Mahindra Lifespaces and Sumitomo Corporation strengthen partnership to expand Origins by Mahindra in Chennai

Real Estate

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Chennai, 22nd July 2026: Mahindra Lifespace Developers Ltd. (MLDL), the real estate and infrastructure development arm of the Mahindra Group, through its joint venture company, Mahindra Industrial Park Chennai Limited (MIPCL), today announced the execution of a Second Supplemental Agreement between **Sumitomo Corporation, Japan** and **Mahindra World City Developers Limited (MWCDL)**. This agreement is for the expansion of Origins by Mahindra in Chennai with the development of **Phase 2B**.

Mahindra Lifespaces and Sumitomo Corporation entered into a partnership in 2015 for Phase 1 of Origins by Mahindra in Chennai. The partnership further strengthened with the expansion into Phase 2A in 2024 and has now extended to Phase 2B in July 2026.

The agreement further sets out the framework for the acquisition, transfer and development of **~95 acres** of land under Phase 2B. This will further

strengthen the industrial ecosystem at Origins by Mahindra.

The combined area across all phases stands at **~540 acres**. Building on the strong interest shown by Japanese manufacturers in establishing operations in India, the expansion is expected to support the next wave of global and domestic investments. This will reinforce Chennai's position as a preferred industrial and logistics hub.

Mr. Amit Kumar Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd., said, *"Our partnership with Sumitomo Corporation has played an important role in creating a high-quality industrial ecosystem that serves both global and domestic manufacturers. The execution of this Second Supplemental Agreement marks another milestone in our shared vision of expanding Origins by Mahindra. It reflects our commitment to creating future-ready industrial infrastructure that supports India's manufacturing growth and strengthens Tamil Nadu's position as a leading investment destination."*

Mr Vikram Goel, Chief Business Officer – Industrial, Mahindra Lifespace Developers Ltd., said, *"This expansion reinforces our commitment to strengthening Origins by Mahindra as the preferred destination for businesses seeking world-class infrastructure. It also offers an ecosystem designed for long-term growth.*

The project will continue to leverage the combined strength of Mahindra Lifespaces and Sumitomo Corporation in developing integrated industrial parks that provide high-quality infrastructure, efficient planning and a

conducive environment for businesses to establish and expand their operations.

About Mahindra Lifespaces Developers Limited

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 53.65 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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