

23rd January 2021

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Listing: http://listing.bseindia.com	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051 Listing: https://www.connect2nse.com/LISTING/
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation under Regulation 30(2) of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR").

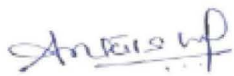
Dear Sir / Madam,

Pursuant to Regulation 30(2) of the SEBI LODR, enclosed is the presentation on the Company's financial & operational results for the 3rd quarter and nine months period ended on 31st December 2020.

This will also be uploaded on the website of the Company <http://www.mahindralifespaces.com>.

Kindly take the same on your record and display the same on your website.

Yours faithfully,
For **Mahindra Lifespace Developers Limited**



Ankit Shah
Assistant Company Secretary & Compliance Officer



Encl.: a/a





Actual Image of eVolve, MWC Jaipur

CORPORATE PRESENTATION – Q3 FY21

Disclaimer

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The Company uses carpet areas as per RERA in its customer communication. However, the data in saleable area terms has been referred in this presentation, to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers.

The operating numbers mentioned in the presentation are for the Company and its subsidiaries / joint ventures / associates engaged in the real estate business (mainly MLDL, MHPL, MBDL, MITL, MRDL, MHDL, MWCDL, MWCJL, MIPCL & MIPPL)

MAHINDRA GROUP

A federation of companies, bound by one purpose – to Rise. Inspired by this spirit, our legacy and values, our goal to always positively impact our partners, stakeholders, communities and the world at large, remains unshakeable

US\$ 19.4 BN GROUP

PRESENCE IN 100+ COUNTRIES

250,000+ EMPLOYEES



50% REVENUE FROM OUTSIDE INDIA

R&D FACILITIES ACROSS 10 COUNTRIES

72 MANUFACTURING FACILITIES GLOBALLY

REAL ESTATE IS ONE THE KEY SECTORS OF THE GROUP

Farm



Real estate



Auto



IT Services



Logistics

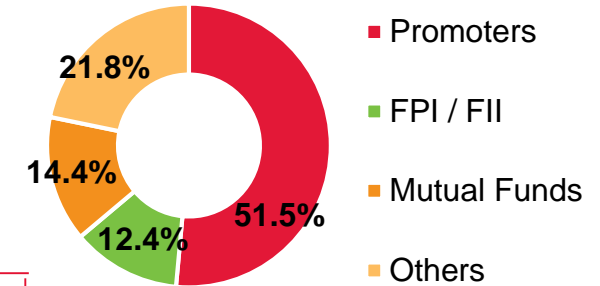


Financial



MAHINDRA LIFESPACES

Business Segments



INTEGRATED CITIES & INDUSTRIAL CLUSTERS

RESIDENTIAL HOUSING

Integrated Cities

Industrial Clusters

Mahindra WORLD CITY

ORIGINS
by **Mahindra** WORLD CITY

Mid-Premium

Affordable

Mahindra
LIFESPACES

Mahindra
HAPPINEST

- **4437 acres** of Developable Area
- Locations of **CHENNAI** and **JAIPUR**

- **629 acres** of Developable Area
- Locations of **CHENNAI** and **AHMEDABAD (Pune forthcoming)**

- **21.27 msft** of Development footprint
- **16.67 msft** of Completed Development
- **4.60 msft** of Ongoing and Forthcoming projects

- **4.44 msft** of Development footprint
- **1.14 msft** of Completed Development
- **3.30 msft** of Ongoing and Forthcoming projects

- Pioneer in the Integrated Cities and Industrial Cluster business
- Pan India presence across Golden Quadrilateral and the Delhi Mumbai Industrial corridor
- Focus on accelerated leasing across all locations with focus on clients from US, Korea, Japan, Germany & others

- Focus on MMR, Pune and Bangalore geographies
- Target ticket size: 0.5 crores to 4 crores in the mid-premium segment and 0.2 crores to 0.5 crores in affordable segment
- Non-speculative land acquisition in developed markets within defined parameters and guardrails.
- Value maximization via differentiated customer experience and thoughtfully designed products

The Evolution....

- Mahindra Group forays into the real estate business as Mahindra Realty & Infrastructure Developers Limited (MRIDL)

- Launches its first large format integrated business city - Mahindra World City, Chennai

- JV with **SCM Real Estate (Singapore) Pvt. Ltd.** for residential project development

- JV with **Sumitomo Corporation** for establishing industrial park in North Chennai
- Launch of first international office in Dubai

- Partnered with **IFC & HDFC Capital.**
- Rights Issue of Rs. 300 Crs
- Launched an Industrial Clusters brand "Origins by Mahindra World City"

1994

2001

2002

2007

2013

2014

2015

2016

2017

- MRIDL and GESCO merge to form Mahindra Gesco Developers Ltd.

- Launch of second World City at Jaipur

- Launch of new business vertical - Happinest focused on low-cost housing

- Partnered with TERI to set up Mahindra TERI Centre of Excellence for Sustainable Habitats

Awards & Recognitions

2015

- ET Best Realty Brands 2015
- Mint Strategy Award for Construction, Real Estate and Steel

2016

- Porter Prize For Excellence In Governance
- Mahindra Lifespaces ranked 2nd in Asia, in the 'Diversified'/'Listed' category of real estate companies, in the Global Real Estate Sustainability Benchmarking (GRESB) report.

2017

- Ranked 29th in the list of Great Places to Work in India, in the 'Mid-sized Companies' category
- Best PPP model (Mahindra World City)

2018

- Mahindra Lifespace Developers Limited ranked among the 'Top 100 Best Companies for Women in India'
- Construction World Architect and Builders Award, One of India's Top Builders

2019

- Ranked 17th in the list of Great Places to Work in India, in the 'Mid-sized Companies' category
- fDi Global Free Zones of the Year 2019 - bespoke award in deployment of technology

2020

- Mahindra World City in Chennai and Jaipur recognized as most promising global free zones by fDi magazine
- One of India's Top Builders at the 15th Construction World Architect & Builder Awards 2020



Great Places To Work, 2019



India's Top Builder, 2018

MINT Strategy Award, 2015



fDi Award GFZ, 2019



Sustainability

1st and only Real Estate Company in India to publish a Sustainability report






Only company with 100% green portfolio

Certified cities & clusters **22+** million square feet


Certified Homes, Cities & Industrial clusters **30**



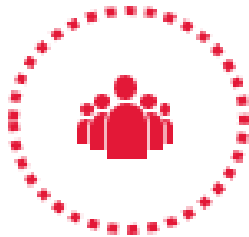


Mahindra TERI Center of Excellence
Research on


- Materials Database
- Building Envelope Studies
- Visual Comfort Database
- Thermal Comfort Studies
- Water Related Activities



Environment
Build Ecological Capital



Social
Build Social and Human capital



Governance
Build Financial Capital

Founding member of Sustainable Housing Leadership Consortium (SHLC)




CSR budget has been allocated for Environment, Education, Health and Community development initiatives.



The Green Army : Due to Covid-19 crisis, The Green Army workshops has undergone a change an 'Online Module' has been introduced.

During the month, the Green Army Family Program reached out to 11 schools, completed 19 workshops and about 1400+ family members.

Mahindra LIFESPACES

01

HIGHLIGHTS

02

INTEGRATED CITIES AND INDUSTRIAL CLUSTERS

03

RESIDENTIAL BUSINESS




04

FINANCIALS

05

MANAGEMENT & DIRECTORS

Section 1: Operational Highlights

Integrated Cities & Industrial Clusters			Residential		
	YTD	Q3		YTD	Q3
MWC, Jaipur acres	17.7	9.7	 Sales Rs Crs msft	349 0.54	195 0.31
MWC, Chennai acres*	10.1	7.5	 Collections (in Rs Crs)	503	297
Total acres	27.8	17.2	 Handovers (units)	160	72

Completed Development of 0.32 msft during Q3FY21

Pune: Antheia[§] (0.16 msft) and MMR: Palghar I (0.14 msft) & Eminente (0.02 msft)

All figures in residential segment correspond to MLDL & associates, including JD partner share where applicable.

