
Participation of Mitsui Fudosan Group's First Residential Development Project in India "Mahindra Blossom"

First Joint - Venture Project with Mahindra Group scheduled for completion in 2030

Key Points of this Press Release

- Participation in Mahindra Blossom, Mitsui Fudosan Group's first residential development project in India
- Mahindra Blossom is a residential development abutting a metro station in the city of Bengaluru, a global IT hub in India
- The joint venture partner is Mahindra Lifespace Developers Limited, a major developer in India and a part of Mahindra & Mahindra Group, one of India's leading conglomerates.

Tokyo, Japan, February 13, 2026 - Mitsui Fudosan Co., Ltd. (Head Office: Chuo-ku, Tokyo; President and CEO: Toshifumi Ueda; hereinafter "the Company"), through Mitsui Fudosan (Asia) Pte. Ltd. (Head Office: Singapore), has decided to partner with Mahindra Lifespaces (Mahindra Group company) for the residential development project Mahindra Blossom (hereafter, "the Property").

The Property represents Mitsui Fudosan Group's maiden residential development project in India and is the first joint venture project between the Company and Mahindra Lifespace Developers Limited (hereafter, "MLDL"), a leading developer and a group company of the Mahindra & Mahindra Group. The Property is a high-rise residential development comprising approximately 730 units, located in Bengaluru, Karnataka, abutting Hopefarm Channasandra Metro Station on the Namma Metro Purple Line, offering excellent transportation convenience. India is a promising market where continued growth in housing demand is expected, driven by rapid economic growth and remarkable progress on urbanization. The Company, together with MLDL, will advance this Property to meet the needs of India's robust residential market.



Rendering of the exterior of Mahindra Blossom

■ About the Location

Bengaluru, India, where the Property is located, is one of the leading cities in southern India supported by concentration of IT and digital industries, the city continues to attract population inflows from both within India and overseas, with metropolitan population growth of approximately 3% per year.

The Property is located in the Whitefield area of eastern Bengaluru, approximately 17 km from the city center. Whitefield is one of the city's leading tech hubs, home to a concentration of global IT companies and multinational corporations, and is a popular residential area supported by well-developed commercial, educational, and medical infrastructure.

■ Features of the Property

The development will be a premium residential offering featuring thoughtfully crafted homes supported by an expansive 97,000 sq. ft. of amenities and clubhouse spaces, complemented by 4 acres of green spaces. Residents will have access to a half-Olympic size swimming pool, two jogging tracks, two badminton courts, a fully equipped gym, and a dedicated pet park, all set within intentionally designed landscapes showcasing Bougainvillea canopies and well-curated community zones. A comprehensive suite of lifestyle amenities, including versatile social spaces and wellness-focused features, encourages active, balanced, and holistic living. Further enhancing everyday convenience, the development incorporates integrated high-street retail, creating a seamless and contemporary living ecosystem tailored for today's modern urban lifestyle.

■ Sustainability Initiatives

The Property is being developed under a sustainability-focused concept. In addition to the installation of rooftop solar power generation, it aims to reduce energy consumption during occupancy through measures such as building layouts and window designs that consider natural daylighting and ventilation, and the adoption of high-efficiency insulation and finishing.

During the construction phase, the Project plans to implement Net Zero Waste initiatives aimed at minimizing waste generation by thoroughly reducing, segregating, and recycling on-site construction waste. In addition, the Project has obtained Pre-Gold certification from the Indian Green Building Council (IGBC) and will promote sustainable development with a strong focus on resource efficiency and circularity. Through these initiatives, the Project seeks to deliver a sustainable living environment that balances environmental responsibility with residential comfort.



