

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

POSTAL BALLOT NOTICE

Dear Shareholders,

1. NOTICE (“**Postal Ballot Notice**”) is hereby given to the shareholders (“**Members**”) of Shriram Properties Limited (the “**Company**”) given pursuant to Section 110 read with Section 108 and other applicable provisions, if any, of the Companies Act, 2013, (‘Act’) (including any statutory modification or reenactment thereof for the time being in force), read with Rule(s) 20 and 22 of the Companies (Management and Administration) Rules, 2014, (‘**Rules**’), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (‘**SEBI Listing Regulations**’) and the Secretarial Standard on General Meetings issued by The Institute of Company Secretaries of India (‘**SS-2**’), each as amended, and in accordance with the requirements prescribed by the Ministry of Corporate Affairs (‘**MCA**’) for holding general meetings/ conducting postal ballot process through e-Voting vide General Circular No(s). 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020 read with subsequent circulars issued in this regard, the latest being General Circular No. 03/2025 dated September 22, 2025 (collectively referred to as ‘**MCA Circulars**’), to transact special businesses as set out hereunder by passing Ordinary Resolution(s), by way of postal ballot only, by voting through electronic means (‘**remote e-voting**’)

i. Approval for the proposed material related party transactions with the Subsidiaries and/or Joint Ventures of the Company and between subsidiaries and Joint ventures where holding company is not a party to the transaction listed in Annexure-I to the explanatory statement during the financial year 2026-2027 (“2026-27”)- Ordinary Resolution.

The consent of the members is sought for the above proposal as contained in the resolution given in this Postal Ballot Notice.

2. Pursuant to Section 102 and Section 110 and other applicable provisions of the Act, the explanatory statement pertaining to the said resolutions, setting out inter-alia the information as required under the SEBI Listing Regulations, SEBI Master Circular dated January 30, 2026 read with the SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/135 dated October 13, 2025 along with the Industry Standards on “Minimum information to be provided for review of the Audit Committee and members for approval of Related Party Transaction (RPT)”, other material facts and the reasons/rationale thereof (‘Statement’) is annexed hereto. The Postal Ballot Notice is also available on the website of the Company: <https://www.shriramproperties.com/company-announcements> and the website of the National Securities Depository Limited (“**NSDL**”) www.evoting.nsdl.com
3. In compliance with the provisions of Sections 108, 110 and other applicable provisions of the Act, read with **(i)** Rule 20 and Rule 22 of the Rules, as amended; **(ii)** Regulation 44 of the Listing Regulations; and **(iii)** MCA Circulars. The Company has provided remote e-voting facility to its members, to enable them to cast their votes electronically. The instructions for remote e-voting are appended to this Postal Ballot Notice.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

4. The Board of Directors (“**Board**”) at its meeting held on May 25, 2026 appointed Mr. P Sriram, (FCS: 4862 COP: 3310), failing him Ms. Nithya Pasupathy (FCS 10601 COP-22562) Partners of SPNP & Associates, Practicing Company Secretaries as Scrutinizer (“**Scrutinizer**”) for conducting the postal ballot through remote e-voting process in a fair and transparent manner and in accordance with the provisions of the Act and the Rules made thereunder.
5. The remote e-voting period commences from **Friday, June 12, 2026, at 09:00 Hrs. and ends on Saturday July 11, 2026, at 17:00 Hrs.** (“**Ending Period**”). In the event the resolutions as set out in the notice are assented to by the requisite majority by means of e-voting, they shall be deemed to have been passed on the last date specified for voting i.e. **Saturday July 11, 2026.**
6. Members are requested to carefully read the instructions in this Postal Ballot Notice and record their assent (**FOR**) or dissent (**AGAINST**) through the remote e-voting process on or before the Ending Period. The remote e-voting will be blocked by NSDL immediately after the expiry of the Ending Period and voting beyond the Ending Period will not be accepted.
7. After completion of scrutiny of the votes, the Scrutinizer will submit his/her report to the Chairman & Managing Director of the Company or by any person authorized by him upon completion of the scrutiny of the votes cast through postal ballot only by voting through electronic means. The results of the postal ballot conducted through the remote e-voting process along with the Scrutinizer’s Report will be announced by the Chairman & Managing Director or by such person as authorized by him, within **two working days**, i.e., **on or before Tuesday, July 14, 2026**, at the corporate office of the Company at Bengaluru. The same will be displayed on the website of the Company: <https://www.shriramproperties.com/company-announcements> the website of NSDL: www.evoting.nsdl.com and also shall be communicated to BSE Limited (“**BSE**”) and National Stock Exchange of India Limited (“**NSE**”), where the Company’s equity shares are listed and be made available on their respective websites viz. www.bseindia.com and www.nseindia.com. The results will also be displayed at the registered office of the Company.

RESOLUTION NUMBER 1:

Approval for the proposed material related party transactions with the Subsidiaries and/or Joint Ventures of the Company and between subsidiaries and Joint ventures where holding company is not a party to the transaction listed in Annexure-I to the explanatory statement during the financial year 2026-2027 (“2026-27”)

To consider and if thought fit, to pass the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to Regulation 2(1)(zc) and Regulation 23 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the other applicable provisions, including applicable provisions of the Companies Act, 2013, if any, read with the Rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), and pursuant to the

SHRIRAM PROPERTIES LIMITED

CIN: L72200TN2000PLC044560



Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

recommendations/approval of the Audit Committee and the Board of the Directors of the Company, respectively, the consent of the members be and is hereby accord to the Board of Directors of the Company (hereinafter referred to as the "Board", which term shall be deemed to include any committee constituted/empowered / to be constituted by the Board from time to time to exercise its powers conferred by this resolution) during the financial year beginning from April 1, 2026 and ending on March 31, 2027, to carry out and/or continue to carry out material related party transactions with the subsidiary companies and/or joint ventures of the Company and between subsidiaries and Joint ventures where holding company is not a party to the transaction, in each case as are listed in Annexure-I to the explanatory statement attached to this Postal Ballot Notice, and to modify such material related party transactions subject to compliance with the policy on materiality of related party transaction of the Company, and to carry out all activities and actions required in connection with such material related party transactions in the ordinary course of business and at arm's length basis including but not limited to (i) granting of loan and charging of interest thereof; (ii) taking of loans and paying of interest thereof; (iii) investment / redemption of debentures and payment of interest/premium there on (iv) charging of overheads and other related transactions; (v) providing of guarantee/security and charging commission/fees there on, hypothecation of inventory/receivables, non-disposal undertaking, pledge of shares / investments, shortfall/ cost over-run undertaking, subordination of revenues, loans and advances, DM fees and any other receivables all as part of any new financing or refinancing transactions as well as their renewal or modification thereof with the same or any new lenders; and/or (vi) replacement of existing guarantees/securities or undertakings or other arrangement; (vii) sale or purchase of shuttering materials; (viii) sharing of services whether for a fee or not, as detailed in the explanatory statement, whether in an individual transaction or multiple transactions during the year 2026-27, within the limit described in the Explanatory Statement.

RESOLVED FURTHER THAT *for the purpose of giving effect to the above, Members of the Company do hereby accord approval to the Board to agree, make, accept and finalize all such terms, condition(s), modification(s) and alteration(s) as it may deem fit from time to time and the Board is also hereby authorized to resolve and settle, from time to time all questions, difficulties or doubts that may arise with regard to above transactions and to finalize, execute, modify (subject to the policy on materiality of related party transactions formulated by the Company) and amend (subject to the policy on materiality of related party transactions formulated by the Company) all agreements, documents and writings and to do all acts, deeds and things in this connection and incidental as the Board in its absolute discretion may deem fit, without being required to seek any further consent or approval of the members or otherwise to the end and intent that they shall be deemed to have been approved thereto expressly by the authority of this resolution."*

By order of the Board of Directors
For **SHRIRAM PROPERTIES LIMITED**

K. Ramaswamy
Company Secretary & Compliance Officer
A28580

Place: Bengaluru

Date: May 25, 2026

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

The Company had to enter certain related party transactions for FY 26-27 as set out in Annexure-I with related parties within the meaning of Section 2(76) of the Act and Regulation 2(1)(zb) and Regulation 2(1)(zc) of the Listing Regulations. Accordingly, the provisions pertaining to related party transactions are applicable pursuant to the Listing Agreement. In terms of Regulation 23 Listing Regulations, the shareholders' approval by means of an ordinary resolution is required for all material related party transactions, even if such transactions are in the ordinary course of the business of the concerned company and at an arm's length basis.

Transactions with a related party shall be considered material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceed(s) the thresholds specified under Regulation 23 (1) read with Schedule XII of the SEBI Listing Regulations.

(i) Our Business Model

The Company is engaged in the business of construction and development of real estate projects and derives revenue primarily from the construction and sale of residential units and the sale of plotted and other lands.

