officer



Tanmoy Roy

Chief People
Officer



Vimal Agarwal

Chief Financial
Officer



Vimalendra Singh

Chief Business
Officer - Residential



Viral Oza

Chief Marketing
Officer



Avinash Bapat

Chief Financial
Officer - Designate

Thank You



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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. 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 on the date hereof

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