

09th February, 2026

To,

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Press Release

Dear Sir / Madam,

Please find enclosed herewith the press release in relation to the joint venture partnership between the Company and Mitsui Fudosan Group for Mahindra Blossom, Bengaluru.

The said press release is self-explanatory.

The same is available on the Company's website at :<https://www.mahindralifespaces.com/media/>

Thanking You,

For and on behalf of
Mahindra Lifespace Developers Limited

Bijal Parmar
Company Secretary and Compliance Officer

Encl: As above

Mahindra Lifespaces and Mitsui Fudosan Group announce long term joint venture partnership, starting with Mahindra Blossom, Bengaluru

Bengaluru, 09 February 2026 – Mahindra Lifespace Developers Limited (MLDL), the real estate and infrastructure development arm of the Mahindra Group, today announced a joint venture with Mitsui Fudosan Group for the development of Mahindra Blossom, a premium residential project located in Whitefield, Bengaluru. This marks the first project under this strategic partnership. This long term partnership combines the strengths of two marquee organisations with a shared focus on long-term value creation, while paving the way for potential future opportunities.

Mahindra Blossom is a high-rise residential development comprising approximately 730 homes, located near Hopefarm Channasandra Metro Station on the Namma Metro Purple Line. Positioned along one of Bengaluru's leading IT and employment corridors, the project is the city's fourth net zero waste residential development. It offers strong connectivity to major commercial hubs and easy access to established educational institutions, healthcare facilities, and social infrastructure.

Commenting on the joint venture, **Mr. Amit Kumar Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd.**, said, *"This joint venture with the Mitsui Fudosan Group marks a significant milestone for Mahindra Lifespaces. As Japan's largest residential developer, Mitsui Fudosan sets global benchmarks in design, sustainability, and customer experience, and we look forward to integrating their best practices into the first joint project, Mahindra Blossom, one of our premium developments in Bengaluru. We are working towards expanding this partnership."*

Mr. Daijiro Eguchi, Managing Director, Mitsui Fudosan (Asia) Pte. Ltd., said, *"India represents a highly attractive residential market driven by strong economic fundamentals and rapid urbanisation. Mahindra Blossom marks Mitsui Fudosan Group's entry into India's residential sector, and we are pleased to partner with Mahindra Lifespace Developers Limited, a trusted developer known for its commitment to sustainable development. Together with Mahindra Lifespace Developers Limited, we aspire to create a marquee residential development, driven by innovation and inspired design, that seamlessly blends global standards of quality and sustainability with deep local insight, contributing to the long-term evolution of India's urban living environment."*

The development will offer thoughtfully designed homes supported by a wide range of shared lifestyle amenities including a half-Olympic size swimming pool, gym, badminton courts, jogging tracks, a pet park, and curated community spaces. Spread across 97,000 sq. ft. of amenities and nearly 4 acres of dedicated green and open spaces, the project is crafted to promote holistic and healthy living. Integrated retail within the development will further enhance everyday convenience, creating a well-rounded living ecosystem designed to support modern urban lifestyles.

Planned with a strong emphasis on sustainability and resource efficiency, Mahindra Blossom incorporates climate-responsive design principles, energy-efficient planning, and construction practices focused on on-site waste segregation and recycling. These measures align with Mahindra Lifespaces' broader commitment to developing environmentally responsible residential communities based on global best practices. The said transaction is subject to necessary approvals and satisfaction of customary conditions precedent.

The partners also acknowledge the strategic counsel of Avinash Sule, Founder of Route78Partners, whose deep understanding of the Japanese and Indian real estate markets, together with his cross-cultural expertise, played a vital role in building mutual trust, shaping the project's governance framework, and aligning the long-term objectives of this collaboration.

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 Happiest®' 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 / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

About Mitsui Fudosan's Overseas Business

Mitsui Fudosan Group has been conducting business in cities in China, Taiwan, Southeast Asia, India, and Australia as well as Western countries such as the US and the UK. Its Group long-term vision “& INNOVATION 2030” formulated in April 2024 aspires to “further develop and evolve overseas business,” targeting dramatic growth of the Group's business overseas. Mitsui Fudosan participated in a large-scale office development project in Bengaluru since 2020. In 2023, it established an India branch and has since been strengthening its local business platform. Mitsui Fudosan will continue to pursue further business expansion in India.

Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social

value. Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.