Unlike other business sectors, in real estate sector the landowners/lenders expect an exclusive special purpose vehicle ("SPV") to implement the project for various reasons, like control over the cash flow, ring-fence the risk, tax efficiency, etc.

Since the Company is into real estate development, it has to ring fence the assets and liability for each project by way of forming various entities in the form of subsidiaries and joint ventures as per the requirement of lenders, investors, and Joint Development Agreements ("JDA") partners.

These transactions are done in ordinary course of business and at arm's length as certified by an Independent Chartered Accountants.

(ii) Funding requirement

The SPV implementing the project may be a 100% (one hundred percent) wholly owned subsidiary or mere subsidiary or a joint venture depending upon the corporate & financial structure agreed upon between the partners & lenders implementing each project.

- (a) These SPV's are thinly capitalized hence:
- The Company lends the money by way of inter-corporate deposits payable on-demand basis to fund the project expenses.
 - Sales & marketing expenses and general admin costs. The Company also incurs the common marketing cost which is cross charged to these entities;
 - Apart from development management & admin fees negotiated with the investors/joint venture partners; and

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

- The Company also pays the rates & taxes, and salary pay-outs through an online/net banking facility for better control and ease of operations which is reimbursed by these entities back-to-back.
- In order to fund the projects, the SPVs raise loans from NBFC/ Banks/Financial Institutions/ Body Corporate for construction for which the Company is asked to give its Corporate Guarantee on behalf of the SPV to the lenders.

(iii) Revenue Recognition:

- (a) In accordance with Regulation 23 read with Schedule XII of the Listing Regulations, the annual consolidated turnover of the listed entity is the base for the determination of the material-related party transaction. Though the Company would have achieved a higher bookings/revenue collected, the Company could not recognize the revenue due to the Indian Accounting Standards 115, which prescribe the revenue to be recognized based on the project completion method upon receipt of an occupation certificate for respective projects.
- (b) The Company has achieved sales value of Rs.2,354 Crores for FY 2025-26. The consolidated turnover of the Company for FY 2025-26 was Rs.1,267.41 Crores.
- (c) Therefore, despite achieving its higher booking value in the financial year (“FY”) 2025-26, due to lower revenue recognition as per Indian Accounting Standards 115, the consolidated turnover of the Company for FY 2025-26 stood at Rs.1,267.41 Crores against the total booking value of Rs.2,354 Crores.
- (d) Accordingly, based on the audited financial statements of the Company as on March 31, 2026, the Company can enter into transactions of a value only up to Rs.126.74 Crores which is 10% (ten percent) of the consolidated turnover of Rs.1,267.41 Crores in the FY 2026-27 with each of the related party, despite recording a robust booking value for FY 2025-26. Therefore, any transaction beyond the said limit of Rs.126.74 Crores with any related party will require the approval of the Members.
- (e) The Company has adopted a joint development model for developing most of its residential and commercial properties, which entails setting up separate SPVs for signing a development agreement with the owner of the land parcels sought to be developed.
- (f) These SPVs are classified as joint ventures & associates entities under the Indian Accounting Standards 28 for the Company, which requires the Company to follow the equity method of accounting for consolidation, due to which the turnover (*Gross Sales*) of these SPVs (*JV projects*) does not get added in the Company’s consolidated turnover for accounting purpose.
- (g) Under the joint development model, the Company is required to invest only in the construction and marketing costs, either through equity or loan, thereby allowing it to be more capital efficient and achieving higher returns on investments in the projects, without investing large amounts of capital towards the purchase of land. Although it requires the Company to share revenue generated from such joint developments with the

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

landowners, such a model allows the company to deploy its capital towards development expenses rather than spending money on buying land at expensive rates. It is for this reason that the Company has adopted this route to develop properties by merely incurring development costs and utilizing its expertise in project development with limited resources in a much more efficient manner. Accordingly, the majority of our projects are developed through separate SPVs in partnership with joint venture partners/ landowners.

- (h) In accordance with the development agreement(s) and the best interest of the Company, the Company has been providing various resources, including funds, to these SPVs, being group entities, in the ordinary course of business and at arms' length basis and pursuant to the approvals of the Audit Committee and Board obtained from time to time, as required under the Act and the Listing Regulations. The Company is required to enter into these transactions as a part of its day-to-day operations, in order to ensure timely execution of the projects being undertaken through the SPVs.
- (i) **Annexure-I** contains details of the transactions that the Company has entered into/ may enter into the following transactions with various SPVs, being related parties, during FY 2026-27 where the transactions are expected to exceed the threshold limits as prescribed under Regulation 23 read with Schedule XII of Listing Regulations. Please note that there are no transactions carried out with any entities controlled/operated by any of the directors/employees of SPL which fall within the definition of related party transactions.
- (j) Further, SEBI vide its circular no. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/93 dated June 26, 2025 has introduced the Industry Standards on "Minimum information to be provided for review of the Audit Committee and Members for approval of a related party transaction" ("Standards") to facilitate uniform approach and assist listed companies in complying with the provisions of Regulation 23 of the SEBI Listing Regulations read with the SEBI Master Circular no. Page 16 of 33 HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 ("SEBI Circular"). The Standards inter alia requires listed entity to provide minimum information, in specified format are set forth as "Annexure-I", relating to the proposed RPTs, to the Audit Committee and to the members, while seeking approval.
- (k) All the Independent Directors, in the Audit Committee, have granted approval and have recommended the same for the approval of the Board for the related party transactions proposed to be entered into by the Company with SPVs for the financial year 2026-27. The Audit Committee has also noted that the said transactions with SPVs are on an arm's length basis and in the ordinary course of the Company's business.
- (l) Since all transactions between the Company and SPVs have been/ will be entered in the ordinary course of business and at arms' length basis, the provisions of Sec 188 (1) of the Companies Act, 2013 and the Rules made thereunder are not applicable on transactions between these entities.
- (m) In the financial year, 2026-27 the aforesaid transactions in aggregate at the individual SPV level are expected to exceed limited specified in

SHRIRAM PROPERTIES LIMITED

CIN: L72200TN2000PLC044560



Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

Schedule XII of Listing Regulations, these transactions are therefore considered material-related party transactions. In terms of Regulation 23 of Listing Regulations, the approval of members is required for the aforementioned material related party transactions entered /to be entered between the Company and SPVs, as amended from time to time.

- (n) **Members may please note that the above-related parties are subsidiaries/ associates/ joint ventures of SPL and none of them are owned by Promoters/ Members of the Promoter Group of SPL. The Promoters/ Members of the Promoter Group of SPL neither hold any direct interest/stake in the above-related parties nor intend to enter into any transactions with any of the above-related parties.**
- (o) Further, pursuant to Regulation 23 of Listing Regulations, in respect of voting on this resolution, all the related parties shall abstain from voting, irrespective of whether the entity or person is a party to the particular transaction or not.
- (p) In the light of above, all the Independent Directors of the Audit Committee Members and members of the Board of your Company in its meeting held on May 25, 2026, have approved the related party transactions listed out in Annexure-I along with the monetary limits that the Company can enter into with such related parties.
- (q) The policy on the material modification as approved by the Board is variation of 25% to the approved limit. The modified policy on Related Party Transaction is available on the Web page of the Company <https://www.shriramproperties.com/corporate-governance>.

Accordingly, the Board recommends the Ordinary Resolution as set out in Item No. 1 of this Postal Ballot Notice for approval of the Members.

(iv) Nature of concern or interest of Directors:

None of the directors and/or key managerial personnel of the Company and their relatives are concerned or interested, financially or otherwise, in said resolution, except to the extent of the securities that may be subscribed by them or by companies/firms/institutions in which they are interested as director or member or otherwise.

