

July 4, 2025

To,

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

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

Dear Sir / Madam,

It is hereby informed that the Company is undertaking launch of a residential project, New tower at Mahindra Citadel – Tower L at Pimpri Chinchwad, Pune Region. The said Project is registered with Maharashtra Real Estate Regulatory Authority (RERA Registration no. PR1260002500154). The details of the Project registered with RERA is available at <https://maharera.maharashtra.gov.in/>.

A press release regarding above launch is attached as Annexure A for reference. The press release is self-explanatory.

The requisite details are submitted below:

Name of the product	Mahindra Citadel - Tower L
Date of launch	July 4, 2025
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)	-

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

Thanking You,

For and on behalf of
Mahindra Lifespace Developers Limited

Snehal Patil
Interim Company Secretary & Compliance Officer

Mahindra Lifespaces launches a new tower at Mahindra Citadel in Pune

The tower is part of the overall project with a GDV of ₹2500 Cr

Pune, July 04th, 2025 – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development arm of the Mahindra Group, has announced the launch of a new tower at *Mahindra Citadel*, featuring premium 1 BHK homes designed for young professionals, nuclear families, and first-time homebuyers. This tower is part of the larger ~9.66-acre residential development in Pimpri-Chinchwad, Pune, which has an overall Gross Development Value (GDV) of nearly ₹2500 Cr. This launch follows robust demand for the earlier phases and not only offers high-quality urban living but also offers excellent connectivity, as it is adjacent to the Sant Tukaram Metro Station.

Mr. Vimalendra Singh, Chief Business Officer (Residential), Mahindra Lifespace Developers Ltd., said, *"The continued demand and strong sales at Mahindra Citadel strengthens our belief in Pimpri-Chinchwad as a high-potential residential micro-market. With most of Phase 1 and Phase 2 sold out, we are pleased to introduce a dedicated 1 BHK offering that expands our value proposition to a wider demographic of homebuyers. This marks another step forward in our ongoing commitment to deliver quality living spaces that balance convenience, connectivity, and comfort."*

The newly launched Tower is part of the same integrated community, offering access to thoughtfully curated infrastructure and amenities. These include landscaped green zones, a clubhouse, jogging track, gymnasium, multipurpose courts, and dedicated wellness spaces. As with previous phases, homes in this Tower are IGBC Gold pre-certified, with eco-friendly features such as energy-efficient lighting, water conservation systems, and solid waste management provisions. Positioned along the Old Mumbai-Pune Highway, residents also benefit from proximity to educational institutions, healthcare centres, and entertainment hubs, further enhancing the appeal of the location.

About Mahindra Lifespace Developers Ltd.

Established in 1994, Mahindra Lifespaces 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 47.56 million sq. ft. (saleable area) 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.

As a pioneer in Net Zero homes in India, Mahindra Lifespaces is committed to building only Net Zero homes from 2030 onwards. The company has already launched India's first three Net Zero residential developments: One Net Zero Energy and two Net Zero Energy+ Waste, showcasing its dedication to environmental responsibility and innovation. 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 90 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>