Strong H1 FY27 : Healthy sales growth, BD additions and PAT delivery continue

Real Estate

Author : mahindraadmin Category : Real Estate Published : 10/22/2026

Mumbai, October 22, 2026 – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development business of the Mahindra Group, announced its financial results for the quarter ended 30th September 2026 today. In accordance with INDAS 115, Company recognizes its revenues on completion of contract method.

Key highlights

H1 FY27:

- Consolidated Sales (Resi and IC&IC) of Rs 2,101 Cr, 48% YoY growth
    - Gross development value additions in H1 FY27 were Rs 7,100 crore as against Rs 5,200 crore in H1 FY26.
    - H1 FY27 residential pre-sales of Rs 1,988 crore (saleable area of 1.29 msft, RERA carpet area of 0.85 msft), 66% YoY growth.
    - Revenue from IC&IC business of Rs 113 crore in H1 FY27 as against Rs 219 crore in H1 FY26 (Total leased area of 38.9 acres

in H1 FY27).

- The consolidated PAT, after non-controlling interest, as per INDAS is Rs 102 crore in H1 FY27 as against Rs 99 crore in H1 FY26.

- Strong balance sheet and collections.

  - Net debt to equity ratio at -0.28 (cash surplus) as of 30th September 2026.
  - Residential collections of Rs 1,152 crore for H1 FY27 as compared to Rs 1,086 crore for H1 FY26.

Q2 FY27:

- Consolidated Sales (Resi and IC&IC) of Rs 1,126 crore, 32% YoY growth

  - Gross development value additions in Q2 FY27 were Rs 1,500 crore.
  - Q2 FY27 residential pre-sales of Rs 1063 crore (saleable area of 0.69 msft, RERA carpet area of 0.46 msft), 41% YoY growth.
  - Revenue from IC&IC business of Rs 63 crore in Q2 FY27 as against Rs 99 crore in Q2 FY26 (Total leased area of 36.9 acres in Q2 FY27).
  - The consolidated PAT, after non-controlling interest, as per INDAS is Rs 16 crore in Q2 FY27 as against Rs 48 crore in Q2 FY26.

Commenting on the performance, **Mr. Amit Kumar Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd., said,** *"We have had a great H1 to FY 27 with ~66% growth in pre-sales. We also had successful*

launches in Rainforest, BeaconHill and Citadel Ph 3 during H1. BD continues to be robust with 7.1K Cr of GDV additions. Our IC&IC business has strong pipeline, expected to close in H2 FY27. Strong PAT delivery for H1 and our balance sheet continues to remain healthy."

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 55.90 million sq. ft. (saleable area) of completed, ongoing and forthcoming residential projects across seven Indian cities; and over 5500 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.

Learn more about Mahindra on www.mahindra.com / X and Facebook: @MahindraRise/ For updates subscribe to https://www.mahindra.com/news-room.

For further enquiries, please contact:

Mr. Devavrat Mastakar

Head, Investor Relations

Email – mastakar.devavrat@mahindra.com