By order of the Board of Directors
For **SHRIRAM PROPERTIES LIMITED**

K. Ramaswamy
Company Secretary & Compliance Officer
A28580
Place: Bengaluru
Date: May 25, 2026

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

Notes:

1. Pursuant to Section 102 of the Act, read with Rule 22 of the Rules the Statement setting out material facts and reasons for the proposed resolution is appended hereto.
2. In compliance with MCA Circulars, this Postal Ballot Notice is being sent only through electronic mode to those Members whose e-mail addresses are registered with the Company/Depositories. Postal Ballot Notice is being sent via email only to the Members of the Company, whose names appear on the register of members/list of beneficial owners, as received from National Securities Depositories Limited (**NSDL**) and Central Depository Services (India) Limited ("**CDSL**") on **Friday June 5, 2026**["**Cut-off Date**"].
3. Any person who is not a member as on the Cut-off Date should treat this Postal Ballot Notice for information purposes only. The Postal Ballot Notice is sent electronically to all the shareholders who have registered their email addresses with the Company/Depositories/Registrar and Share Transfer Agent ("**RTA**"). The same may also be downloaded from the Company's website: <https://www.shriramproperties.com/company-announcements> and the website of NSDL.
4. In compliance with Regulation 44 of the LODR Regulations and pursuant to the provisions of Sections 108 and 110 of the Act read with the Rules framed thereunder and the MCA Circulars, the manner of voting on the proposed resolutions is restricted only to e-voting i.e., by casting votes electronically instead of submitting the postal ballot form. Accordingly, the physical copy of the Notice along with the postal ballot form and the pre-paid business reply envelope are not being sent to the members. The communication of the assent or dissent of the members would only take place through the e-voting system.
5. This Postal Ballot Notice is being sent by email only to those eligible Members who have already registered their e-mail address with the Depositories / Depository Participant / the Company's Registrar and Share Transfer Agent, KFin Technologies Limited / the Company or who will register their e-mail address with RTA by following the instructions provided below:

For Permanent Registration for demat shareholders: Please contact your Depository Participant ("**DP**") and register your email address details in your demat account, as per the process advised by your DP.

Note: Shareholders whose e-mail IDs are not registered may send an e-mail request to evoting@nsdl.com to obtain a User ID and Password by providing the details mentioned above, alternatively.

6. After successful submission of the e-mail address, NSDL will e-mail a copy of this Postal Ballot Notice along with the remote e-voting user ID and password, within 48 hours of successful registration of the e-mail address by the Member. In case of any queries, Members may write to evoting@nsdl.com.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

7. Members are requested that, for permanent registration of their e-mail address, to register their email address, in respect of electronic holdings with their concerned Depository Participants.
8. Those Members who have already registered their e-mail addresses are requested to keep their email addresses validated with their Depository Participants / RTA to enable servicing of notices/documents / Annual Reports and other communications electronically to their email address in future.
9. After sending the notice of Postal Ballot through email, an advertisement shall be published in English newspaper and Tamil newspaper, each with wide circulation in the district, where the Registered Office of the Company is situated, and also on the Company's website: <https://www.shriramproperties.com/company-announcements>.
10. In compliance with the provisions of Section 108 and 110 of the Act read with Rules 20 and 22 of the Rules and Regulation 44 of the Listing Regulations and the MCA Circulars, the Company has provided e-voting facility only for its Members to enable them to cast their votes electronically. The Company has engaged the services of NSDL to provide e-voting facility to its members.
11. Voting rights shall be reckoned on the paid-up value of shares registered in the name of the member as on the Cut-off Date **Friday, June 5, 2026**.
12. The e voting commences at **09:00 Hrs. on Friday, June 12, 2026, and ends on Saturday July 11, 2026 at 17:00 Hrs.** During this period, the Members of the Company holding shares as on the Cut-Off Date may cast their votes electronically. The remote e-voting module shall be disabled by NSDL for voting immediately thereafter.
13. Once the vote on the resolutions is cast by the Members, the Members shall not be allowed to change it subsequently.
14. All the documents referred to in the explanatory statement will be available for inspection at the Company's website at <https://www.shriramproperties.com/company-announcements> and/or Corporate Office of the Company on all working days during the business hours of the Company from the date of dispatch of notice through email and up to the last date of e-voting, i.e., **Saturday July 11, 2026**.
15. The Scrutinizer will submit his/her report to the Chairman or the Company Secretary or any Director after completion of the scrutiny of the e-voting on or before **Tuesday, July 14, 2026**, The result of the voting by electronic means (along with the Scrutinizer's Report) will be announced on or before **Tuesday, July 14, 2026** through the website of the Company at <https://www.shriramproperties.com/company-announcements> and by way of intimation to the Stock Exchanges on which the Company is listed and will be displayed at the Registered Office of the Company and NSDL website <https://www.evoting.nsdl.com/>, <https://www.bseindia.com/stock-share-price/shriram-properties-ltd/shrirampps/543419/corp-announcements/> and <https://www.nseindia.com/get-quotes/equity?symbol=SHRIRAMPPS>.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

16. The last date specified by the Company for e-voting being **Saturday July 11, 2026**, shall be the date on which the resolutions would be deemed to have been passed if approved by the requisite majority.
17. In the event the resolutions as set out in the notice are assented to by the requisite majority by means of e-Voting, they shall be deemed to have been passed at a General Meeting.
18. Contact details of the person responsible to address the queries/grievances connected with the voting by Postal Ballot including voting by electronic means, if any:

The Company Secretary, Shriram Properties Limited, 31, 2nd Main, T. Chowdaiah Road
Sadashivanagar, Bangalore 560 080, TeL: 080- 4022 9999
email : cs.spl@shriramproperties.com

Registrar and Share Transfer Agent :
KFin Technologies Limited
Selenium Tower B, Plot Nos. 31 & 32 | Financial District
Nanakramguda |Serilingampally Mandal | Hyderabad - 500032 | India
P: +91 40 7961 5131 | M: +91 91774 01072
www.Kfintech.com.

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

Step 1: Access to NSDL e-Voting system

A) Login method for e-Voting for Individual shareholders holding securities in demat mode


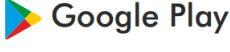


In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

Login method for Individual shareholders holding securities in demat mode is given below:

| Type of shareholders | Login Method |
|---|--|
| Individual Shareholders holding securities in demat mode with NSDL. | <ol style="list-style-type: none"> 1. For OTP based login you can click on https://eservices.nsd.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period. 2. Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsd.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period. 3. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsd.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsd.com/SecureWeb/IdeasDirectReg.jsp 4. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsd.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected |

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

| | |
|---|--|
| | <p>to e-Voting website of NSDL for casting your vote during the remote e-Voting period.</p> <p>5. Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.</p> <p style="text-align: center;">NSDL Mobile App is available on</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 10px;">   </div> |
| <p>Individual Shareholders holding securities in demat mode with CDSL</p> | <ol style="list-style-type: none"> 1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi / Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers’ website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option |

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

| | |
|--|---|
| | where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers. |
| Individual Shareholders (holding securities in demat mode) login through their depository participants | You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period. |

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

| Login type | Helpdesk details |
|--|--|
| Individual Shareholders holding securities in demat mode with NSDL | Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000 |
| Individual Shareholders holding securities in demat mode with CDSL | Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911 |

B) Login Method for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.
Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsd.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
4. Your User ID details are given below :

| Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical | Your User ID is: |
|---|---|
| a) For Members who hold shares in demat account with NSDL. | 8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****. |
| b) For Members who hold shares in demat account with CDSL. | 16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12***** |
| c) For Members holding shares in Physical Form. | EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001*** |

5. Password details for shareholders other than Individual shareholders are given below:
 - a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
 - b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
 - c) How to retrieve your 'initial password'?
 - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

(ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered**

6. If you are unable to retrieve or have not received the “ Initial password” or have forgotten your password:
 - a) Click on “**Forgot User Details/Password?**”(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) **Physical User Reset Password?**” (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.
8. Now, you will have to click on “Login” button.
9. After you click on the “Login” button, Home page of e-Voting will open.

Step 2: Cast your vote electronically on NSDL e-Voting system.

How to cast your vote electronically on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

Regd Off: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T.Nagar, Chennai – 600017.
Corp. Office: Shriram House, No.31, 2nd Main Road, T Chowdaiah Road, Sadashivnagar, Bengaluru-560080
Tel: 044-40014410; e-mail: cs.spl@shriramproperties.com; website: www.shriramproperties.com

General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to spnpassociates@gmail.com with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "**Upload Board Resolution / Authority Letter**" displayed under "**e-Voting**" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on : 022 - 4886 7000 or send a request to Prajakta Pawle at evoting@nsdl.com

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to cs.spl@shriramproperties.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to cs.spl@shriramproperties.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A)** i.e. **Login method for e-Voting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