** Includes YTD: 7.8 acres, Q3: 7.0 of land leased outside the boundary of MWC, Chennai*

§ Occupancy Certificate received for Antheia project; Revenue recognition planned in Q4FY21

Section 1: Financial Highlights

All figures in Rs. Crs

For MLDL Consolidated (As per IND AS)	Q3 FY21	Q2 FY21	Q3 FY20	9M FY21	9M FY20
Total Income	70.2	37.4	85.0	129.7	535.1
EBIDTA**	-2.9	-7.7	5.9	-29.7	45.4
PAT (after Minority Interest)	-11.2	-13.0	1.8	-44.5	30.5

For MLDL Consolidated (As per IND AS)	9M FY21	FY20	FY 19	FY 18
Total Income	129.7	645.9	653.9	644.1
EBIDTA**	-29.7	-46.3	159.5	180.1
PAT (after Minority Interest)	-44.5	-193.0	120.0	101.0
Net Debt to Equity (x)	0.04	0.06	-0.03	0.05
Cost of Debt %	7.5%	8.7%	9.1%	9.5%
Net Worth (excl. Minority Interest)	1656.9	1701.3	1929.5	2058.9

** EBITDA includes Other Income and share of profits from JV and associates

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MANAGEMENT & DIRECTORS

5 Destinations, 1 Motive: Make In India

Leading Integrated Industrial Ecosystem: Manufacturing – Services – Skill Development



Over 5000 acres of ongoing and forthcoming integrated cities and industrial clusters in three cities with clients from 15+ countries



Planned to be sustainable at its core, future-ready and flexible to its citizens



Presence in the strategic growth areas of the country along the Golden Quadrilateral and the Delhi Mumbai Industrial corridor

Integrated Cities and Industrial Clusters (IC & IC)

Mahindra WORLD CITY
Integrated Cities

ORIGINS
by **Mahindra** WORLD CITY
Industrial Clusters

CHENNAI (Mahindra World City Developers Ltd):
1524 acres of developable area

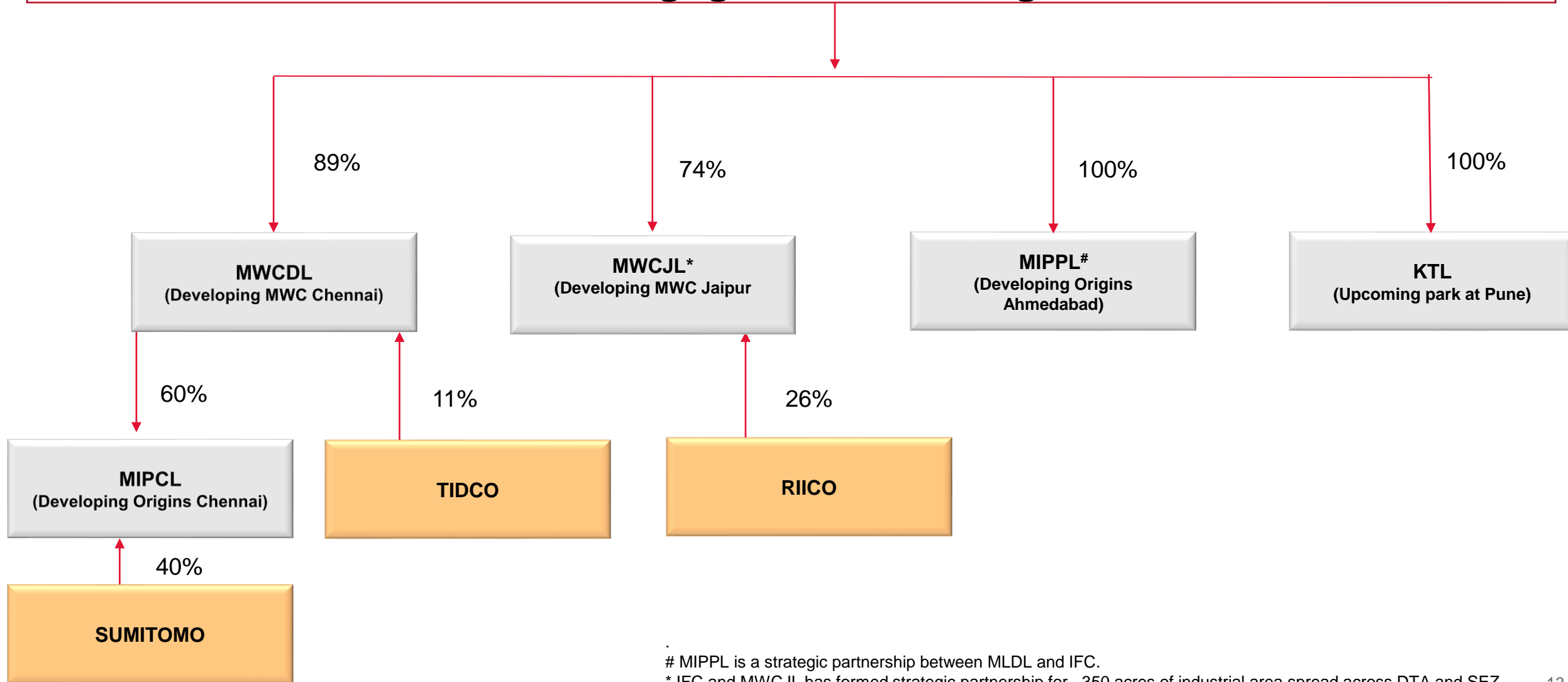
JAIPUR (Mahindra World City Jaipur Ltd):
2913 acres of developable area

CHENNAI (Mahindra Industrial Park Chennai Ltd):
289 acres of developable area

AHMEDABAD (Mahindra Industrial Park Pvt Ltd):
340 acres of developable area

Pune Forthcoming
Gross Planned Area: ~500 acres

Entities engaged in IC&IC segment

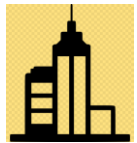


MIPPL is a strategic partnership between MLDL and IFC.

* IFC and MWCJL has formed strategic partnership for ~350 acres of industrial area spread across DTA and SEZ

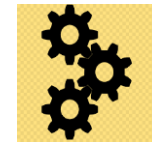
Mahindra World City

Started in 2002, Mahindra World City is India's first integrated business city, planned as a single destination for both domestic and global companies. The World Cities comprise of co-located Special Economic Zones, Residential & Social Infrastructure Zone, and Domestic Tariff Areas.



PLUG 'N' PLAY INFRASTRUCTURE

With roads, electricity and water in place, construction can be quickly commenced. Businesses at Mahindra World City, can opt for varied plot sizes with key amenities built in



STATE LEVEL INFRASTRUCTURE SUPPORT

State support agreement for water & power availability



CLEAN LAND TITLE

All due diligence of land title documents already completed to ensure a shorter time to market.



EXISTING ECOSYSTEM OF MARQUEE CUSTOMERS

Existing ecosystem of marquee customers.



PARTNERSHIP WITH GOVERNMENT

A joint venture between Mahindra Group & state governments ensures support at all stages of operations



CO-LOCATED RESIDENTIAL SPACES WITH SOCIAL INFRASTRUCTURE

Residential & Social amenities ensure high standard of living for families staying within MWC.

MAHINDRA WORLD CITY, CHENNAI

- 1524 acres of Developable Area
- Partnership with TIDCO
- 60 Kms from Chennai City

