

October 23, 2024

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/
--	---

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub : Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs/Madam,

This is with reference to our letter dated October 6, 2022 (letters enclosed) wherein we have informed regarding establishing a joint venture with Actis, a leading global investor in sustainable infrastructure, to develop industrial and logistics real estate facilities across India.

In this regard, the Company, has today executed a Securities Purchase Agreement (SPA) with existing shareholders of Ample Parks MMR Private Limited (APMPL) for acquisition of equity shares resulting in the Company holding 26% of the total equity holding of APMPL and Shareholders Agreement (SHA) at 2:15 pm IST with APMPL, (“Asset Owning SPV”) and Omega Warehouse Holdings 2 Limited (Omega), Affiliate of Actis.

Pursuant to definitive agreements, the Company, has agreed for a total investment commitment of Rs. 20.05 crore over a period of three years and/or as defined in the SHA, subject to fulfilment of conditions specified in the SHA. In accordance with the SPA, the Company shall initially acquire 5,200 equity shares having face value of Rs. 10 each resulting in the Company holding 26% of the total equity shareholding of APMPL and balance 74% of the total equity shareholding of APMPL will be held by Omega. Further investment in the form of equity and/or other securities in APMPL will be undertaken in accordance with the terms of the SHA in the ratio of 26:74 wherein 26% will be held by the Company and balance by Omega and in accordance with the applicable laws.

Pursuant to sub-clause (a) of clause (ii) of the Explanation to para 1 read with para 5 of Part A of Para A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the details, as required under Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July, 2023 are enclosed as Annexure A (Acquisition including agreement to acquire) and Annexure B (Agreements – Shareholders agreement).

This intimation is also available on the website of the Company at <https://www.mahindralifespaces.com/investor-center/?category=material-disclosure-intimation>.

For Mahindra Lifespace Developers Limited

Bijal Parmar

Assistant Company Secretary & Compliance Officer

Membership No.: ACS 32339

Enclosure.: as above

Annexure A
Acquisition (including agreement to acquire)

Particulars	Information of such events
<p>Name of the target entity, details in brief such as size, turnover etc.</p> <p>Brief background about the entity acquired in terms of products / line of business acquired, date of incorporation, history of last 3 years, turnover, country in which the acquired entity has presence and any other significant information (in brief)</p>	<p>Ample Parks MMR Private Limited (APMPL) has been incorporated on 13th June 2023 and currently has authorised share capital of Rs. 15 lakh and paid-up capital of Rs. 2 lakhs. APMPL is in the business of acquiring, investing in, designing, marketing, developing, managing, holding, leasing / licensing and/or disposing of industrial, logistics and warehousing real estate projects and assets across various markets in India, and any other activities / services incidental to the above having its presence in India.</p> <p>Turnover: Since its incorporation on 13th June 2023, to 31st March 2024, APMPL has registered nil turnover.</p> <p>As per the business plan, the total investment commitment in APMPL is upto Rs. 77.10 crore, of which the Company, subject to the business requirement and fulfilment of certain conditions as mentioned in the SHA, may invest upto Rs. 20.05 crore, i.e. 26% of the overall investment commitment.</p> <p>The balance will be invested by Omega Warehouse Holdings 2 Limited, affiliate entity of Actis. The investment commitment could vary based on the business requirements and as may be mutually agreed between the Parties within the overall approved limits.</p> <p>As part of initial investment, pursuant to SPA, it is agreed that the Company will be investing in APMPL by acquiring 5,200 equity shares having face value of Rs. 10 each at a premium of Rs. 1.40 each aggregating to</p>


	Rs. 59,280 (Rupees Fifty-Nine Thousand Two Hundred and Eighty) resulting in the Company holding 26% of the total equity share capital of APMPL (Initial Investment).
Whether the acquisition would fall within related party transaction (s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	The Initial Investment will result in APMPL becoming associate of the Company. Requisite approvals for the said investment have been obtained. Neither Promoter nor any promoter group or group companies have any interest in APMPL except, as mentioned, APMPL becoming associate of the Company. The initial investment, pursuant to SPA will be by the Company acquiring 5,200 equity shares having face value of Rs. 10 each at a premium of Rs. 1.40 each aggregating to Rs. 59,280 (Rupees Fifty-Nine Thousand Two Hundred and Eighty) (Initial Investment), based on the agreed terms specified in the SHA.
Industry to which the entity being acquired belongs;	Development of industrial and logistics real estate / warehousing facilities, real estate projects and ancillary support to infrastructure.
Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	As agreed between the Company and Actis, APMPL shall act as Asset Owning Company in accordance with the definitive agreements executed for development of industrial and logistics real estate facilities. The said business is in the ordinary course of business of the Company.
Brief details of any governmental or regulatory approvals required for the acquisition;	Presently, no such approvals are required for the Initial Investment agreed between the Parties.
Indicative time period for completion of the acquisition;	The total investment commitment, as agreed between the parties to SHA, shall be invested over a period of three years and/or as mentioned in the SHA, subject to fulfilment of conditions specified in the SHA.