Annexure - I

| Minimum information to be provided for approval of shareholders on proposed Related Party Transactions for the FY 2026-27 | | | | | | | | | | | | | | | | | | | | |
|--|---|--|----------|----------|-------------|-----------|--|--|----------|--|--|--------|-----------------------|--|--|--------|-----------|--|--|--------|
| I) Related Party Transaction between Shriram Properties Limited ("the Company") and Bengal Shriram Hitech City Private Limited | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Bengal Shriram Hitech City Private Limited (BSHCPL) Relationship and shareholding: Subsidiary. The Company holds 99.99% of paidup equity share capital of BSHCPL. BSHCPL does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | Interest income to SPL | | 0.40 | | | | | | | | | | | | | | | | |
| | | Purchase/Sale of Materials | | 4.86 | | | | | | | | | | | | | | | | |
| | | Crosscharge & Passthroughs | | 12.86 | | | | | | | | | | | | | | | | |
| | | Loan given by SPL | | 39.15 | | | | | | | | | | | | | | | | |
| | | Loan taken by SPL | | 23.18 | | | | | | | | | | | | | | | | |
| | | Security received by SPL | | 100.00 | | | | | | | | | | | | | | | | |
| | | Security fee expense to SPL | | 1.15 | | | | | | | | | | | | | | | | |
| | | Guarantee commission expense | | 0.10 | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | | A | B | | | | | | | | | | | | | | | | |
| | | Interest on Debentures | 21.00 | No | | | | | | | | | | | | | | | | |
| | | Interest income/expense | 50.00 | No | | | | | | | | | | | | | | | | |
| | | Purchase/Sale of Mivan | 10.00 | No | | | | | | | | | | | | | | | | |
| | | Crosscharge & Passthroughs | 15.00 | No | | | | | | | | | | | | | | | | |
| | | Loan given by SPL | 300.00 | Yes | | | | | | | | | | | | | | | | |
| | | Loan taken by SPL | 300.00 | Yes | | | | | | | | | | | | | | | | |
| | | Security received | 500.00 | Yes | | | | | | | | | | | | | | | | |
| | | Security fee payable to | 5.00 | No | | | | | | | | | | | | | | | | |
| | | Corporate Guarantee given by SPL | 300.00 | Yes | | | | | | | | | | | | | | | | |
| | | Corporate Guarantee received by SPL | 500.00 | Yes | | | | | | | | | | | | | | | | |
| | | Guarantee commission income to SPL | 5.00 | No | | | | | | | | | | | | | | | | |
| | | Guarantee commission expense to SPL | 5.00 | No | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year (Rs in crores) | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Particulars</th> <th colspan="3" style="text-align: right;">2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td></td> <td></td> <td style="text-align: right;">372.15</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td></td> <td></td> <td style="text-align: right;">131.43</td> </tr> <tr> <td>Net worth</td> <td></td> <td></td> <td style="text-align: right;">455.23</td> </tr> </tbody> </table> | | | Particulars | 2025-2026 | | | Turnover | | | 372.15 | Profit/Loss After Tax | | | 131.43 | Net worth | | | 455.23 |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | |
| Turnover | | | 372.15 | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | | | 131.43 | | | | | | | | | | | | | | | | | |
| Net worth | | | 455.23 | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>Loan given - Fund is being secured by the subsidiary for its operations. As the subsidiary is 99.99% owned, the resulting benefits and cash flows will accrue to the listed entity on a consolidated basis.</p> <p>Loan taken - The loan is taken to support the holding company's operations and strengthen the overall financial position of the consolidated group.</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary. These expenses are reimbursed on actual basis without any markup.</p> <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party.</p> <p>Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources.</p> <p>Debenture interest - The interest represents arm's length consideration for loans extended.</p> <p>Security received by SPL - The holding company receives security from its subsidiaries as collateral against financial support extended to them.</p> <p>Security fee - The security fee is a commercially justified charge paid for collateral support provided for loans or financial facilities.</p> <p>Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding.</p> <p>Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed.</p> | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|--|
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of the Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the shareholders |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | A- |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | Debt to Equity Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.27 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 32 | Debt Service Coverage Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.48 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 33 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. Security received: The holding company is provided security by its subsidiaries, as backing for financial assistance extended to them. ii) Yes |
| 34 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 35 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 36 | Latest credit rating of the related party | A- |
| 37 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |

| 38 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|------------------------|-----------|----------------------------|--------|-------------------------|-------|-------------------|---------|------------------------------------|-------|----|-------|----------------------------|-------|----|-------|-------------------|--------|-----|--------|-------------------|--------|-----|--------|----------------------------------|--------|-----|--------|------------------------------------|------|----|-------|
| II) Related Party Transaction between Shriram Properties Limited ("the Company") and SPL Estates Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: SPL Estates Private Limited Relationship and shareholding: Step down subsidiary of SPL, BSHCPL (subsidiary of SPL) holds 99.99% of paidup equity share capital of SPL Estates Private Limited SPL Estates Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | <table border="1"> <tr> <td>Interest income to SPL</td> <td>1.44</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>0.92</td> </tr> <tr> <td>Loan given by SPL</td> <td>65.77</td> </tr> <tr> <td>Loan taken by SPL</td> <td>47.30</td> </tr> <tr> <td>Guarantee commission income to SPL</td> <td>1.00</td> </tr> </table> | Interest income to SPL | 1.44 | Crosscharge & Passthroughs | 0.92 | Loan given by SPL | 65.77 | Loan taken by SPL | 47.30 | Guarantee commission income to SPL | 1.00 | | | | | | | | | | | | | | | | | | | | | | |
| Interest income to SPL | 1.44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 0.92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 65.77 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 47.30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income to SPL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>Interest income/expense</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Purchase/Sale of Materials</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Loan given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Corporate Guarantee Given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Guarantee commission income to SPL</td> <td>2.00</td> <td>No</td> <td>0.16%</td> </tr> </tbody> </table> | | A | B | C | Interest income/expense | 10.00 | No | 0.79% | Purchase/Sale of Materials | 10.00 | No | 0.79% | Crosscharge & Passthroughs | 10.00 | No | 0.79% | Loan given by SPL | 200.00 | Yes | 15.78% | Loan taken by SPL | 200.00 | Yes | 15.78% | Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | Guarantee commission income to SPL | 2.00 | No | 0.16% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Materials | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income to SPL | 2.00 | No | 0.16% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>142.03</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>23.90</td> </tr> <tr> <td>Net worth</td> <td>(62.44)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 142.03 | Profit/Loss After Tax | 23.90 | Net worth | (62.44) | | | | | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 142.03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | 23.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (62.44) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party</p> <p>Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources.</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary. These expenses are reimbursed on actual basis without any markup.</p> <p>Loan given - Fund is being secured by the subsidiary for its operations. As the subsidiary is 99.99% owned, the resulting benefits and cash flows will accrue to the listed entity on a consolidated basis.</p> <p>Loan taken - The loan is taken to support the holding company's operations and strengthen the overall financial position of the consolidated group.</p> <p>Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding</p> <p>Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|--|
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | A- |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | Debt to Equity Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.27 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 32 | Debt Service Coverage Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.48 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 33 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. ii) Yes |
| 34 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 35 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 36 | Latest credit rating of the related party | A- |
| 37 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |

| 38 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|-----------------|-----------|------------------------|--------|----------------------------|-------|-------------------|---------|-----------------------------|-------|----|-------|------------------------|-------|----|-------|----------------------------|------|----|-------|-------------------|--------|-----|--------|-------------------|--------|-----|--------|----------------------------------|--------|-----|--------|-----------------------------|------|----|-------|
| III) Related Party Transaction between Shriram Properties Limited ("the Company") and Shriprop Living Space Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Shriprop Living Space Private Limited Relationship and shareholding: Joint venture, The Company holds 51% of paidup equity share capital of Shriprop Living Space Private Limited. Shriprop Living Space Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | <table border="1"> <tr> <td>Interest income</td> <td>3.27</td> </tr> <tr> <td>Purchase/Sale of Mivan</td> <td>4.36</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>0.71</td> </tr> <tr> <td>Loan given by SPL</td> <td>98.80</td> </tr> <tr> <td>Guarantee commission income</td> <td>1.90</td> </tr> </table> | Interest income | 3.27 | Purchase/Sale of Mivan | 4.36 | Crosscharge & Passthroughs | 0.71 | Loan given by SPL | 98.80 | Guarantee commission income | 1.90 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income | 3.27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Mivan | 4.36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 0.71 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 98.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income | 1.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>DM & Admin fees</td> <td>20.00</td> <td>No</td> <td>1.58%</td> </tr> <tr> <td>Interest income/expense</td> <td>30.00</td> <td>No</td> <td>2.37%</td> </tr> <tr> <td>Purchase/Sale of Mivan</td> <td>15.00</td> <td>No</td> <td>1.18%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>8.00</td> <td>No</td> <td>0.63%</td> </tr> <tr> <td>Loan given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Corporate Guarantee Given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Guarantee commission income</td> <td>3.00</td> <td>No</td> <td>0.24%</td> </tr> </tbody> </table> | | A | B | C | DM & Admin fees | 20.00 | No | 1.58% | Interest income/expense | 30.00 | No | 2.37% | Purchase/Sale of Mivan | 15.00 | No | 1.18% | Crosscharge & Passthroughs | 8.00 | No | 0.63% | Loan given by SPL | 200.00 | Yes | 15.78% | Loan taken by SPL | 200.00 | Yes | 15.78% | Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | Guarantee commission income | 3.00 | No | 0.24% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fees | 20.00 | No | 1.58% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 30.00 | No | 2.37% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Mivan | 15.00 | No | 1.18% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 8.00 | No | 0.63% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income | 3.00 | No | 0.24% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year: (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>259.80</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>15.79</td> </tr> <tr> <td>Net worth</td> <td>(35.88)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 259.80 | Profit/Loss After Tax | 15.79 | Net worth | (35.88) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 259.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | 15.79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (35.88) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services.</p> <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party</p> <p>Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources.</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary.These expenses are reimbursed on actual basis without any markup.</p> <p>Loan given - As the Company has economic interest in the joint venture, the resulting benefits and cash flows are expected to accrue to the Company.</p> <p>Loan taken - The loan has been taken by the joint venture for funding its business operations and meeting its operational and growth requirements.</p> <p>Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding.</p> <p>Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|--|
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | A- |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | Debt to Equity Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.27 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 32 | Debt Service Coverage Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.48 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 33 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. ii) Yes |
| 34 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 35 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 36 | Latest credit rating of the related party | A- |
| 37 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |

| 38 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | | | | | | | | | | | | | | |
|--|--|--|-------------|-----------|----------|------|----------------------------|--------|-----------|-------|-------------------|-------|----|-------|-------------------|-------|----|-------|
| IV) Related Party Transaction between Shriram Properties Limited ("the Company") and SPL Realtors Private Limited | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: SPL Realtors Private Limited Relationship and shareholding: Subsidiary, The Company holds 51% of paidup equity share capital of SPL Realtors Private Limited. SPL Realtors Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year.(Rs in crores) | Interest expense waiver 0.05 Crosscharge & Passthroughs 0.02 | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>Crosscharge & Passthroughs</td> <td>0.20</td> <td>No</td> <td>0.02%</td> </tr> <tr> <td>Loan given by SPL</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> </tbody> </table> | | A | B | C | Crosscharge & Passthroughs | 0.20 | No | 0.02% | Loan given by SPL | 10.00 | No | 0.79% | Loan taken by SPL | 10.00 | No | 0.79% |
| | A | B | C | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 0.20 | No | 0.02% | | | | | | | | | | | | | | | |
| Loan given by SPL | 10.00 | No | 0.79% | | | | | | | | | | | | | | | |
| Loan taken by SPL | 10.00 | No | 0.79% | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year: (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>0.00</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>(0.01)</td> </tr> <tr> <td>Net worth</td> <td>0.66</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 0.00 | Profit/Loss After Tax | (0.01) | Net worth | 0.66 | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | |
| Turnover | 0.00 | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | (0.01) | | | | | | | | | | | | | | | | | |
| Net worth | 0.66 | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary. These expenses are reimbursed on actual basis without any markup. Loan given - Fund is being secured by the subsidiary for its operations. As the subsidiary is owned, the resulting benefits and cash flows will accrue to the listed entity on a consolidated basis. Loan taken - The loan is taken to support the holding company's operations and strengthen the overall financial position of the consolidated group. | | | | | | | | | | | | | | | | |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. | | | | | | | | | | | | | | | | |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders | | | | | | | | | | | | | | | | |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. | | | | | | | | | | | | | | | | |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 | | | | | | | | | | | | | | | | |
| 17 | Basis of determination of price. | Prevailing market price/at cost. | | | | | | | | | | | | | | | | |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable | | | | | | | | | | | | | | | | |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. | | | | | | | | | | | | | | | | |

| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|------------------|-----------|-----------------|--------|------------------------|-------|----------------------------|---------|------------------------|-------|-------------------|-------|-------------------------|-------|----|-------|----------------------------|------|----|-------|-------------------|--------|----|-------|-------------------|--------|----|-------|
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | Interest rate | 14% p.a. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Cost of borrowing | 14% p.a. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| V) Related Party Transaction between Shriram Properties Limited ("the Company") and SPL Towers Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: SPL Towers Private Limited Relationship and shareholding: Joint venture, The Company holds 51% of paidup equity share capital of SPL Towers Private Limited. SPL Towers Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | <table border="1"> <tr> <td>Interest expense</td> <td>0.63</td> </tr> <tr> <td>DM & Admin fees</td> <td>0.04</td> </tr> <tr> <td>Purchase/Sale of Mivan</td> <td>4.58</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>2.96</td> </tr> <tr> <td>Loan given by SPL</td> <td>5.39</td> </tr> <tr> <td>Loan taken by SPL</td> <td>29.12</td> </tr> </table> | Interest expense | 0.63 | DM & Admin fees | 0.04 | Purchase/Sale of Mivan | 4.58 | Crosscharge & Passthroughs | 2.96 | Loan given by SPL | 5.39 | Loan taken by SPL | 29.12 | | | | | | | | | | | | | | | | |
| Interest expense | 0.63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fees | 0.04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Mivan | 4.58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 2.96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 5.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 29.12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>DM & Admin fees</td> <td>20.00</td> <td>No</td> <td>1.58%</td> </tr> <tr> <td>Purchase/Sale of Mivan</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Interest income/expense</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>6.00</td> <td>No</td> <td>0.47%</td> </tr> <tr> <td>Loan given by SPL</td> <td>100.00</td> <td>No</td> <td>7.89%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>100.00</td> <td>No</td> <td>7.89%</td> </tr> </tbody> </table> | | A | B | C | DM & Admin fees | 20.00 | No | 1.58% | Purchase/Sale of Mivan | 10.00 | No | 0.79% | Interest income/expense | 10.00 | No | 0.79% | Crosscharge & Passthroughs | 6.00 | No | 0.47% | Loan given by SPL | 100.00 | No | 7.89% | Loan taken by SPL | 100.00 | No | 7.89% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fees | 20.00 | No | 1.58% | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Mivan | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 6.00 | No | 0.47% | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 100.00 | No | 7.89% | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 100.00 | No | 7.89% | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year: (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>356.40</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>27.64</td> </tr> <tr> <td>Net worth</td> <td>(35.81)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 356.40 | Profit/Loss After Tax | 27.64 | Net worth | (35.81) | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 356.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | 27.64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (35.81) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services.</p> <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party</p> <p>Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources.</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary.These expenses are reimbursed on actual basis without any markup.</p> <p>Loan given - As the Company has economic interest in the joint venture, the resulting benefits and cash flows are expected to accrue to the Company.</p> <p>Loan taken - The loan has been taken by the joint venture for funding its business operations and meeting its operational and growth requirements.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|------------------|-----------|----------------------------|-------|-----------------------|-------|-----------|---------|-------------------------|-------|----|-------|----------------------------|-------|----|-------|-------------------|--------|-----|--------|-------------------|--------|----|-------|----------------------------------|--------|-----|--------|-----------------------------|------|----|-------|
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Basis of determination of price. | Prevailing market price/at cost. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | Interest rate | 14% p.a. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Cost of borrowing | 14% p.a. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VI) Related Party Transaction between Shriram Properties Limited ("the Company") and Shrivision Towers Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Shrivision Towers Private Limited Relationship and shareholding: Joint venture, The Company holds 50% of paidup equity share capital of Shrivision Towers Private Limited. Shrivision Towers Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | <table border="1"> <tr> <td>Interest expense</td> <td>0.45</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>0.35</td> </tr> <tr> <td>Loan taken by SPL</td> <td>2.83</td> </tr> </table> | Interest expense | 0.45 | Crosscharge & Passthroughs | 0.35 | Loan taken by SPL | 2.83 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest expense | 0.45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 0.35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 2.83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>DM & Admin fees</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Interest income/expense</td> <td>15.00</td> <td>No</td> <td>1.18%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Loan given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>100.00</td> <td>No</td> <td>7.89%</td> </tr> <tr> <td>Corporate Guarantee Given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Guarantee commission income</td> <td>2.00</td> <td>No</td> <td>0.16%</td> </tr> </tbody> </table> | | A | B | C | DM & Admin fees | 10.00 | No | 0.79% | Interest income/expense | 15.00 | No | 1.18% | Crosscharge & Passthroughs | 10.00 | No | 0.79% | Loan given by SPL | 200.00 | Yes | 15.78% | Loan taken by SPL | 100.00 | No | 7.89% | Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | Guarantee commission income | 2.00 | No | 0.16% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fees | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 15.00 | No | 1.18% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 100.00 | No | 7.89% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income | 2.00 | No | 0.16% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year: (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>16.21</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>70.10</td> </tr> <tr> <td>Net worth</td> <td>(13.10)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 16.21 | Profit/Loss After Tax | 70.10 | Net worth | (13.10) | | | | | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 16.21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | 70.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (13.10) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|--|
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services.</p> <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the joint venture. These expenses are reimbursed on actual basis without any markup.</p> <p>Loan given - As the Company has economic interest in the joint venture, the resulting benefits and cash flows are expected to accrue to the Company.</p> <p>Loan taken - The loan has been taken by the joint venture for funding its business operations and meeting its operational and growth requirements.</p> <p>Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding.</p> <p>Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed.</p> |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | Not Rated |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. ii) Yes |
| 32 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 33 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 34 | Latest credit rating of the related party | Not Rated |
| 35 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |