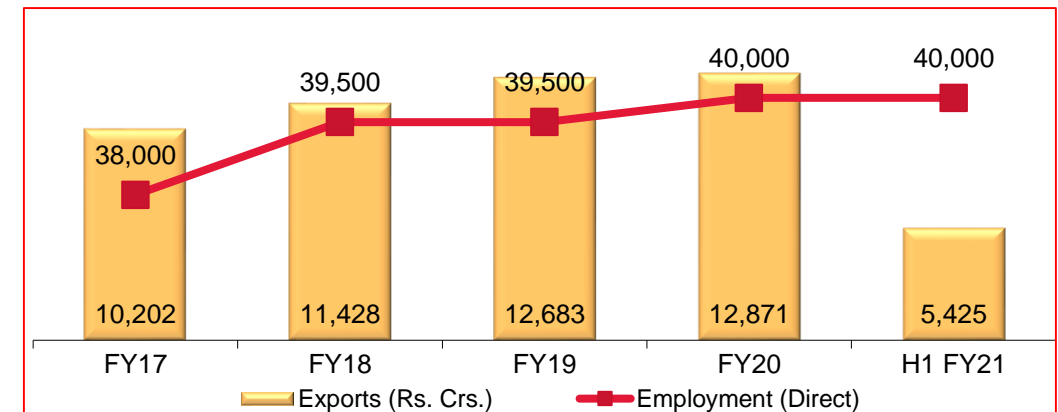
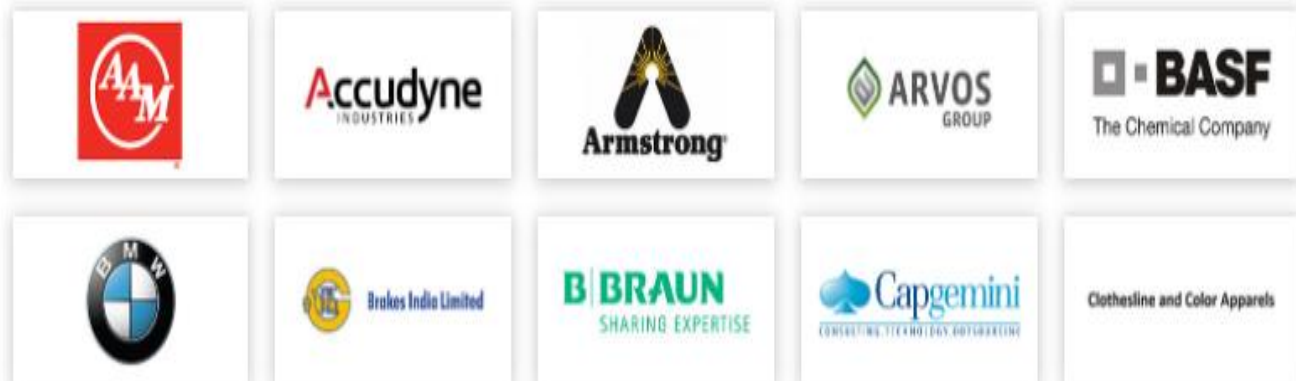
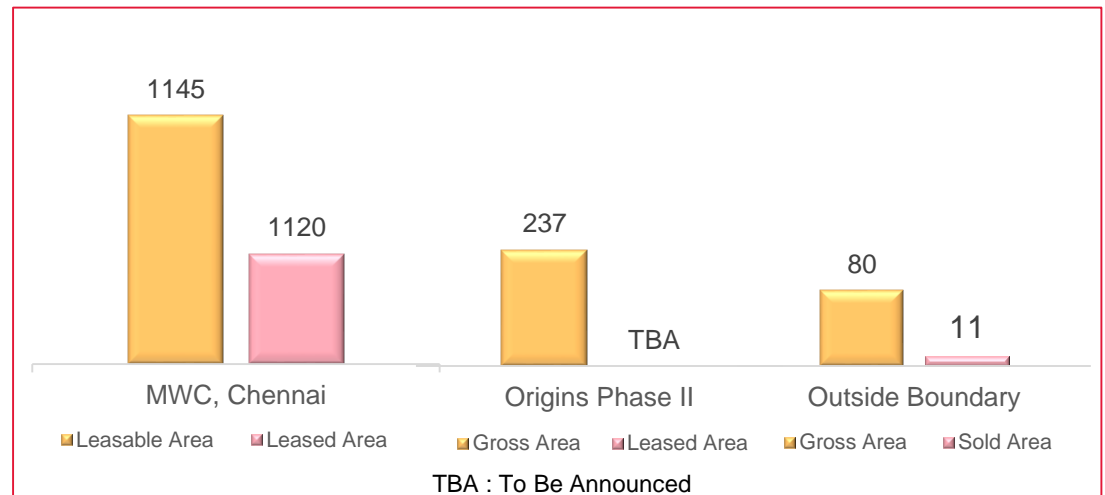
MAHINDRA WORLD CITY, JAIPUR

- 2913 acres of Developable Area
- Partnership with RIICO
- 20 Kms from Jaipur City

MAHINDRA WORLD CITY CHENNAI

Total Cumulative Investments by clients: Rs 5261 cr

Total of 1,120 acres leased to 80 customers (66 Operational)
7.5 acres leased in Q3FY21 to Revenza Industrial Parks



Infosys Campus, Chennai



BMW, Chennai

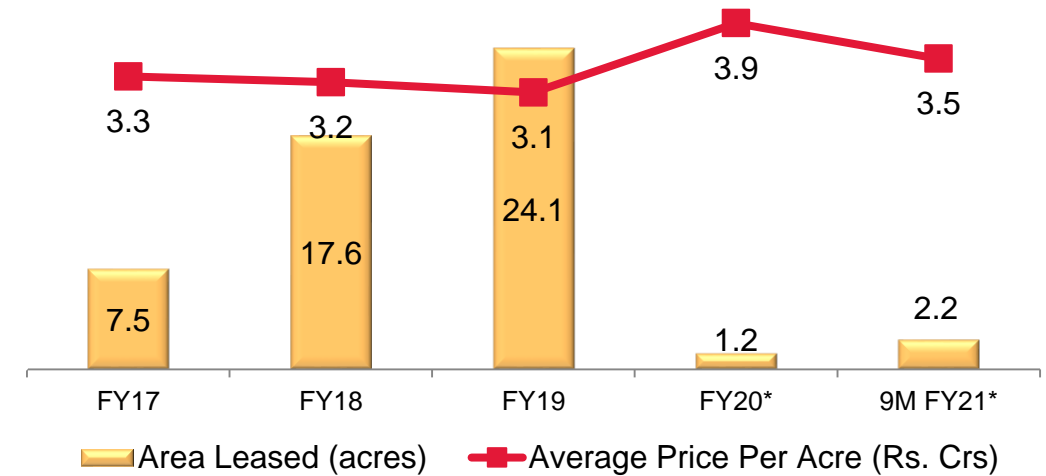


Mahindra Research Valley, Chennai



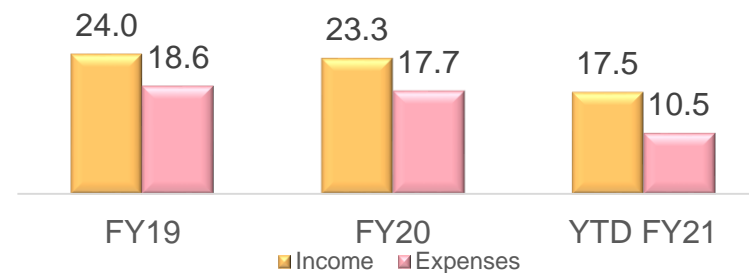
MAHINDRA WORLD CITY CHENNAI

Total Area Procured – 1524 acres | Leasable Area – 1145 acres



* Does not include sales outside MWC boundaries (FY20::3 acres 9MFY21:7.8 acres)

Park O&M, Chennai (Rs Cr)

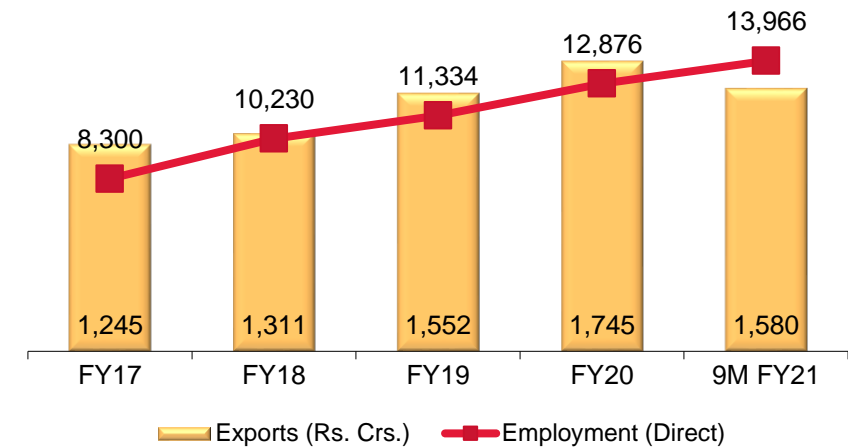


MAHINDRA WORLD CITY JAIPUR

**Total Cumulative Investments
by clients: Rs 5271 cr**

**Company owned IT PARK,
eVolve**

Total 854 acres leased to 100 customers (66 Operational)
9.7 acres leased in Q3FY21 to Danish Pvt Ltd, Satyam Plastfab,
Hishimo Pharma and Tatvam Services



A&D International
Pvt. Ltd.