	The Company in accordance with the SPA has acquired 26% of the total equity share capital of APMPL.
Nature of consideration –whether cash consideration or share swap and details of the same;	Cash consideration.
Cost of acquisition or the price at which the shares are acquired;	As part of Initial Investment, the Company would be acquiring 5,200 equity shares having face value of Rs. 10 each at a premium of Rs. 1.40 each aggregating to Rs. 59,280 (Rupees Fifty-Nine Thousand Two Hundred and Eighty). The total investment commitment is upto Rs. 77.10 crore, of which the Company, subject to business requirements and fulfilment of certain conditions as mentioned in the SHA, may invest upto Rs. 20.05 crore (i.e. 26% of the total investment commitment) by way of equity and/or other securities from time to time, based on the business requirements.
Percentage of shareholding / control acquired and / or number of shares acquired;	As part of Initial Investment, pursuant to SPA, it is agreed that the Company will be investing in APMPL by acquiring 5,200 equity shares having face value of Rs. 10 each at a premium of Rs. 1.40 each aggregating to Rs. 59,280 (Rupees Fifty-Nine Thousand Two Hundred and Eighty) resulting in the Company holding 26% of the total equity share capital of APMPL (Initial Investment). Further, investment in form of equity and/or other securities in APMPL will be undertaken in accordance with the terms of the SHA in the ratio of 26:74 wherein 26% will be held by the Company and balance by Omega and in accordance with the applicable laws.

Annexure B
Agreements [viz. shareholder agreement(s)]

Particulars	Information of such events
Name(s) of parties with whom the agreement is entered;	<p>Share Purchase Agreement (SPA) has been executed amongst the Company, Omega Warehouse Holdings 2 Limited, Affiliate of Actis, Ample Parks MMR Private Limited (APMPL) (“Asset Owing SPV”) and Mr. Akash Rastogi, Ms. Dhara Modi Lobo (current shareholders of APMPL)</p> <p>Shareholders Agreement (SHA) has been executed amongst the Company, Omega Warehouse Holdings 2 Limited, Affiliate of Actis and APMPL (“Asset Owing SPV”).</p>
Purpose of entering into the agreement;	To develop industrial and logistics real estate facilities across India.
Shareholding, if any, in the entity with whom the agreement is executed	The Company will be investing in APMPL by acquiring 5,200 equity shares having face value of Rs. 10 each at a premium of Rs. 1.40 each aggregating to Rs. 59,280 (Rupees Fifty-Nine Thousand Two Hundred and Eighty) resulting in the Company holding 26% of the total equity share capital of APMPL (Initial Investment). Further, investment in form of equity and/or other securities in APMPL will be undertaken in accordance with the terms of the SHA in the ratio of 26:74 wherein 26% will be held by the Company and balance by Omega and in accordance with the applicable laws.
Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.;	<p>The Company and Omega shall invest in APMPL to undertake the business of industrial and logistics real estate projects across India.</p> <p>Presently, the Company has a right to appoint one director and Omega has right to appoint three directors in APMPL.</p>

	The terms and conditions for investment, appointment of Directors, meetings and other related matters in relation to the proposed investment are defined in the SHA. No such specific restriction with respect to change in capital structure
Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship;	Omega is not related to Promoter/Promoter group/group companies. Post Initial Investment, APMPL is an associate company of the Company,
Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	Post Initial Subscription, APMPL will become associate of the Company and that the Company has obtained requisite approvals in this regard. The Initial Investment has been undertaken based on the agreed terms and conditions as specified in the SPA and that any further investments will be undertaken based on the terms and conditions specified in the SHA and in accordance with the applicable laws.
In case of issuance of shares to the parties, details of issue price, class of shares issued;	Cash consideration.
Cost of acquisition or the price at which the shares are acquired;	The Company, pursuant to the Share Purchase Agreement, shall subscribe to 5,200 equity shares having face value of Rs. 10 each at a premium of Rs. 1.40 each aggregating to Rs. 59,280 (Rupees Fifty-Nine Thousand Two Hundred and Eighty) resulting in the Company holding 26% of the total equity share capital of APMPL. Further, investment in form of equity and/or other securities in APMPL will be undertaken in accordance with the terms of the SHA in the ratio of 26:74 wherein 26% will be held by the Company and balance by Omega and in accordance with the applicable laws.
Any other disclosures related to such agreements, viz., details of nominee	Nil



