Mahindra Lifespaces® to develop 10.05-acre land parcel in North Bengaluru with INR 1,250 crore GDV

Real Estate

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Bengaluru, 27th October 2026: Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development arm of the Mahindra Group, today announced the joint development of 10.05 acre land parcel in North Bengaluru. The project is estimated to offer approximately 1 million sq. ft. of saleable area and is expected to have a Gross Development Value (GDV) of around INR 1,250 crore. The development will primarily comprise premium residential apartments.

Located approximately 8 Kilometer away from the Kempegowda International Airport, the project further strengthens Mahindra Lifespaces' presence in North Bengaluru, a high-growth residential micro-market. With this addition, the company now has three projects in the region, including two land parcels acquired in 2025, with a combined development potential of approximately 3 million sq. ft. of saleable area.

Vimalendra Singh, Chief Business Officer – Residential, Mahindra Lifespace Developers Limited, said, *"North Bengaluru continues to be a key growth market for Mahindra Lifespaces, supported by strong infrastructure development and growing demand for quality residential developments. The strong response to all our projects gives us the confidence to continue expanding our footprint in the region. Through this strategically located project, we are committed to delivering high-quality homes that create long-term value for homebuyers while further strengthening our residential portfolio in Bengaluru."*

Strategically located off the Bengaluru-Hyderabad Highway and in close proximity to Kempegowda International Airport, the site offers convenient access to technology parks, commercial hubs, and well-developed social infrastructure. The location is supported by reputed educational institutions, healthcare facilities, and retail destinations, while also benefiting from upcoming metro connectivity in the vicinity. Mahindra Lifespaces expects to launch the project within the next nine months.

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 55.90 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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