APPIRIO

Artistic Design

Ball

CHOKHI
DHANI

Deutsche Bank Group

DMF

DIA

Jeep
craft, with a spell of art

DTC
GROUP

Metlife, Jaipur



DTA Zone, Jaipur

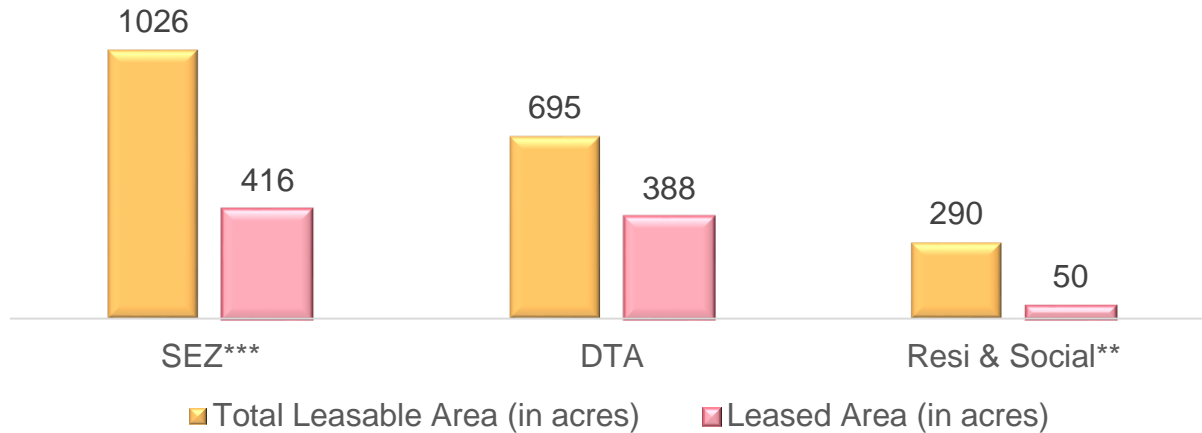


Infosys Circle, Jaipur



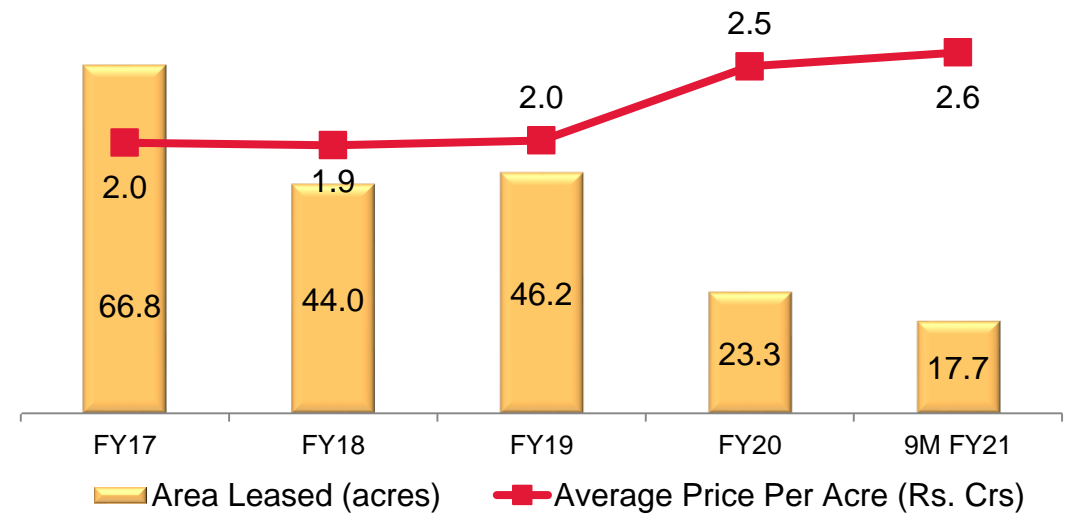
MAHINDRA WORLD CITY JAIPUR

Total Area Procured – 2913 acres | Leasable Area – 2011 acres

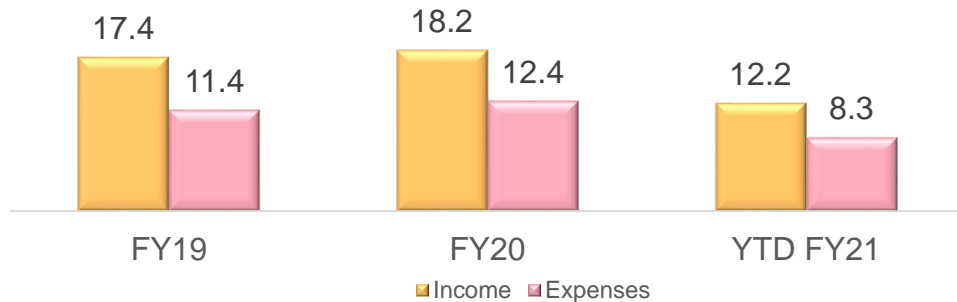


** Total Leasable Area of Residential & Social is indicative (assumed at yield of 65%) until finalization and approval of Master Plan.

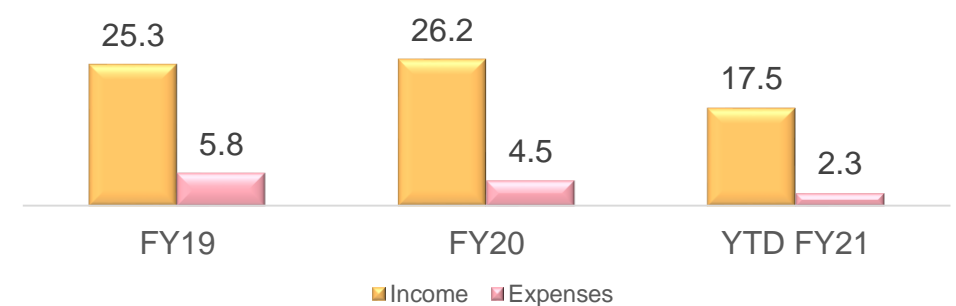
*** Includes 25 acres for eVolve.



Park O&M, Jaipur (Rs Crs)



eVolve (Rs Cr)



ORIGINS by Mahindra World City

ORIGINS is a robust industrial ecosystem, created to empower businesses to achieve transformative and accelerated growth, by offering thriving industrial clusters of international standards



Hassle free transaction
- Clear land title



Business Support Services
- Banks, food court, commercial complex etc



Access to skilled workforce
- Offers skill development, onsite accommodation etc



Plug and Play
- High quality and robust infrastructure at doorstep



Sustainable and Smart
- Ensuring well maintained and efficient park operations



Complete Ecosystem
Proximity to high quality supply chain and customers

Providing a business centric ecosystem to improve go-to-market timelines for its clients, enabling clients to carry out core business operations more productively

ORIGINS CHENNAI

- 289 acres of Developable Area
- Location: Ponneri, Thiruvallur, Tamil Nadu
- Project Approvals Received

ORIGINS AHMEDABAD

- 340 acres of Developable Area
- Location: Village Jansali, on NH – 47
- Project Approvals Received

