Mahindra Lifespaces To Redevelop Two Housing Societies In Chembur, Mumbai With A Combined Development Potential Of ~INR 1,700 Cr

Real Estate

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Mumbai, September 16 th , 2025: Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development arm of the Mahindra Group, today announced being chosen as the partner for two society redevelopment projects in Chembur, Mumbai, with a combined gross development potential of approximately INR 1,700 Cr.

The two societies span ~2.6 acres and ~1.8 acres respectively. The redevelopment will deliver well- planned homes, designed with a focus on sustainability, modern amenities, and connectivity. It will offer residents an enhanced living experience while creating long-term value through thoughtful design and environmentally responsible practices.

Vimalendra Singh, Chief Business Officer – Residential, Mahindra Lifespace Developers Ltd., said *"Redevelopment continues to play an important role in our growth journey. It enables us to bring high- quality residential projects to neighbourhoods where demand remains strong. We are*

grateful for the trust the societies have placed in us, and through these projects we look forward to contributing to the growth story of Chembur."

These projects are located in the Diamond Garden area, in Chembur. Long known for its strategic location connecting the city's business districts with the eastern suburbs, Chembur is set to benefit further from recent announcements permitting higher redevelopment potential, enhancing long-term value creation.

Situated just 1.5 kilometres from the Eastern Freeway, the projects offer direct access to Thane, Navi Mumbai and other key parts of Mumbai. Connectivity will be further strengthened by the Diamond Garden Metro Station on Line 2, along with nearby Monorail and Railway links. Proximity to business hubs such as BKC and Powai makes the location highly accessible and well-positioned for the future.

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.

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