

August 14, 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 new premium residential towers, H & I, at 'Lakewoods', at Mahindra World City Chennai (MWC Chennai). The said Project is registered with Tamil Nadu Real Estate Regulatory Authority (RERA Registration no. TNRERA/35/BLG/0276/2025). The details of the Project registered with RERA is available at <https://rera.tn.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	Lakewoods – Towers H & I
Date of launch	August 14, 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
<https://www.mahindralifespaces.com/investor-center/?category=material-disclosure-intimation>.

Thanking You,

For and on behalf of
Mahindra Lifespace Developers Limited

Snehal Patil
Interim Company Secretary & Compliance Officer

Mahindra Lifespaces launches 166 premium residences at Lakewoods, Mahindra World City, Chennai

Chennai, August 14th, 2025 - Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development business of the Mahindra Group, has announced the launch of new premium residential towers, H & I, at 'Lakewoods', Mahindra World City, Chennai (MWC Chennai). This launch adds to the thriving residential community at MWC Chennai, further reinforcing its position as a vibrant and sustainable ecosystem. The two newly launched towers will offer 166 spacious units in 2 & 3 BHK formats, thoughtfully designed for modern living.

The IGBC Platinum pre-certified project builds on Mahindra Lifespaces' commitment to sustainable development and holistic well-being of homeowners. The design ensures greater privacy with no shared walls between apartments. Cross-ventilated bedrooms and large French windows allow for natural light and airflow, supporting comfortable everyday living. Select units also include private decks that overlook the lake, nearby hills, or the central podium.

Speaking on the launch, **Vimalendra Singh, Chief Business Officer – Residential, Mahindra Lifespace Developers Ltd.**, said, *"Mahindra World City, Chennai was envisioned as an integrated, sustainable township where people can live, work and thrive in harmony with nature in a well-planned, sustainable environment. Lakewoods is an integral part of this vision, offering thoughtfully designed homes within walking distance of social infrastructure, green spaces, offices and everyday conveniences. With the launch of Towers H & I, we are deepening our commitment to creating vibrant neighbourhoods that support a balanced and fulfilling lifestyle."*

Lakewoods is a 9.33-acre residential development at Mahindra World City, Chennai, now introducing towers H & I, offering spacious 2 & 3 BHK homes with thoughtfully curated amenities such as a swimming pool, indoor gym, an elevated lounge, jogging track & kids' play area.

The project integrates green living features such as **energy-efficient lighting, organic waste treatment, waste segregation**, and water/energy conservation systems. The broader Mahindra World City ecosystem enriches life further through schools, hospitals, retail, dining, and recreational options, along with regular cultural and sporting events that foster a strong community spirit.

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 49.26 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 324,000 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>