ORIGINS PUNE

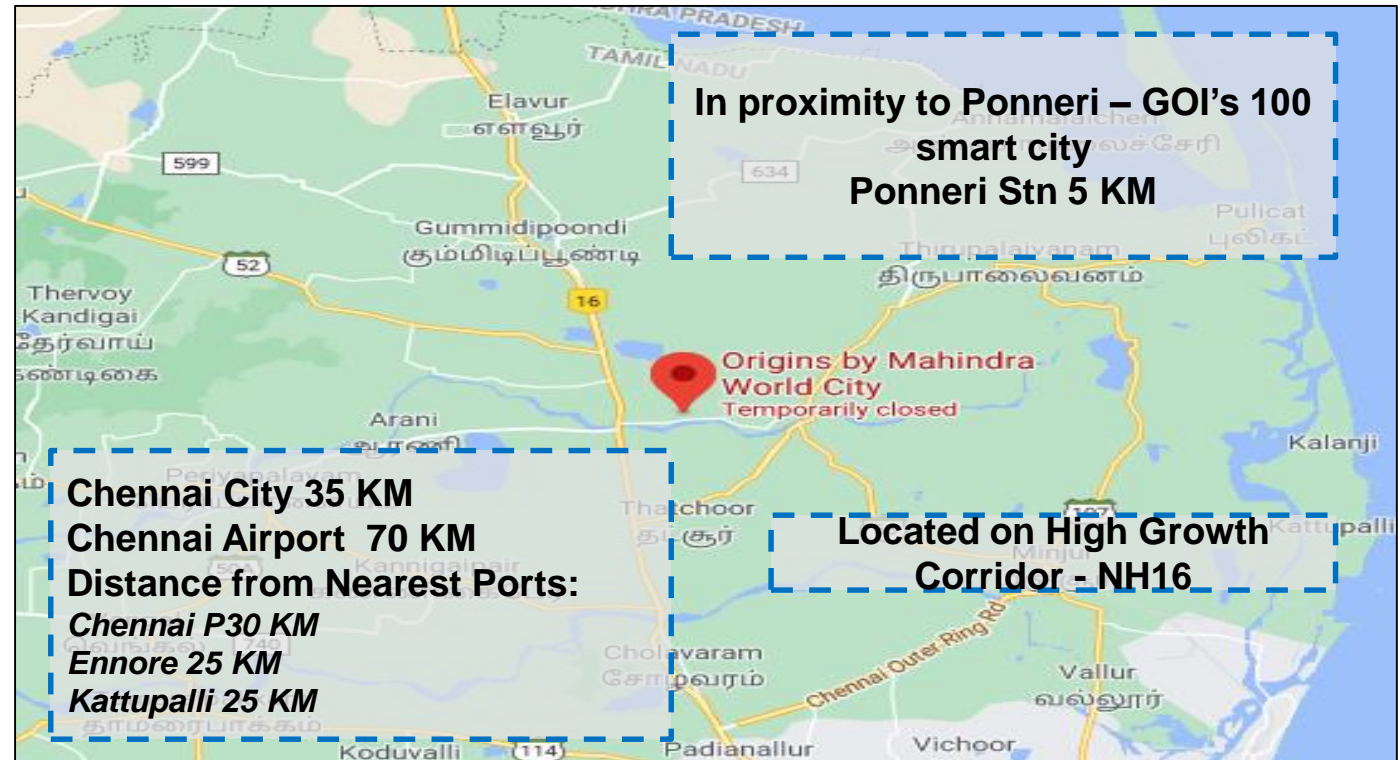
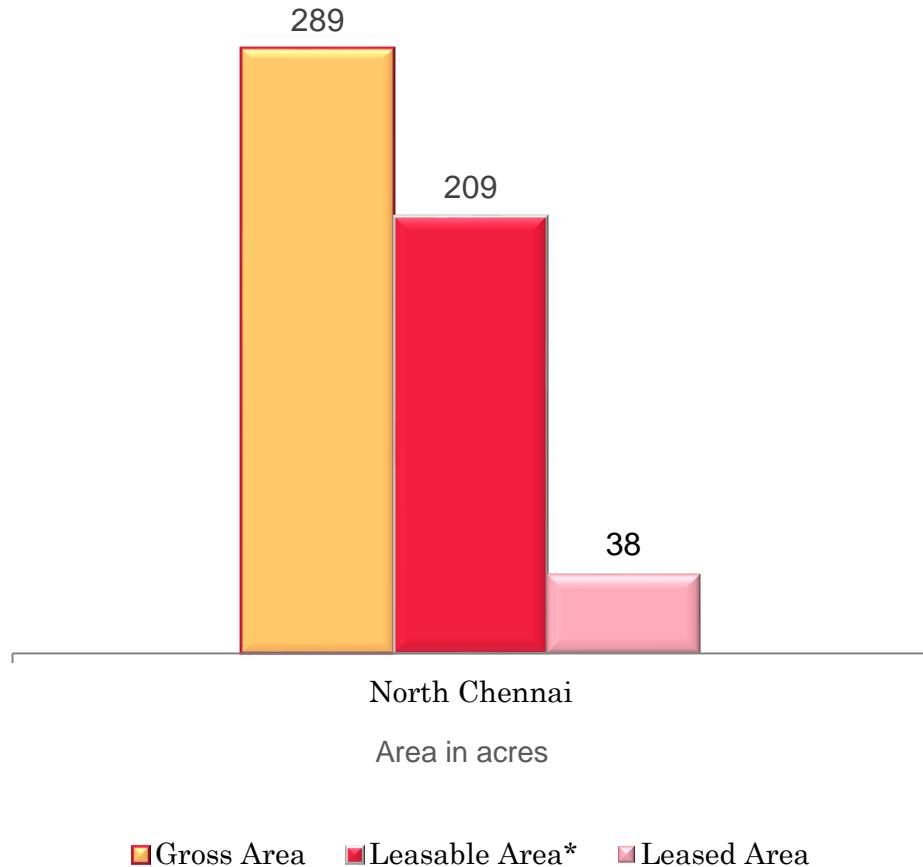
- Gross Planned Area: ~500 acres (Forthcoming – Land acquisition stage)

ORIGINS CHENNAI

NISSEI

YANMAR

பசுபி



* Leasable area is based on management estimates.

Yammar facility under construction at Origins Chennai



WTP, Electro Mechanical



Nissei facility under construction at Origins Chennai



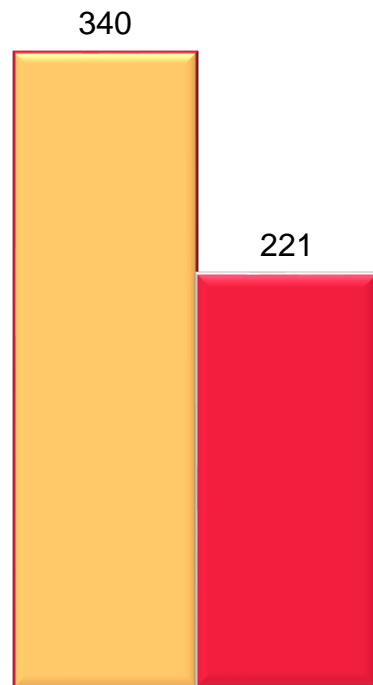
Usui facility under construction at Origins Chennai



