

06th February, 2026

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: Press Release

Dear Sir / Madam,

In furtherance to our letter dated 17th April 2023, please find attached press release which is self-explanatory.

Thanking You,

For and on behalf of
Mahindra Lifespace Developers Limited

Bijal Parmar
Company Secretary and Compliance Officer

Encl: As above

Mitsubishi Electric India Expands Manufacturing Footprint with ₹2,100 Crore Investment at Origins by Mahindra, Chennai

Chennai, February 06, 2026: Mahindra Industrial Park Chennai Limited (MIPCL), a joint venture between Mahindra World City Developers Limited and Sumitomo Corporation of Japan, marks yet another significant milestone with the commencement of operations of Mitsubishi Electric India Private Limited's air conditioner and compressor manufacturing facility at Origins by Mahindra in Chennai. The facility, spread across 52 acres within the integrated industrial cluster, represents the scaling up of Mitsubishi Electric India's manufacturing presence in India.

The facility was inaugurated by the Hon'ble Chief Minister of Tamil Nadu, Thiru M.K. Stalin, through a virtual plaque unveiling. Developed with an investment of approximately ₹2,100 crore, the facility underscores Mitsubishi Electric India's long-term commitment to India and further strengthens Tamil Nadu's position as a preferred destination for high-value, technology-led manufacturing.

With an annual production capacity of 300,000 indoor and outdoor room air conditioners and 650,000 compressors, the expansion contributes to the development of a strong regional supplier ecosystem, and aligns with the Government of India's 'Make in India' initiative.

At the inauguration, **Hon'ble Chief Minister Thiru M.K. Stalin** said, *"Chennai continues to serve as the manufacturing backbone of Tamil Nadu, anchored by a deep and well-established industrial ecosystem. The inauguration of Mitsubishi Electric India's new air conditioner and compressor manufacturing facility reflects the state's growing potential and our commitment to enabling businesses from India and across the world to strengthen manufacturing, expand operations, and grow sustainably in Tamil Nadu."*

Atsushi Takase, Managing Director, Mitsubishi Electric India, said, *"India is witnessing a rapid growth for energy-efficient and high-quality air-conditioning solutions. This facility will support this growing demand through local manufacturing, while enabling us to respond faster to customer needs, strengthen quality control, and ensure sustainable operations. It will position India as a core hub within Mitsubishi Electric's global air conditioning business. Aligned with the progressive industrial vision of the Tamil Nadu government, this investment underscores our long-term commitment to India, Tamil Nadu, and the country's manufacturing ambitions."*

Vikram Goel, Chief Business Officer – Industrial, Mahindra Lifespace Developers Limited, said, *"The expansion of Mitsubishi Electric India's manufacturing operations at Origins by Mahindra reflects the strength of our integrated industrial cluster model. We focus on building future-ready ecosystems that combine world-class infrastructure, sustainability-led development, and seamless connectivity. The continued expansion of large global manufacturers like Mitsubishi Electric India within our developments reinforces the trust placed by these brands in our platform and our ability to support long-term industrial growth."*

Origins by Mahindra, Chennai is strategically located on NH16 and lies within the influence zones of the Chennai–Bengaluru Industrial Corridor (CBIC) and the Chennai–Visakhapatnam Industrial Corridor (CVIC). The industrial cluster offers proximity to the ports of Chennai, Ennore and Kattupalli, enabling efficient logistics and supply chain operations for manufacturing-led businesses.

The expansion of Mitsubishi Electric India's operations further strengthens Origins by Mahindra, Chennai's ecosystem of leading global manufacturers and reinforces Mahindra Lifespaces'

commitment to enabling sustainable, high-quality industrial development aligned with India's manufacturing ambitions.

About Origins by Mahindra, Chennai

Origins by Mahindra, Chennai is an integrated industrial development of Mahindra Lifespace Developers Ltd., part of the Mahindra Group. Established in 1994, Mahindra Lifespaces brings the Group's philosophy of 'Rise' to India's real estate and infrastructure development.