| 36 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|-----------------|-----------|----------------|------|----------------------------|---------|----------------------------|----------|------------------------|-------|-----------------------------|-------|-------------------------|-------|----|-------|----------------------------|-------|----|-------|-------------------|--------|-----|--------|-------------------|--------|-----|--------|--------------------------|--------|-----|--------|-----------------------------|------|----|-------|----------------------------------|--------|-----|--------|------------------------------------|------|----|-------|
| VII) Related Party Transaction between Shriram Properties Limited ("the Company") and Shrivision Elevations Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Shrivision Elevations Private Limited Relationship and shareholding: Joint venture, The Company holds 20% of paidup equity share capital of Shrivision Elevations Private Limited. Shrivision Elevations Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | <table border="1"> <tr> <td>Interest income</td> <td>4.24</td> </tr> <tr> <td>DM & Admin fee</td> <td>4.73</td> </tr> <tr> <td>Purchase/Sale of Materials</td> <td>8.08</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>0.80</td> </tr> <tr> <td>Loan given by SPL</td> <td>19.12</td> </tr> <tr> <td>Guarantee commission income</td> <td>2.15</td> </tr> </table> | Interest income | 4.24 | DM & Admin fee | 4.73 | Purchase/Sale of Materials | 8.08 | Crosscharge & Passthroughs | 0.80 | Loan given by SPL | 19.12 | Guarantee commission income | 2.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income | 4.24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fee | 4.73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Materials | 8.08 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 0.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 19.12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income | 2.15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>DM & Admin fee</td> <td>25.00</td> <td>No</td> <td>1.97%</td> </tr> <tr> <td>Purchase/Sale of Mivan</td> <td>10.00</td> <td>No</td> <td>0.79%</td> </tr> <tr> <td>Interest income/expense</td> <td>20.00</td> <td>No</td> <td>1.58%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>20.00</td> <td>No</td> <td>1.58%</td> </tr> <tr> <td>Loan given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Security provided by SPL</td> <td>300.00</td> <td>Yes</td> <td>23.67%</td> </tr> <tr> <td>Security fee charged by SPL</td> <td>5.00</td> <td>No</td> <td>0.39%</td> </tr> <tr> <td>Corporate Guarantee Given by SPL</td> <td>450.00</td> <td>Yes</td> <td>35.51%</td> </tr> <tr> <td>Guarantee commission income to SPL</td> <td>5.00</td> <td>No</td> <td>0.39%</td> </tr> </tbody> </table> | | A | B | C | DM & Admin fee | 25.00 | No | 1.97% | Purchase/Sale of Mivan | 10.00 | No | 0.79% | Interest income/expense | 20.00 | No | 1.58% | Crosscharge & Passthroughs | 20.00 | No | 1.58% | Loan given by SPL | 200.00 | Yes | 15.78% | Loan taken by SPL | 200.00 | Yes | 15.78% | Security provided by SPL | 300.00 | Yes | 23.67% | Security fee charged by SPL | 5.00 | No | 0.39% | Corporate Guarantee Given by SPL | 450.00 | Yes | 35.51% | Guarantee commission income to SPL | 5.00 | No | 0.39% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fee | 25.00 | No | 1.97% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Purchase/Sale of Mivan | 10.00 | No | 0.79% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 20.00 | No | 1.58% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 20.00 | No | 1.58% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Security provided by SPL | 300.00 | Yes | 23.67% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Security fee charged by SPL | 5.00 | No | 0.39% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Guarantee Given by SPL | 450.00 | Yes | 35.51% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income to SPL | 5.00 | No | 0.39% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>0.00</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>(53.22)</td> </tr> <tr> <td>Net worth</td> <td>(128.71)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 0.00 | Profit/Loss After Tax | (53.22) | Net worth | (128.71) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | (53.22) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (128.71) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>Loan given - As the Company has economic interest in the joint venture, the resulting benefits and cash flows are expected to accrue to the Company.</p> <p>Loan taken - The loan has been taken by the joint venture for funding its business operations and meeting its operational and growth requirements.</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the joint venture. These expenses are reimbursed on actual basis without any markup.</p> <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party</p> <p>DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services.</p> <p>Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources.</p> <p>Security fee - The security fee is a commercially justified charge paid for collateral support provided for loans or financial facilities</p> <p>Security given - providing security strengthens the overall financial position of the Group and enables the Provider to achieve its business objectives.</p> <p>Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|---|
| | | Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed. |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | Not Rated |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | Debt to Equity Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.27 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 32 | Debt Service Coverage Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.48 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 33 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. Security given: The holding company has provided security for providing financial assistance and supporting growth. ii) Yes |
| 34 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 35 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 36 | Latest credit rating of the related party | Not Rated |
| 37 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |

| 38 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|-------------|-----------|----------|------|-----------------------|--------|-----------|--------|------------------------|-------|----|-------|-------------------------|-------|----|-------|----------------------------|-------|----|-------|-------------------|--------|-----|--------|-------------------|--------|-----|--------|----------------------------------|--------|-----|--------|------------------------------------|------|----|-------|
| VIII) Related Party Transaction between Shriram Properties Limited ("the Company") and Shrivision Upscale Spaces Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Shrivision Upscale Spaces Private Limited Relationship and shareholding: Wholly owned subsidiary The Company holds 100% paidup equity share capital of Shrivision Upscale Spaces Private Limited. Shrivision Upscale Spaces Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. | Interest income 2.36 Loan given by SPL 155.98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>DM & Admin fee</td> <td>30.00</td> <td>No</td> <td>2.37%</td> </tr> <tr> <td>Sale/Purchase of Mivan</td> <td>15.00</td> <td>No</td> <td>1.18%</td> </tr> <tr> <td>Interest income/expense</td> <td>20.00</td> <td>No</td> <td>1.58%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>15.00</td> <td>No</td> <td>1.18%</td> </tr> <tr> <td>Loan given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Loan taken by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Corporate Guarantee Given by SPL</td> <td>200.00</td> <td>Yes</td> <td>15.78%</td> </tr> <tr> <td>Guarantee commission income to SPL</td> <td>5.00</td> <td>No</td> <td>0.39%</td> </tr> </tbody> </table> | | A | B | C | DM & Admin fee | 30.00 | No | 2.37% | Sale/Purchase of Mivan | 15.00 | No | 1.18% | Interest income/expense | 20.00 | No | 1.58% | Crosscharge & Passthroughs | 15.00 | No | 1.18% | Loan given by SPL | 200.00 | Yes | 15.78% | Loan taken by SPL | 200.00 | Yes | 15.78% | Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | Guarantee commission income to SPL | 5.00 | No | 0.39% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fee | 30.00 | No | 2.37% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sale/Purchase of Mivan | 15.00 | No | 1.18% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 20.00 | No | 1.58% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 15.00 | No | 1.18% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income to SPL | 5.00 | No | 0.39% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>0.00</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>(2.38)</td> </tr> <tr> <td>Net worth</td> <td>(2.38)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 0.00 | Profit/Loss After Tax | (2.38) | Net worth | (2.38) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | (2.38) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (2.38) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources. Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary.These expenses are reimbursed on actual basis without any markup. DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services. Loan given - Fund is being secured by the subsidiary for its operations. As the subsidiary is 100% owned by SPL, the resulting benefits and cash flows will accrue to the listed entity on a consolidated basis. Loan taken - The loan is taken to support the holding company's operations and strengthen the overall financial position of the consolidated group. Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|--|--|
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders |
| 15 | Other information relevant for decision making. | Management plan to add a new project in this entity with a JV partner, hence the |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | Not Rated |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | Debt to Equity Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.27 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 32 | Debt Service Coverage Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements a) Before transaction b) After transaction | a) Before transaction -0.48 b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand. |
| 33 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | ii) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. ii) Yes |
| 34 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 35 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 36 | Latest credit rating of the related party | Not Rated |
| 37 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |
| 38 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable |

