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

+91 22 6747 8600

Email: investor.mldl@mahindra.com
www.mahindralifespaces.com

CIN: L45200MH1999PLC118949

April 25, 2025

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

Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub : Press Release - Regulation 30 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir / Madam,

Please find enclosed press release on Audited Standalone and Consolidated Financial Statements for the financial year ended March 31, 2025, approved by the Board of Directors of the Company at its meeting held today, Friday, April 25, 2025, which commenced at 04:00 p.m. (IST) and concluded at 06.00 p.m. (IST).

The press release is self – explanatory. The press release will also be disclosed on the website of the Company at http://www.mahindralifespaces.com.

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,
For **Mahindra Lifespace Developers Limited**

AVINASH ASHOK BAPAT
Digitally signed by AVINASH ASHOK BAPAT
Date: 2025.04.25 19:08:34 +05'30'

Avinash Bapat
Chief Financial Officer

Encl: As above

Mahindra Lifespace Developers Ltd.
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Press Release **For immediate dissemination**

MLDL quadruples GDV additions (18,100 Cr) in FY25; Records highest ever operating cash flows and 20.4% growth in pre-sales

Mumbai, Apr 25, 2025 – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development business of the Mahindra Group, announced its financial results for the quarter ended 31st March 2025 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

Key highlights

FY25:

- Consolidated Sales (Resi and IC&IC) of Rs 3299 Cr.
  - Gross development value additions in FY25 were Rs 18,100 crore as against Rs 4,400 crore in FY24 (~4x growth).
  - Residential pre-sales of Rs 2,804 crore in FY25, reflecting 20.4% growth over FY24 (saleable area – 3.18 msft, RERA carpet area – 2.32 msft).
  - Consolidated revenues of Rs 495 crore in FY25 from IC&IC business reflecting 5% growth over FY24 (Total leased area – 85.1 acres).
  - The consolidated total income as per INDAS grew by 66% in FY25 to Rs 463.9 crore as against Rs 279.1 crore in FY24.
- Strong collections, cashflow, profitability and healthy balance sheet.
  - Residential collections at Rs 1,831 crore for FY25 as compared to Rs 1,385 crore for FY24.
  - Highest ever Consolidated Operating cash flow (including joint ventures and associates) in FY25 of Rs 832 Cr as against Rs 639 crore in FY24, reflecting a 30% growth.
  - The consolidated profit before tax, after non-controlling interest, as per INDAS grew by 30% to Rs 70.5 crore in FY25 as against Rs 54.3 crore in FY24.
  - The consolidated profit after tax, after non-controlling interest, as per INDAS is Rs 61.3 crore in FY25 as against Rs 98.2 crore in FY24.
  - Net debt to equity ratio remained healthy at 0.39 in FY25.

Q4 FY25:

- Consolidated Sales (Resi and IC&IC) of Rs 1266 Cr.
  - Gross development value additions in Q4 FY25 were Rs 3,650 crore as against Rs 2,040 crore in Q4 FY24 (~1.8x growth).
  - Q4 FY25 pre-sales of Rs 1,055 crore (saleable area – 1.03 msft, RERA carpet area - 0.70 msft) as compared to Rs 1,086 crore in Q4 FY24.
  - Consolidated revenues of Rs 211 crore in Q4 FY25 from IC&IC business reflecting 14% growth over Q4 FY24 (Total leased area – 37.8 acres).
  - The consolidated total income as per INDAS is Rs 55.4 crore in Q4 FY25 as against Rs 54.6 crore in Q4 FY24.
- Strong collections, cashflow and profitability.
  - Residential collections of Rs 466 crore for Q4 FY25 as compared to Rs 412 crore for Q4 FY24.
  - The consolidated profit before tax, after non-controlling interest, as per INDAS grew by 48% to Rs 86.5 crore in Q4 FY25 as against profit of Rs 58.6 crore in Q4 FY24.
  - The consolidated profit after tax, after non-controlling interest, as per INDAS is Rs 85.1 crore in Q4 FY25 as against profit of Rs 71.5 crore in Q4 FY24, reflecting a 19% growth.

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Commenting on the performance, **Mr. Amit Kumar Sinha, Managing Director & CEO**, **Mahindra Lifespace Developers Ltd., said,** *"We had a very successful year with GDV additions of Rs 18,100 Cr, ~4x over FY24. We also had a 20.4% growth in our residential pre-sales, driven by successful launches such as Vista Ph2, IvyLush, Zen and Green Estates during the year. Our IC&IC business also had a strong with marquee transactions closed during the year. This positions us well to achieve our stated target of 8,000 - 10,000 Cr sales in 5 years. Further our balance sheet remains strong with highest ever operating cash flows and well-controlled net debt to equity."*

Notes:

1. Company uses carpet areas in its customer communication. However, the data in saleable area terms has been presented here to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers.
2. The operational highlights include the performance of the Company and its subsidiaries / joint ventures / associates.

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 41.11 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

For further enquiries, please contact:

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