Spacious Living & Dining



Master bedroom



Butterfly Park



Half-Olympic size swimming Pool



Multipurpose Court



Gym

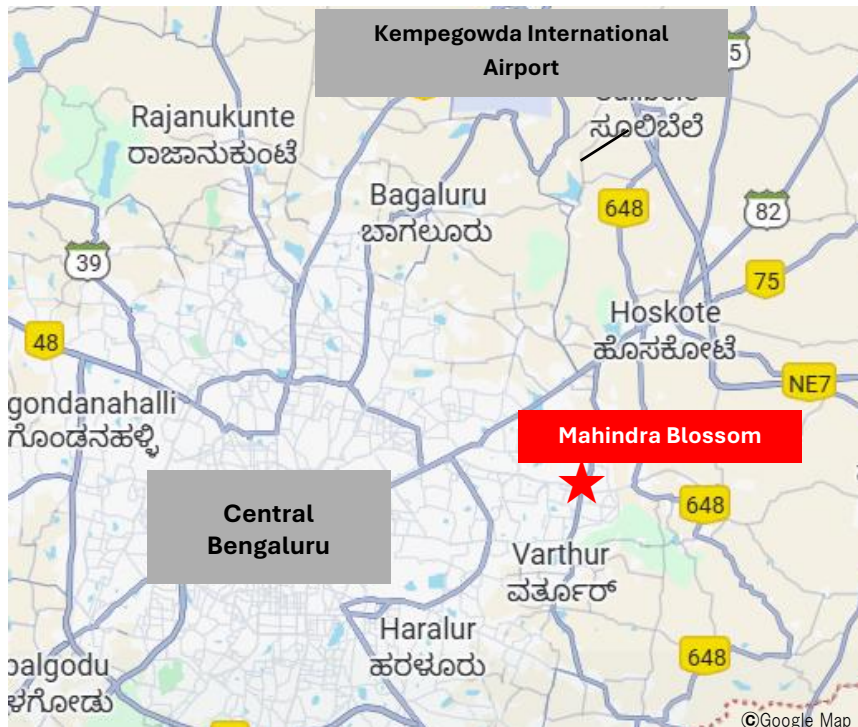
■ Property Overview

Property name	Mahindra Blossom
Location	Sy. No. 149 & 150, Pattandur Agrahara Village, KR Puram, Bengaluru, Karnataka 560066
Access	Strategically located abutting Hopefarm Channasandra Station on the Metro Purple Line
Property scale	B1F + G+29F,
Site area	Approx. 31,600 m ²
Total Construction area	Approx. 153,200 m ²
Use	Residence (high-rise residential property) and retail facility
Units	Approx. 730 units
Joint-venture partner	Mahindra Lifespace Developers Limited
Schedule (tentative)	Construction start: February 2026 Completion: 2030

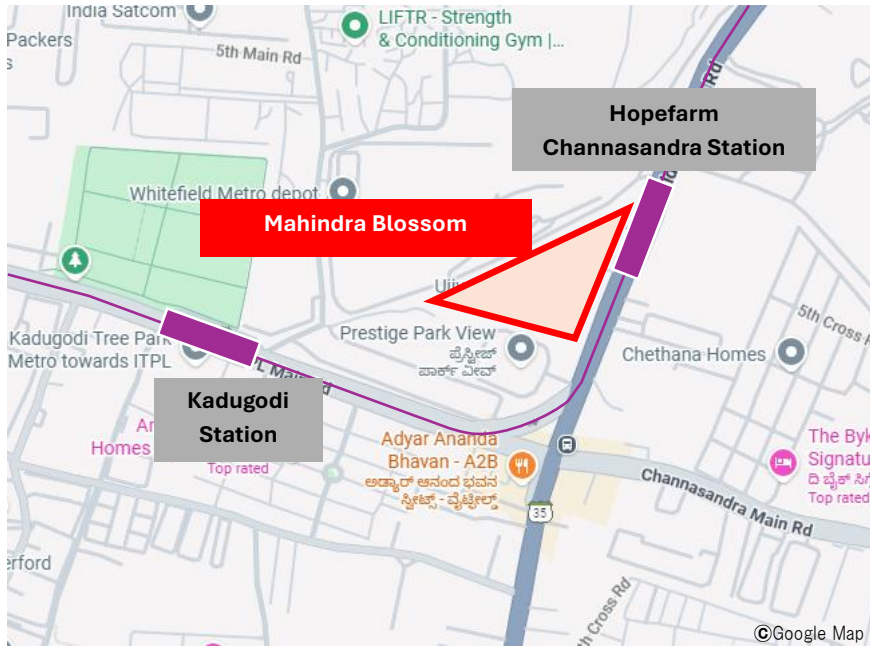
* The information above is as of end of January 2026 and may change in the future

■ Map

【Wide-area map】



【Small area map】



■ About MLDL

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.

Learn more about Mahindra on www.mahindra.com / X(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.

(References)

· Group Management Philosophy and Long-Term Vision

<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>

· Group Materiality

https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/