| (IX) Related Party Transaction between Shriram Properties Limited ("the Company") and Shriram Living Space Private Limited | | | | | |
|---|---|---|----------|----------|----------|
| Sl No | Particulars | Details | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Shriram Living Space Private Limited Relationship and shareholding: Wholly owned subsidiary, The Company holds 100% paidup equity share capital of Shriram Living Space Private Limited. Shriram Living Space Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | Loan given by SPL | | | 0.88 |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | |
| | | | A | B | C |
| 5 | Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders. (Rs in crores) | DM & Admin fee | 20.00 | No | 1.58% |
| | | Sale/Purchase of Mivan | 10.00 | No | 0.79% |
| | | Interest income/expense | 15.00 | No | 1.18% |
| | | Crosscharge & Passthroughs | 10.00 | No | 0.79% |
| | | Loan given by SPL | 200.00 | Yes | 15.78% |
| | | Loan taken by SPL | 50.00 | No | 3.95% |
| | | Corporate Guarantee Given by SPL | 200.00 | Yes | 15.78% |
| | | Guarantee commission income to SPL | 5.00 | No | 0.39% |
| 6 | Financial performance of the related party for the immediately preceding financial year. (Rs in crores) | Particulars | | | |
| | | 2025-2026 | | | |
| | | Turnover | | | 0.00 |
| | | Profit/Loss After Tax | | | (0.05) |
| | | Net worth | | | (0.25) |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | |
| 9 | Tenure | 1 Year | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party | | | |
| | | Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources. | | | |
| | | Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary.These expenses are reimbursed on actual basis without any markup. | | | |
| | | DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services. | | | |
| | | Loan given - Fund is being secured by the subsidiary for its operations. As the subsidiary is 100% owned by SPL, the resulting benefits and cash flows will accrue to the listed entity on a consolidated basis. | | | |
| | | Loan taken - The loan is taken to support the holding company's operations and strengthen the overall financial position of the consolidated group. | | | |
| | | Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding | | | |
| | | Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed. | | | |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : | | | |
| | | a) have any interest in the transaction; or b) hold any share in the related party. | | | |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders | | | |
| 15 | Other information relevant for decision making. | Management plan to add a new project in this entity with a JV partner, hence the | | | |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 | | | |
| 17 | Basis of determination of price. | Prevailing market price/at cost. | | | |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable | | | |
| | | | | | |
| | | | | | |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. | | | |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable | | | |

| | | | | | |
|---|--|---|----------|----------|------------------|
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable | | | |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. | | | |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | | | |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. | | | |
| 25 | Latest credit rating of the related party | Not Rated | | | |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. | | | |
| 27 | Interest rate | 14% p.a. | | | |
| 28 | Cost of borrowing | 14% p.a. | | | |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | | | |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose | | | |
| 31 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. ii) Yes | | | |
| 32 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. | | | |
| 33 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. | | | |
| 34 | Latest credit rating of the related party | Not Rated | | | |
| 35 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years | | | |
| 36 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | |
| X) Related Party Transaction between Shriram Properties Limited ("the Company") and Shriprop Hitech City Private Limited | | | | | |
| Sl No | Particulars | Details | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: Shriprop Hitech City Private Limited Relationship and shareholding: Joint Venture, The Company holds 50% paidup equity share capital of Shriprop Hitech City Private Limited. Shriprop Hitech City Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | Loan given by SPL | | 0.02 | |
| | | Impairment of loans and interest accrued | | 0.02 | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | |
| 5 | Details on proposed transactions: A. Amount of the proposed transactions being placed for approval (Rs in crores) B. Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT? (Yes or No?) C. Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year | | A | B | |
| | | | | C | |
| | | DM & Admin fee | 20.00 | No | 1.58% |
| | | Sale/Purchase of Mivan | 10.00 | No | 0.79% |
| | | Interest income/expense | 15.00 | No | 1.18% |
| | | Crosscharge & Passthroughs | 10.00 | No | 0.79% |
| | | Loan given by SPL | 200.00 | Yes | 15.78% |
| | | Loan taken by SPL | 50.00 | No | 3.95% |
| | | Corporate Guarantee Given by SPL | 300.00 | Yes | 23.67% |
| | | Guarantee commission income to SPL | 5.00 | No | 0.39% |
| | | Particulars | | | 2025-2026 |

| | | | |
|---|--|--|--------|
| 6 | Financial performance of the related party for the immediately preceding financial year (Rs in crores) | Turnover | 0.00 |
| | | Profit/Loss After Tax | 0.01 |
| | | Net worth | (0.04) |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | |
| 9 | Tenure | 1 Year | |
| 10 | Whether Omnibus approval is being sought? | Yes | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | |
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party | |
| | | Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources. | |
| | | Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary.These expenses are reimbursed on actual basis without any markup. | |
| | | DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services. | |
| | | Loan given - As the Company has economic interest in the joint venture, the resulting benefits and cash flows are expected to accrue to the Company. | |
| | | Loan taken - The loan has been taken by the joint venture for funding its business operations and meeting its operational and growth requirements. | |
| | | Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding | |
| Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed. | | | |
| 13 | Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. i) Name of the director / KMP ii) Shareholding of the director / KMP, whether direct or indirect, in the related party | None of Directors / KMPs / Promoter of the Company : a) have any interest in the transaction; or b) hold any share in the related party. | |
| | | | |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders | |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. | |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 | |
| 17 | Basis of determination of price. | Prevailing market price/at cost. | |
| 18 | In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following a) Amount of Trade advance b) Tenure c) Whether same is self-liquidity? | Not Applicable | |
| | | | |
| | | | |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. | |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable | |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable | |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. | |
| 23 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | |
| | | | |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. | |
| 25 | Latest credit rating of the related party | Not Rated | |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. | |
| 27 | Interest rate | 14% p.a. | |
| 28 | Cost of borrowing | 14% p.a. | |
| 29 | a) Maturity / due date, Repayment schedule & terms, b) Whether secured or unsecured, If secured, the nature of security & security coverage | a) Payable on demand b) Unsecured | |
| | | | |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose | |
| 31 | i) Rationale for giving guarantee, surety, indemnity or comfort letter ii) Whether it will create a legally binding obligation on listed entity? | i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group. ii) Yes | |
| | | | |
| 32 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount,based on the arm's length basis as certified by independent Chartered Accountant. | |
| | | ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. | |