Origins by Mahindra, Chennai is being developed through a joint venture between Mahindra World City Developers Limited, Chennai, a public-private partnership between the Mahindra Group and TIDCO (Tamil Nadu Industrial Development Corporation), and Sumitomo Corporation, Japan.

The development spans approximately 600 acres, with the first phase covering about 306 acres. Origins Chennai is designed as a Multi-Sector Domestic Tariff Area (DTA) and features an IGBC Platinum pre-certified Industrial Cluster, reinforcing its commitment to sustainable and future-ready industrial infrastructure. Strategically located on NH-16 (Chennai–Kolkata Highway), part of the Golden Quadrilateral, Origins Chennai offers excellent road connectivity. It also lies within the influence zones of the Chennai–Bengaluru Industrial Corridor (CBIC) and the Chennai–Vizag Industrial Corridor (CVIC), providing strong access to key industrial markets, ports, and logistics networks.

Through the 'Mahindra World City' and 'Origins by Mahindra' platforms, Mahindra Lifespaces develops integrated cities and industrial clusters that support long-term industrial growth and robust business ecosystems.

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>

About Mitsubishi Electric

With more than 100 years of experience in providing reliable, high-quality products, Mitsubishi Electric Corporation (TOKYO:6503) is a recognized world leader in the manufacture, marketing and sales of electrical and electronic equipment used in information processing and communications, space development and satellite communications, consumer electronics, industrial technology, energy, transportation and building equipment. Mitsubishi Electric enriches society with technology in the spirit of its "Changes for the Better." The company recorded consolidated group sales of 5,521.7 billion yen (USD 36.8 billion*) in the fiscal year ended March 31, 2025.

Mitsubishi Electric India has grown to become a company offering a wide range of innovative and high-quality products for the Indian market. This includes products and solutions for Air Conditioners, Factory Automation and Industrial Systems, and Semiconductors & Devices.

April 17, 2023

To,

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/
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Re:

Security	BSE Limited	National Stock Exchange of India Limited	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

SUB: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (“SEBI LODR”)

Dear Sir / Madam,

In furtherance to our letter dated 5th April, 2023, please find attached press release which is self-explanatory.

Yours faithfully,
For Mahindra Lifespace Developers Limited

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Date: 2023.04.17
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Ankit Shah
Compliance Officer

Press Release

For immediate dissemination

Origins by Mahindra in Chennai signs Mitsubishi Electric India Private Ltd.

Chennai, April 17, 2023: Mahindra Industrial Park Chennai Limited (MIPCL), a joint venture between Mahindra World City Developers Limited and Sumitomo Corporation of Japan, marks yet another significant milestone by signing Mitsubishi Electric India Private Ltd ("Mitsubishi Electric"). Recognised as the world leader in electric and electronic equipment manufacturing, Mitsubishi Electric will set up a plant to manufacture air-conditioners and compressors spread across 52 acres at Origins by Mahindra, Chennai.

The new factory will be Mitsubishi Electric's first air conditioners and compressors manufacturing facility in India. This factory will cater to the growing air conditioner demand in the domestic market and is expected to begin operations by October 2025.. With an investment of around 222 million USD, the facility, once fully operational, will enable Mitsubishi Electric to achieve an annual production capability of 300,000 units of Room Air Conditioners and 650,000 units of compressors. The plant will be equipped with the latest technologies adhering to the highest standards of quality and safety.

Rajaram Pai, Chief Business Officer – Industrial, Mahindra Lifespace Developers Limited, said, "We are excited to welcome Mitsubishi Electric to Origins by Mahindra, Chennai. This achievement marks a significant milestone in our journey towards establishing a world-class ecosystem for businesses to prosper and succeed. Our strategic location, coupled with our robust infrastructure and commitment to sustainability, positions us as a leading destination for the manufacturing industry. At Origins by Mahindra, we remain dedicated to providing our clients with unparalleled service excellence as we continue to pave the way towards India's 'Make in India' mission by facilitating global standards of manufacturing in the country."