on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.;	
In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): a) name of parties to the agreement; b) nature of the agreement; c) date of execution of the agreement; d) details of amendment and impact thereof or reasons of termination and impact thereof.	Not Applicable

6th October, 2022

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/
---	--

Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Dear Sirs / Madam,

Sub: Disclosure pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: Intimation letter along with Press Release filed today, 6th October, 2022

This is further to the intimation filed today on 6th October, 2022 (letter enclosed) informing execution of definitive documents, on late evening of 5th October, 2022, between the Company and Actis for developing industrial and logistics real estate facilities across India.

In this regard, we enclose herewith the details required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD /CMD/4/2015 dated September 09, 2015 in Annexure A to this letter.

You are requested to take the above on record.

For Mahindra Lifespace Developers Limited

ANKIT
MANOJ
SHAH

Ankit Shah

Asst. Company Secretary & Compliance Officer

Annexure A

1.	Name(s) of parties with whom the agreement is entered	The Company has, on late evening of 5 th October, 2022, executed definitive documents to establish joint ventures with Actis, a leading global investor in sustainable infrastructure.
2.	Purpose of entering into the agreement	To develop industrial and logistics real estate facilities across India.
3.	Shareholding, if any, in the entity with whom the agreement is executed;	Nil
4.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc	<p>Subject to requisite approvals and finalisation of other definitive documents, the Company or its Affiliates and Actis or its Affiliates will jointly invest in Asset Owning SPVs (SPVs) and in an Operating Company which will provide service to Asset Owning SPVs.</p> <p>The Company or its Affiliates may own stakes in the range of 26% to 40% in these entities, and the balance will be owned by Actis or its Affiliates.</p> <p>Each party will have right to appoint directors in proportion to their shareholding. Presently, the Company has right to appoint one director and Actis has right to appoint three directors in the Asset Owning SPVs and Operating Company.</p> <p>No such specific restriction with respect to change in capital structure.</p>
5.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Actis is a third-party who does not belong to the Promoter/ Promoter Group/Group companies.
6.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arms length	Presently, the arrangement does not fall under the ambit of Related Party Transactions. However, in case such situation arises in future, the same shall be done at "arms length" and requisite approvals will be sought from shareholders.
7.	In case of issuance of shares to the parties, details of issue price, class of shares issued;	Subject to requisite approvals and finalisation of other definitive documents, the Company or its Affiliates may own stakes in the range of 26% to

Mahindra Litespace Developers Limited

Mahindra Towers, 5th Floor, Dr. G.M. Bhosale Marg, Worli, Mumbai 400 018, India

+91 22 6747 8600/8601 | www.mahindralifespaces.com

CIN: L45200MH1999PLC118949

Email: investor.mldl@mahindra.com

		<p>40% in the SPVs / Operating Company to be incorporated, and the balance will be owned by Actis or its Affiliates.</p> <p>The details of the issue price and class of shares issued are subject to finalisation and execution of other definitive documents</p>
8.	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc	Nil
9.	<p>In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s):</p> <p>a. Name of parties to the agreement; b. nature of the agreement; c. Date of execution of the agreement; d. Details of amendment and impact thereof or reasons of termination and impact thereof</p>	Not Applicable
10.	Other information	Please note that the SPVs / Operating Company mentioned above are yet to be incorporated and will be set up at a later stage.

6th October, 2022

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/
---	--

Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Dear Sirs / Madam,

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015

The Company has, on late evening of 5th October, 2022, executed definitive documents to establish joint ventures with Actis, a leading global investor in sustainable infrastructure, for developing industrial and logistics real estate facilities across India. Subject to requisite approvals and finalisation of other definitive documents, the Company or its Affiliates and Actis or its Affiliates will jointly invest in Asset Owning SPVs and in an entity that will provide business services to the Asset Owning SPVs. The Company or its Affiliates may own stakes in the range of 26% to 40% in these entities, and the balance will be owned by Actis or its Affiliates.