WTP, GSLR Tank

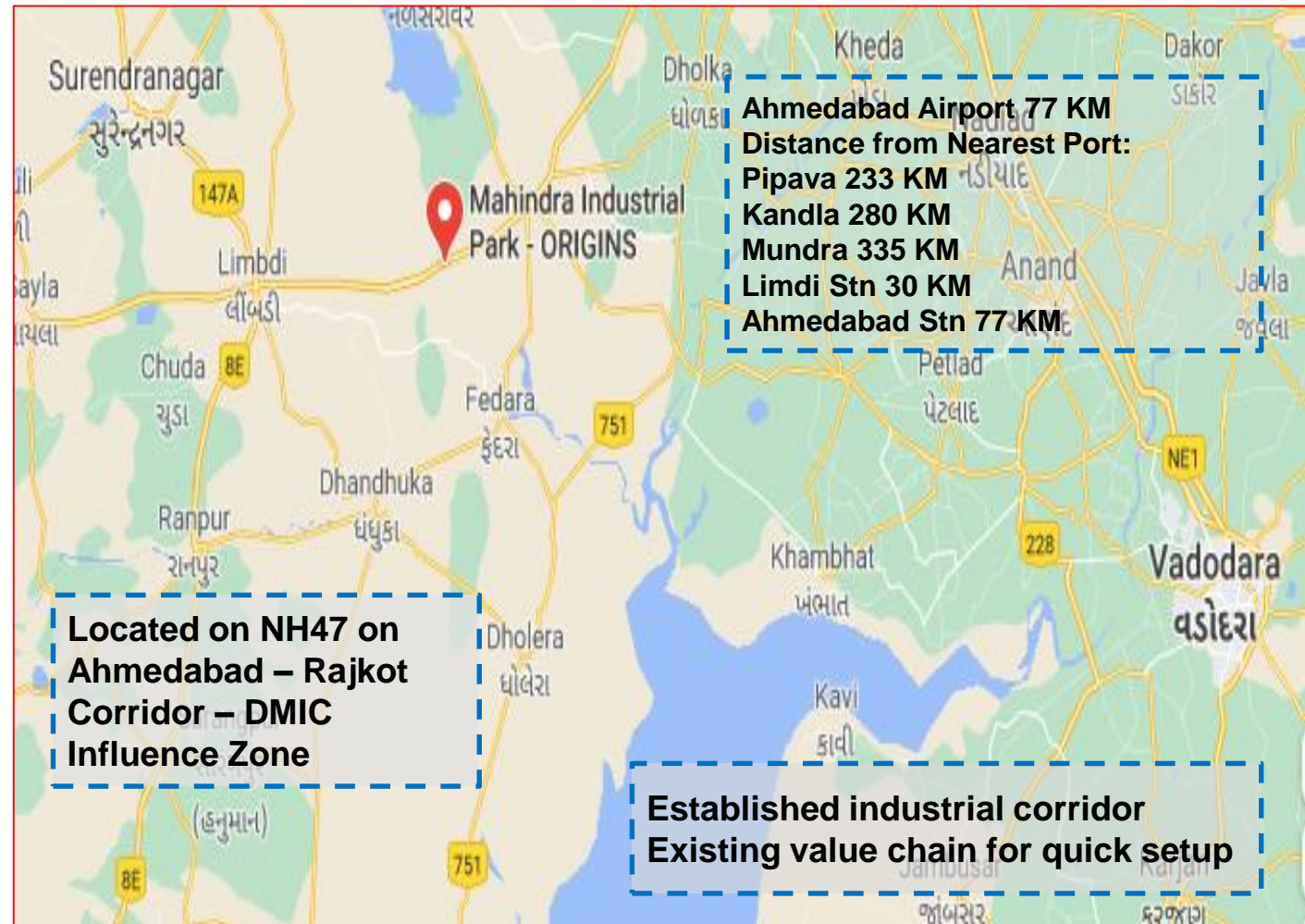


ORIGINS AHMEDABAD



Ahmedabad
Area in acres

■ Gross Area ■ Leasable Area*



* Leasable area is based on management estimates.

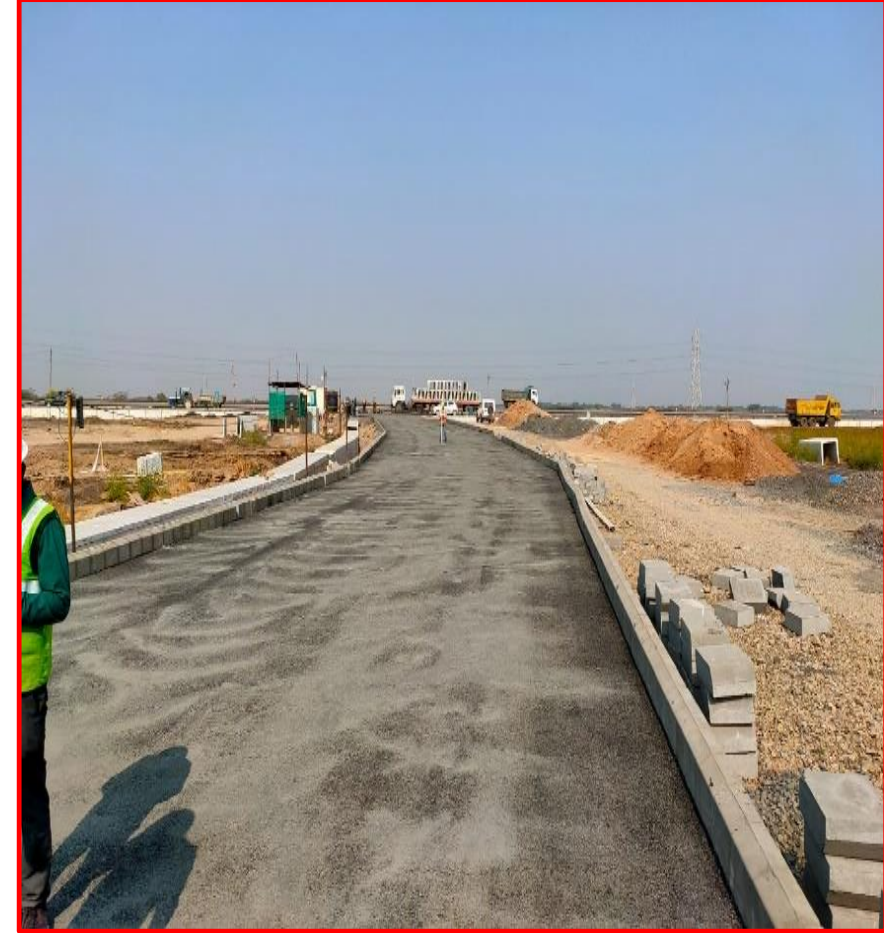
NH Access, Ahmedabad



Site Under construction, Ahmedabad



Site Under construction, Ahmedabad



Mahindra LIFESPACES

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HIGHLIGHTS

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INTEGRATED CITIES AND INDUSTRIAL CLUSTERS

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MANAGEMENT & DIRECTORS

Section 3: Residential Business

Mahindra Lifespaces is driven by its credo of 'Sell genuinely, Build responsibly, Deliver on time' to develop innovative, customer-focused solutions that are rooted in a legacy of trust and transparency



17.81 million sq. ft. of completed residential projects



7.90 million sq. ft. of ongoing and forthcoming residential projects



Target metropolitan cities like Pune, MMR, Bengaluru

RESIDENTIAL HOUSING

Mahindra
LIFESPACES

Mid-Premium

- 21.27 msft of Development footprint
- 16.67 msft of Completed Development
- 4.60 msft of Ongoing and Forthcoming projects

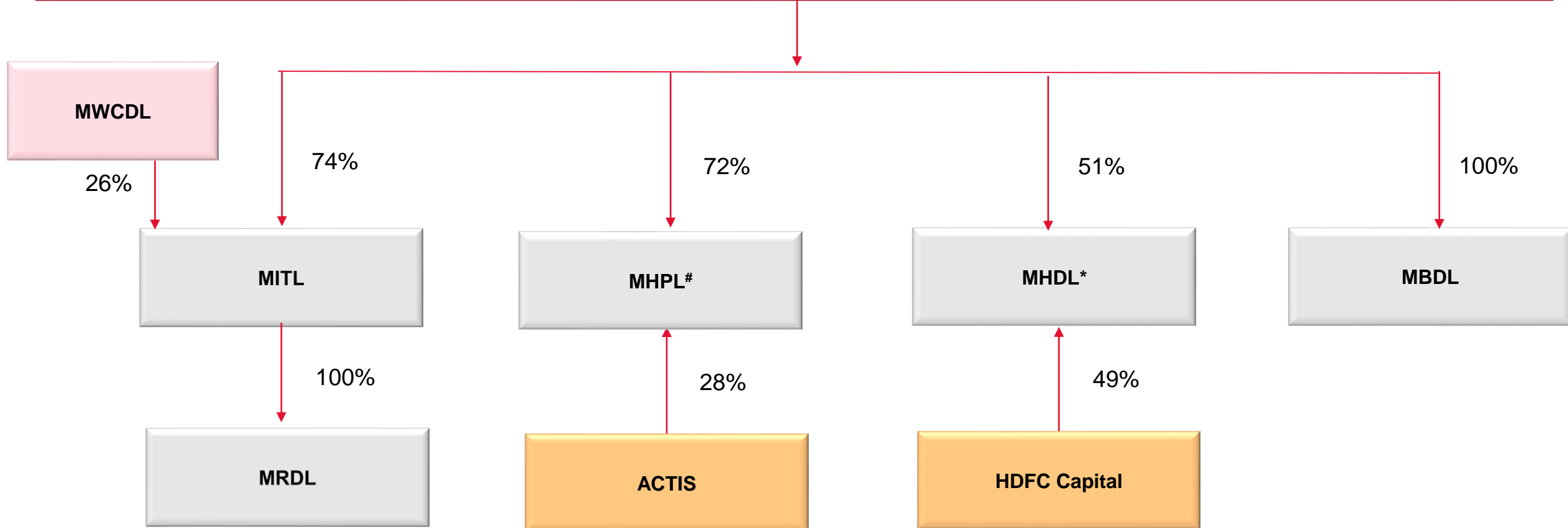
Affordable

Mahindra
HAPPINEST

- 4.44 msft of Development footprint
- 1.14 msft of Completed Development
- 3.30 msft of Ongoing and Forthcoming projects