Kazuhiko Tamura, Managing Director, Mitsubishi Electric India Private Limited, said, "We grew the air conditioner business by expanding its sales channels and establishing a market position as a premium brand supplying a wide variety of high-quality, high-performance products. The new manufacturing facility is expected to strongly support stable product supply as the Indian market continues to grow due to its increasing population and expanding economy. It also will strengthen development capacities to meet local demands and provide product lifecycle solution incorporating air conditioning and refrigeration equipment."

The first phase of Origins by Mahindra, Chennai, spread over 307 acres is a preferred industrial destination for multiple customers, including those from Japan and Taiwan.

Origins by Mahindra, Chennai is strategically located on NH16 (Part of Golden Quadrilateral) and within the influence zone of Chennai – Bangalore Industrial Corridor (CBIC) and Chennai – Vizag Industrial Corridor (CVIC) near Ponneri. Origins by Mahindra, Chennai has proximity to three major ports of Chennai (Chennai Port, Ennore Port and Kattupalli Port) and boasts an excellent connectivity to the CBD area of Chennai City. Origins by Mahindra, Chennai is also the first industrial cluster in Tamil Nadu to be awarded with the IGBC Green Cities' 'Platinum' rating.

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 32.97 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.

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For further enquiries, please contact:

Ms. Jaswinder Manchanda Kochar
Corporate Communications
Email: kochar.jaswinder@mahindra.com

April 05, 2023

To,

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/
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Equity Shares	532313	MAHLIFE	INE813A01018

SUB: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (“SEBI LODR”)

Dear Sir / Madam,

We hereby inform that Mahindra Industrial Park Chennai Limited (MIPCL), a joint venture between Mahindra World City Developers Limited, a subsidiary of the Company and Sumitomo Corporation of Japan, has today executed a lease agreement with Mitsubishi Electric India Ltd. (“Mitsubishi Electric”) for a land lease admeasuring approx. 52 acres at Origins by Mahindra, North Chennai.

Mitsubishi Electric, a world leader in the manufacturing of electric and electronic equipments, will set up a manufacturing plant on the said leased land.

A company release in this regard is enclosed herewith.

Yours faithfully,
For Mahindra Lifespace Developers Limited

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Date: 2023.04.05
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Ankit Shah
Compliance Officer

Origins by Mahindra in Chennai signs lease agreement with Mitsubishi Electric India Ltd.

Chennai, April 05, 2023: Mahindra Industrial Park Chennai Limited (MIPCL), a joint venture between Mahindra World City Developers Limited and Sumitomo Corporation of Japan, marks yet another significant milestone by signing a land lease with Mitsubishi Electric India Ltd. ("Mitsubishi Electric"). Recognised as the world leader in the manufacturing of electric and electronic equipments, Mitsubishi Electric will set up a manufacturing plant spread across 52 acres at Origins by Mahindra, North Chennai.

The first phase of Origins by Mahindra, Chennai, spread over 307 acres, is a preferred industrial destination by multiple customers, including customers from Japanese and Taiwanese.

Origins by Mahindra, Chennai is strategically located on NH16 (Part of Golden Quadrilateral) and within the influence zone of Chennai – Bangalore Industrial Corridor (CBIC) and Chennai – Vizag Industrial Corridor (CVIC) near Ponneri. Origins by Mahindra, Chennai has proximity to three major ports of Chennai (Chennai Port, Ennore Port and Kattupalli Port) and boasts an excellent connectivity to the CBD area of Chennai City. Origins by Mahindra, Chennai is also the first industrial cluster in the state of Tamil Nadu to be awarded with the IGBC Green Cities' 'Platinum' rating.

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Mahindra Lifespaces' development portfolio comprises of premium residential projects, value homes under the 'Mahindra Happiest®' brand, integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands, respectively. The Company leverages innovation, thoughtful design and has a deep commitment to sustainability and aims to craft quality life.

The first real estate company in India to have committed to the global Science Based Targets initiative (SBTi), all Mahindra Lifespaces' projects are certified as 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.

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[For further enquiries, please contact:](#)

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