Subject to requisite approvals, both Partners have earmarked upto 100 acres of land across the Mahindra World Cities as seed assets to be acquired by the Asset Owning SPVs during the course of arrangement. In addition, the Partners plan to expand the business by acquiring and developing greenfield and brownfield projects across India.

A press release which is self-explanatory is enclosed herewith.

Actis is a third-party who does not belong to the Promoter/ Promoter Group/Group companies and presently, the arrangement does not fall under the ambit of Related Party Transactions.

For Mahindra Lifespace Developers Limited

ANKIT
MANOJ
SHAH



Ankit Shah

Asst. Company Secretary & Compliance Officer

Mahindra Lifespace Developers Limited

Mahindra Towers, 5th Floor, Dr. G.M. Bhosale Marg, Worli, Mumbai 400 018, India

+91 22 6747 8600/8601 | www.mahindralifespaces.com

CIN: L45200MH1999PLC118949

Email: investor.mldl@mahindra.com

Mahindra Lifespaces and Actis announce a joint venture to develop industrial and logistics real estate across India

Mumbai, 6th October 2022: Mahindra Lifespace Developers Limited, the real estate and infrastructure development arm of the Mahindra Group, today announced that it has entered into an agreement with Actis, a leading global investor in sustainable infrastructure, to establish a Joint Venture Platform for developing industrial and logistics real estate facilities across India. Up to 100 acres of land with ready infrastructure in the two Mahindra World Cities, offering a built-up potential of over two million square feet, has been earmarked as seed sites to be acquired and developed by the Joint Venture Platform over time, subject to requisite approvals. The Joint Venture will also simultaneously acquire and develop other greenfield and brownfield sites in key markets across India, aiming to become a leading real estate solutions provider to global and local corporations. The total investment in the business over the initial years, including debt, is estimated to be Rs 2,200 crore. Actis will own a majority stake, and Mahindra Lifespaces will have a significant minority. Industrial and warehousing have emerged as a high-growth real estate asset class buoyed by rising consumer demand and accelerating manufacturing investment. The National Logistics Policy announced recently by the Prime Minister is expected to give a further fillip to investments in the sector.

Commenting on the joint venture, **Arvind Subramanian, Managing Director and CEO, Mahindra Lifespaces**, said, "We are witnessing strong and accelerating demand for Grade A warehousing and manufacturing facilities from both multinational and Indian clients. With our experience in building and operating thriving integrated cities and industrial parks and our ready-to-market plug-and-play infrastructure in Mahindra World Cities in Chennai and Jaipur, we are well-positioned to cater to this demand. We look forward to combining the expertise of both partners in infrastructure development and asset management and contributing to the vision of 'Atmanirbhar Bharat'."

Ashish Singh, Partner and Head of India and SE Asia Real Estate, Actis, said, "The warehousing sector in India is in early stages of a transformation, rapidly gaining scale while also undergoing modernisation. As experienced builders and operators of sustainable New Economy Real Estate, Actis sees enormous growth potential in the sector as India grows to become the third largest consumption economy globally by the turn of this decade. The demand for industrial real estate is on the rise as India benefits from a renewal of domestic capital investment cycle, realignment of global supply chains in many sectors and as the Government's PLI schemes catalyse more and more investment in manufacturing locally. Yet, there is need for more dependable real estate solution providers and institutional owners in this sector. Actis is excited to partner with Mahindra Lifespaces to invest in the development of modern and sustainable warehousing and industrial space in India which will improve logistics efficiency and support industrial growth, both key focus areas for the Government. "

[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 32.14 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>

About Actis

Actis is a leading global investor in sustainable infrastructure. We deliver competitive returns for institutional investors and measurable positive impact for countries, cities, and communities in which we operate. Our global experience, operational knowhow and strong culture allow us to create global sustainability leaders. We do it at scale. And have been doing so for decades. Since inception, we have raised US\$24 billion to invest in a better tomorrow.

Actis is a signatory to the United Nations backed Principles for Responsible Investment (UNPRI), an investor initiative developed by the UNEP FI and the UN Global Compact. The firm has consistently been awarded the highest rating score in the UN Principles for Responsible Investment (PRI) independent assessment.

www.actis

For further enquiries, please contact:

Ms. Jaswinder Manchanda Kochar
Corporate Communications
Mahindra Lifespaces Developers Ltd.
Email: kochar.jaswinder@mahindra.com

Actis Press Contact (India)

Jyoti Tanwar / Chintan Shah
Adfactors PR
+91 98199 10523 / +91 99206 30954