Section 3: Residential Business

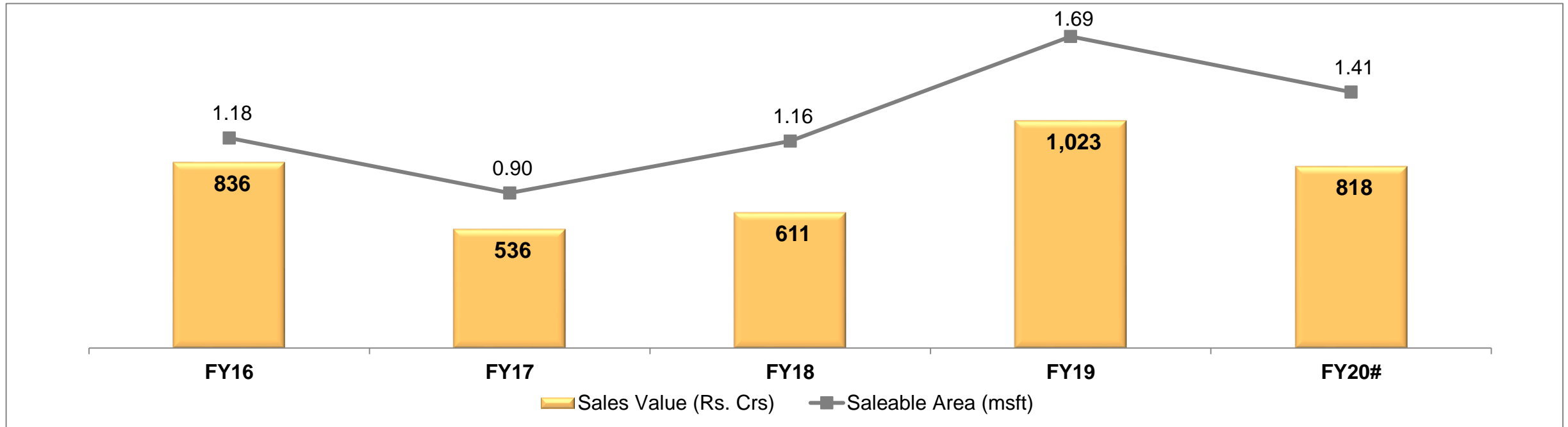
Entities engaged in Residential segment



MLDL holds an economic interest of 50%

* MLDL holds an economic interest of 25%

Section 3: Residential Business



Launches* msft	0.99	0.58	1.17	1.55	0.97
Completions* msft	3.29	0.93	0.68	1.84	1.07

Note: All figures correspond to MLDL (including associates) share of residential units, including commercial units that are part of residential developments.

* Based on saleable area including JD partner's share.

Sales value doesn't include cancellations in Luminare project during FY20 of Rs 147 Crores

Section 3: Residential Business

MID-PREMIUM (ongoing & forthcoming projects)

Region	Project Name	Company /SPV	Project Size	Launched Development	Completed Development	Ongoing Development	Balance (To be launched)	Area Sold (of Ongoing)	% Completion
			A	B	C	D	E = (A-C-D)	F (out of D)	
MMR	Roots	MLDL	0.14	0.14	-	0.14	-	0.09	65%
	Vicino	MLDL	0.26	0.07	-	0.07	0.19	0.04	64%
	New Project (Sakinaka) #	MLDL	0.39	-	-	-	0.39	-	-
	Serenes	MLDL	0.16	0.06	-	0.06	0.10	-	2%
Pune	Centralis	MLDL	0.34	0.34	-	0.34	-	0.34	31%
Nagpur	Bloomdale	MBDL	1.55	1.55	1.01	0.54	-	0.33	63%
NCR	Luminare # *	MHPL	1.21	0.78	0.37	0.41	0.43	0.14	88%
Bengaluru	New Project (Kanakpura)*	MLDL	0.79	-	-	-	0.79	-	-
Chennai	Aquality	MRDL	1.58	1.50	1.34	0.16	0.08	-	48%
	Lakewoods	MITL	0.90	0.28	-	0.28	0.62	0.20	49%
Mid- Premium			7.32	4.72	2.72	2.00	2.60	1.14	

Note: Above figures are based on saleable area including JD partner's share wherever applicable.

Project under Joint Development (JD).

* Saleable area has been updated based on most recent application made to authorities for approvals

Bloomdale, Nagpur (Actual Image)



Roots: Site under construction



Bloomdale Site under construction



Bloomdale Duplex Site under construction



Lakewoods, Chennai (Artistic Image)



Section 3: Residential Business

AFFORDABLE (ongoing and forthcoming)

Region	Project Name	Company / SPV	Project Size	Launched Development	Completed Development	Ongoing Development	Balance (To be launched)	Area Sold (of Ongoing)	% Completion
			A	B	C	D	E = (A-C-D)	F (out of D)	
MMR	Happinest Palghar 1	MHDL	0.41	0.41	0.14	0.27	-	0.22	71%
	Happinest Palghar 2	MHDL	0.36	0.18	-	0.18	0.18	0.09	29%
	Happinest Kalyan	MHDL	0.83	0.83	-	0.83	-	0.65	41%
Pune	New Project (Tathawade)*	MLDL	1.19	-	-	-	1.19	-	-
Chennai	New Project (MWC Chennai)	MITL	0.41	-	-	-	0.41	-	-
	Happinest Avadi	MLDL	0.73	0.72	0.48	0.24	0.01	0.20	81%
Happinest			3.93	2.14	0.62	1.52	1.79	1.16	

Note: Above figures are based on saleable area including JD partner's share wherever applicable.

* Saleable area has been updated based on most recent application made to authorities for approvals

Happinest Palghar- Commercial : Actual Image



Happinest Kalyan: Site under construction



Happinest Avadi: Site under construction



Happinest Palghar I: Actual Image



Happinest Palghar: Site under construction



Happinest Avadi: Actual Image



Section 3: Residential Business

SUMMARY OF FORTHCOMING PROJECTS			
Location		Name of the Project	Est. Saleable Area msft
Subsequent Phases of Existing Projects			
MMR	Mid Premium	Vicino	0.19
	Mid Premium	Serenes	0.10
	Affordable	Happinest Palghar 2	0.18
NCR	Mid Premium	Luminare ^{# *}	0.43
Chennai	Mid Premium	Aqualily	0.08
	Mid Premium	Lakewoods	0.62
	Affordable	Happinest Avadi	0.01
TOTAL - Subsequent Phases of Existing Projects			1.54
New Projects			
MMR	Mid Premium	New Project Sakinaka [#]	0.39
Pune	Affordable	New Project (Tathawade)*	1.19
Bengaluru	Mid Premium	New Project (Kanakpura)*	0.79
Chennai	Affordable	New Project (MWC Chennai)	0.41
TOTAL - New Projects			2.78
TOTAL - Forthcoming Projects			4.39
Land Inventory (Not included Above)			10.44

Est. saleable area includes JD partner's share wherever applicable.

Project under Joint Development (JD).

* Saleable area has been updated based on most recent application made to authorities for approvals

Section 3: Residential Business

READY TO MOVE INVENTORY				
Location	Project Name	Company	MLDL Holding	Balance units to sell
MMR	Happinest Boisar	MLDL	100%	133
	Happinest Palghar 1	MHDL	51%	22
Bengaluru	Windchimes	MHPL	50%	17
Chennai	Aqualily Apts	MRDL	97%	2
TOTAL				174

Section 3: Residential Business

SUSTAINABLE FUTURE CASHFLOWS		Value (Rs. Cr)
	Sales completed in ongoing projects	1326
	Less : Amount collected from sales	530
Ongoing & Completed Projects	Net amount to be collected on completed sales (A)	796
	Estimated sales from finished goods & balance inventory in ongoing projects #	871
	Less: Estimated construction cost to be spent on ongoing projects**	670
	Net amount to be collected on future sales (B)	201
Cashflow from ongoing & completed projects (A+B) = (C)		997
Subsequent Phases of Ongoing Projects	Estimated sales potential #	1239
	Less: Estimated construction cost**	612
Cashflow from future phases of ongoing projects (D)		627
Cashflow from new projects to be launched (E)		703
Total Estimated Cashflows* (F) = (C + D + E)		2327

* Does not include cash flow potential of "Land Bank".

