Mahindra Lifespaces launches Phase IV of premium residences at Mahindra Lakewoods, strengthening its presence in Chennai’s integrated township ecosystem

Real Estate

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Chennai, 1st September 2026 – Mahindra Lifespace Developers Ltd., the real estate and infrastructure development arm of the Mahindra Group, has announced the launch of Mahindra Lakewoods Phase IV, the premium phase of Mahindra Lakewoods, a thoughtfully designed residential development located within the integrated township of Mahindra World City, Chennai (MWCC) along the GST Road corridor.

Spread across ~9.33 acres, Mahindra Lakewoods comprises 9 towers with well-planned 2 and 3 BHK residences, designed to offer a blend of space, sustainability, and everyday liveability. Phase IV comprises Towers F and G, with 83 apartments each, and offers an elevated living experience within the community. Following the success of the previous phases, it builds on Mahindra Lifespaces' strong track record at Mahindra World City, a benchmark for integrated urban living in the region.

Vimalendra Singh, Chief Business Officer (Residential), Mahindra Lifespace Developers Ltd., said, *"Homebuyers today are making far more considered choices, prioritising not just their homes but also the ecosystem around them. Mahindra World City, Chennai, has consistently demonstrated how integrated developments can deliver sustained value, strong demand, and a better quality of life. With the launch of Phase IV (Towers F and G), we are further strengthening this proposition through thoughtfully designed homes offering some of the best views of the lake, hills, or podium, while combining space, privacy, and sustainability within a well-planned, future-ready community. Backed by robust infrastructure growth and strong economic drivers, we believe Mahindra Lakewoods presents a compelling opportunity for both end-users and investors seeking long-term value."*

Mahindra World City continues to anchor the premium real estate market along the GST Road corridor. It is a 1,550-acre integrated city comprising residential, commercial, and industrial developments. Home to 65+ global corporates and multiple SEZs, it benefits from steady demand from a "walk-to-work" audience, resulting in strong price appreciation and low inventory overhang.

Aligned with Mahindra Lifespaces' commitment to sustainability, Mahindra Lakewoods has received IGBC Platinum pre-certification. The development incorporates a range of environmentally conscious features such as solar PV panels for common area lighting, extensive rainwater harvesting, low VOC

materials, and design strategies that enable natural cooling and improved indoor air quality. These initiatives are further strengthened by the larger sustainability framework of Mahindra World City, a Platinum-certified green city known for its zero waste to landfill practices, urban forest cover, and climate-resilient planning.

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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