** Construction costs are based on management estimates.

Estimated sales value is based on management estimates taking into consideration current price realisation for respective projects.

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Section 4: Financials

Consolidated Income Statement – In accordance with IndAS (Rs Cr)	Q3 FY21	Q2 FY21	Q3 FY20	9M FY21	9M FY20	FY20
Income from Operations	65.2	30.8	78.8	110.3	509.5	610.9
Other Income	5.0	6.6	6.2	19.4	25.6	35.0
Total Revenues	70.2	37.4	85.0	129.7	535.1	645.9
Operating Expenses	47.8	19.2	62.1	72.9	389.6	483.0
Employee Remuneration & Benefits	19.5	16.3	20.7	55.6	66.3	82.2
Finance Costs	3.2	2.3	1.7	9.1	6.3	7.6
Depreciation & Amortisation	1.7	1.8	1.9	5.3	5.8	7.7
Administration & Other Expenses	16.3	13.3	19.0	38.2	59.1	102.5
Total Expenditure	88.5	52.8	105.4	181.1	527.1	683.1
Exceptional Items	-	-				(134.6)
Profit from Ordinary Activities before Tax & Share in Net Profit/Loss of Associates	(18.3)	(15.4)	(20.4)	(51.4)	8.1	(171.8)
Share in Net Profit/(Loss) of Associates	10.6	3.7	22.7	7.2	25.2	(24.5)
Profit from Ordinary Activities before Tax	(7.7)	(11.7)	2.3	(44.2)	33.2	(196.2)
Less : Provision for Current Taxation	1.1	1.2	1.6	3.5	4.4	4.9
Less : Provision for Deferred Taxation	0.9	0.5	(1.2)	(4.0)	(1.3)	(6.6)
Net Profit for the period	(9.7)	(13.5)	2.0	(43.7)	30.1	(194.6)
Less: Minority Interest	1.5	(0.2)	0.2	0.8	(0.4)	(1.1)
Net Profit/ (Loss) after Taxes and Minority Interest	(11.2)	(13.3)	1.8	(44.5)	30.5	(193.4)

Section 4: Financials

SEGMENT RESULTS (Rs Cr)	Residential *		IC & IC	
	Q3 FY21	9M FY21	Q3 FY21	9M FY21
Area Sold (msft) / Land Leased (acres)	0.31	0.54	17.21	27.78
Sales / Lease Income	195	349	33	62
Income from Operation	258.5	351.0	51.1	112.7
Operating Expenses	229.4	305.8	18.4	39.1
Gross Margins (%)	11%	13%	64%	65%
EBIDTA	-5.5	-45.5	27.1	57.0
EBIDTA Margin (%)	-2%	-13%	53%	51%
PAT (Incl MI)	-10.8	-53.0	7.7	5.4
PAT Margin (%)	-4%	-15%	15%	5%
Net worth \$	1,301.9		891.6	
Net Debt #	87.2		392.8	
Net Debt Equity Ratio	0.07		0.44	

* All the figures correspond to residential units and includes commercial units, if any.

Debt represents funding from Banks/ FI's / Third Parties. Any contribution made by promoters / strategic partners (including ICDs) is excluded in the debt number

\$ The net-worth in each segment has been adjusted by including the contribution made by strategic partners

Note: The above details are provided for better understanding of the performance of Residential and Industrial segments of the Company. Due care has been taken in compilation of the same by Management.

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MANAGEMENT & DIRECTORS

Section 5: Management

Non-Executive Chairman

Arun K Nanda



Managing Director & CEO

Arvind Subramanian



Chief Legal Officer

Parveen Mahtani



Chief Financial Officer

Vimal Agarwal



Chief People Officer

Krity Sharma



Chief Strategy Officer

Nidhi Seksaria



Chief Marketing Officer

Viral Oza



Chief of Design

Amar Tendulkar



Sr. GM – Business Development

Ashvin Iyengar



Chief Project Officer - Happinest

Amit Pal



Chief Project Officer – (Resi + IC&IC)

Sudharshan KR



Chief Sales Officer

Vimalendra Singh



Business Head – South & North

Rahul Gupta



Above is as on the day of Board Meeting: 23 January 2021

Section 5: Directors



Mr Arun Nanda
(Chairman)

- Chairman of Mahindra Holidays & Resorts
- Chairman Emeritus of the Indo-French Chamber of Commerce and Industry
- Former Chairman of CII Western Region
- Has been associated with the Group for over 40 years

Holds degree in Law from the University of Calcutta, FCA, FCS



Mr Arvind Subramanian
(MD & CEO)

- Joined Mahindra Group as Chief Executive Officer of Mahindra Happinest in 2018
- Has been a frequent speaker at industry events and conferences, has authored several op-eds, articles and reports on 'Digital India', the 'Next Billion Consumers' and 'Future of Real Estate'

B.Tech, from IIT, Madras and MBA from IIM, Ahmedabad



Dr Anish Shah
(Non Executive, Non Independent Director)

- Deputy Managing Director and Group CFO, Mahindra & Mahindra Ltd
- Former President and Chief Executive Officer of GE Capital India

Ph.D - Carnegie Mellon's Tepper Business School, Masters degree from Carnegie Mellon and MBA - IIM-Ahmedabad



Mr Ameet Hariani
(Independent Director)

- Director of Capricon Realty, Batliboi Ltd. and Ras Resorts.
- Member of Bombay Incorporated Law Society; Law Society of England & Wales; Law Society of Singapore; Bar Council of Maharashtra; Bombay Bar Association.

Holds master's degree in Law from the Mumbai University



Ms Amrita Chowdhury
(Independent Director)

- Director of Gaia, an Urban Tech firm providing insights-as-a-service for Smart Sites and Smart Cities.
- Holds 7 US patents for semi-conductor manufacturing. She is the author of two books.

B.Tech. - IIT Kanpur, MS - UC Berkeley, MBA - Carnegie Mellon - Tepper Business School



Mr Bharat Shah
(Independent Director)

- Chairman of HDFC Securities Limited, 3M India Limited and Exide Industries Limited
- Executive Director and founding member of HDFC Bank Limited; currently advisor to HDFC Bank Limited since 2013

B.Sc from Mumbai University & H.N.D. in Applied Chemistry

Thank You

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Mahindra Lifespace Developers Limited

CIN L45200MH1999PLC118949

5th Floor, Mahindra Towers, Worli, Mumbai - 400 018.

Tel: 022 6747 8600/ 6747 8601 | Fax: 022 2497 5084

Classification of projects is as under:

a. Completed: projects where construction has been completed and occupancy certificates have been granted by the relevant authorities

b. Ongoing: projects where (i) all title or development rights, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, all land for the project has been converted for the intended use; (iii) the requisite approvals for commencement of construction have been obtained

c. Forthcoming: projects in respect of which (i) all title or development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, applications have been made for conversion of use for the land for the intended use; (iii) preliminary management development plans are in place; and (iv) architects have been identified

d. Land inventory: land in which any of the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company hold interest, but on which there is no planned development as of the date hereof

DTA	Domestic Tariff Area
IC & IC	Integrated Cities & Industrial Clusters
IGBC	Indian Green Building Council
IND AS	Indian Accounting Standards
M&M	Mahindra & Mahindra Limited
MBDL	Mahindra Bloomdale Developers Limited
MHDL	Mahindra Happinest Developers Limited
MHPL	Mahindra Homes Private Limited
MIPCL	Mahindra Industrial Park Chennai Limited
MIPPL	Mahindra Industrial Park Private Limited
MITL	Mahindra Integrated Township Limited
MLDL	Mahindra Lifespace Developers Limited
MMR	Mumbai Metropolitan Region
MRDL	Mahindra Residential Developers Limited
MSFT	Million Square Feet
MWC	Mahindra World City
MWCDL	Mahindra World City Developers Limited
MWCJL	Mahindra World City (Jaipur) Limited
NCR	National Capital Region
RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
SEZ	Special Economic Zone
TIDCO	Tamil Nadu Industrial Development Corporation Ltd.