| 33 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity Additionally, any provisions required to be made in the books of account of the listed entity shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--------------------------|-----------|----------------------------|--------|--------------------------------------|-------|------------------------------|---------|------------------------------|-------|--|-------|-----------------------------------|-------|----|-------|--------------------------|-------|-----|--------|----------------------------|-------|----|-------|--------------------------------------|------|----|-------|------------------------------|--------|-----|--------|------------------------------|--------|-----|--------|--|------|----|-------|-------------------------------------|--------|-----|--------|---------------------------|--------|-----|--------|-----------------------------|------|----|-------|
| 34 | Latest credit rating of the related party | Not Rated | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 35 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| XI) Related Party Transaction between Bengal Shriram Hitech City Private Limited and SPL Estates Private Limited | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sl No | Particulars | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Name of the related party, its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise), shareholding of the listed entity / subsidiary whether direct or indirect, in the related party and shareholding of the related party, whether direct or indirect, in the listed entity / subsidiary. | Name of the Related Party: SPL Estates Private Limited Relationship and shareholding: Step down subsidiary of SPL, BSHCPL (subsidiary of SPL) holds 99.99% of paidup equity share capital of SPL Estates Private Limited SPL Estates Private Limited does not hold, directly or indirectly, any shareholding in the Company. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party during the last financial year. (Rs in crores) | <table border="1"> <tr> <td>Interest Income/expenses</td> <td>0.20</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>0.06</td> </tr> <tr> <td>Interest expense on security deposit</td> <td>2.44</td> </tr> <tr> <td>Loan given by Bengal Shriram</td> <td>10.34</td> </tr> <tr> <td>Loan taken by Bengal Shriram</td> <td>57.68</td> </tr> <tr> <td>Security fee charged by Bengal Shriram</td> <td>2.00</td> </tr> <tr> <td>Guarantee commission fees charged</td> <td>1.00</td> </tr> </table> | Interest Income/expenses | 0.20 | Crosscharge & Passthroughs | 0.06 | Interest expense on security deposit | 2.44 | Loan given by Bengal Shriram | 10.34 | Loan taken by Bengal Shriram | 57.68 | Security fee charged by Bengal Shriram | 2.00 | Guarantee commission fees charged | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest Income/expenses | 0.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 0.06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest expense on security deposit | 2.44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by Bengal Shriram | 10.34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by Bengal Shriram | 57.68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Security fee charged by Bengal Shriram | 2.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission fees charged | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Total amount of all the transactions undertaken by the listed entity/subsidiary/Joint venture with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary/Joint venture during the last financial year. | No Default in any obligation or any arrangement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders. (Rs in crores) | <table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>DM & Admin fees</td> <td>10.00</td> <td>No</td> <td>2.69%</td> </tr> <tr> <td>Sale/Purchase of Mivan</td> <td>10.00</td> <td>No</td> <td>2.69%</td> </tr> <tr> <td>Interest income/expense</td> <td>20.00</td> <td>No</td> <td>5.38%</td> </tr> <tr> <td>Revenue share receivable</td> <td>40.00</td> <td>Yes</td> <td>10.75%</td> </tr> <tr> <td>Crosscharge & Passthroughs</td> <td>10.00</td> <td>No</td> <td>2.69%</td> </tr> <tr> <td>Interest expense on security deposit</td> <td>5.00</td> <td>No</td> <td>1.34%</td> </tr> <tr> <td>Loan given by Bengal Shriram</td> <td>100.00</td> <td>Yes</td> <td>26.88%</td> </tr> <tr> <td>Loan taken by Bengal Shriram</td> <td>100.00</td> <td>Yes</td> <td>26.88%</td> </tr> <tr> <td>Security fee charged by Bengal Shriram</td> <td>5.00</td> <td>No</td> <td>1.34%</td> </tr> <tr> <td>Security provided by Bengal Shriram</td> <td>200.00</td> <td>Yes</td> <td>53.76%</td> </tr> <tr> <td>Corporate Guarantee Given</td> <td>200.00</td> <td>Yes</td> <td>53.76%</td> </tr> <tr> <td>Guarantee commission income</td> <td>3.00</td> <td>No</td> <td>0.81%</td> </tr> </tbody> </table> | | A | B | C | DM & Admin fees | 10.00 | No | 2.69% | Sale/Purchase of Mivan | 10.00 | No | 2.69% | Interest income/expense | 20.00 | No | 5.38% | Revenue share receivable | 40.00 | Yes | 10.75% | Crosscharge & Passthroughs | 10.00 | No | 2.69% | Interest expense on security deposit | 5.00 | No | 1.34% | Loan given by Bengal Shriram | 100.00 | Yes | 26.88% | Loan taken by Bengal Shriram | 100.00 | Yes | 26.88% | Security fee charged by Bengal Shriram | 5.00 | No | 1.34% | Security provided by Bengal Shriram | 200.00 | Yes | 53.76% | Corporate Guarantee Given | 200.00 | Yes | 53.76% | Guarantee commission income | 3.00 | No | 0.81% |
| | A | B | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DM & Admin fees | 10.00 | No | 2.69% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sale/Purchase of Mivan | 10.00 | No | 2.69% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest income/expense | 20.00 | No | 5.38% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue share receivable | 40.00 | Yes | 10.75% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Crosscharge & Passthroughs | 10.00 | No | 2.69% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest expense on security deposit | 5.00 | No | 1.34% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan given by Bengal Shriram | 100.00 | Yes | 26.88% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loan taken by Bengal Shriram | 100.00 | Yes | 26.88% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Security fee charged by Bengal Shriram | 5.00 | No | 1.34% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Security provided by Bengal Shriram | 200.00 | Yes | 53.76% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Corporate Guarantee Given | 200.00 | Yes | 53.76% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guarantee commission income | 3.00 | No | 0.81% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Financial performance of the related party for the immediately preceding financial year (Rs in crores) | <table border="1"> <thead> <tr> <th>Particulars</th> <th>2025-2026</th> </tr> </thead> <tbody> <tr> <td>Turnover</td> <td>142.03</td> </tr> <tr> <td>Profit/Loss After Tax</td> <td>23.90</td> </tr> <tr> <td>Net worth</td> <td>(62.44)</td> </tr> </tbody> </table> | Particulars | 2025-2026 | Turnover | 142.03 | Profit/Loss After Tax | 23.90 | Net worth | (62.44) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Particulars | 2025-2026 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Turnover | 142.03 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Profit/Loss After Tax | 23.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net worth | (62.44) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Specific type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Details of each type of the proposed transaction | As mentioned in point 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Tenure | 1 Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Whether Omnibus approval is being sought? | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Value of the proposed transaction during a financial year. | Not Applicable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <p>Loan given - Fund is being secured by the subsidiary for its operations. As the subsidiary is 99.99% owned, the resulting benefits and cash flows will accrue to the listed entity on a consolidated basis.</p> <p>Loan taken - The loan is taken to support the holding company's operations and strengthen the overall financial position of the consolidated group.</p> <p>DM and Admin fee - DM and Admin fee is charged towards overall project/land development and for centralized administrative services.</p> <p>Crosscharge & Passthroughs - The expenses relate directly to the operations and business activities of the subsidiary. These expenses are reimbursed on actual basis without any markup.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|---|--|
| 12 | Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity | <p>Interest income/expense - The interest income /expense represents arm's length consideration for loans extended by either of the party</p> <p>Interest expense on security deposit - As per IND AS provisions the security deposit is measured at fair value and the corresponding unwinding of discount on security deposits is treated as interest expense in financials.</p> <p>Purchase/Sale of mivan -Purchase/Sale of mivan formwork within the group enables optimal utilization of resources.</p> <p>The revenue share receivable - represents the company's contractual entitlement towards its agreed share of revenue from the project.</p> <p>Security given - providing security strengthens the overall financial position of the Group and enables the Provider to achieve its business objectives.</p> <p>Security fee - The security fee is a commercially justified charge paid for collateral support provided for loans or financial facilities</p> <p>Corporate Guarantee Given/Received by SPL - The guarantee improves group's credit profile and supports group's funding</p> <p>Guarantee commission income/expense - The guarantee commission compensates for the credit risk and contingent liability assumed.</p> |
| 13 | <p>Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.</p> <p>i) Name of the director / KMP</p> <p>ii) Shareholding of the director / KMP, whether direct or indirect, in the related party</p> | <p>None of Directors / KMPs / Promoter of the Company :</p> <p>a) have any interest in the transaction; or</p> <p>b) hold any share in the related party.</p> |
| 14 | A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee and Shareholders | Opinion of Independent Chartered Accountant on the arm's basis of the transactions is circulated to the audit committee and shareholders |
| 15 | Other information relevant for decision making. | All information forming part of the explanatory statement mentioned below. |
| 16 | Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services. | All transactions are continuing business transactions and approval is being sought for the transactions during the financial year 2026-2027 |
| 17 | Basis of determination of price. | Prevailing market price/at cost. |
| 18 | <p>In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice) , if any, proposed to be extended to the related party in relation to the transaction, specify the following</p> <p>a) Amount of Trade advance</p> <p>b) Tenure</p> <p>c) Whether same is self-liquidity?</p> | Not Applicable |
| 19 | Source of funds in connection with the proposed transaction (Loan given by SPL) | Internal accruals. |
| 20 | Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following-Nature of indebtedness, Total cost of borrowing, Tenure and Other details | Not Applicable |
| 21 | Rate of interest at which the listed entity or its Subsidiary/Joint venture is borrowing from its bankers/ other lenders. | Not Applicable |
| 22 | Proposed interest rate to be charged by listed entity/Subsidiary/Joint venture from the related party | 14% p.a. based on the arm's length basis as certified by Independent Chartered Accountant. |
| 23 | <p>a) Maturity / due date, Repayment schedule & terms,</p> <p>b) Whether secured or unsecured, If secured, the nature of security & security coverage</p> | <p>a) Payable on demand</p> <p>b) Unsecured</p> |
| 24 | The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction | For project/land development and general corporate purposes. |
| 25 | Latest credit rating of the related party | A- |
| 26 | Material covenants of the proposed transaction (Loan taken by SPL) | Unsecured loan repayable on demand. |
| 27 | Interest rate | 14% p.a. |
| 28 | Cost of borrowing | 14% p.a. |
| 29 | <p>a) Maturity / due date, Repayment schedule & terms,</p> <p>b) Whether secured or unsecured, If secured, the nature of security & security coverage</p> | <p>a) Payable on demand</p> <p>b) Unsecured</p> |
| 30 | The purpose for which the funds will be utilized by the listed entity /Subsidiary /Joint venture | Project/Land development and General corporate purpose |
| 31 | <p>Debt to Equity Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements</p> <p>a) Before transaction</p> <p>b) After transaction</p> | <p>a) Before transaction -0.20</p> <p>b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand.</p> |
| 32 | <p>Debt Service Coverage Ratio of the listed entity or its Subsidiary/Joint venture based on last audited financial statements</p> <p>a) Before transaction</p> <p>b) After transaction</p> | <p>a) Before transaction -2.17</p> <p>b) After transaction - Not applicable as the transactions are spread across the financial year and repayable on demand.</p> |
| 33 | <p>i) Rationale for giving guarantee, surety, indemnity or comfort letter</p> <p>ii) Whether it will create a legally binding obligation on listed entity?</p> | <p>i) Corporate Guarantee Given/Received by SPL : The guarantee strengthens the borrowing profile of the group, thereby reducing the overall borrowing costs for the group.</p> <p>Security given : The holding company has provided security to support the subsidiary in obtaining financial assistance for its business operations and growth.</p> <p>ii) Yes</p> |

| | | |
|----|--|--|
| 34 | Material covenants of the proposed transaction including: i) commission, if any to be received by the listed entity or its Joint venture ii) contractual provisions on how the listed entity or its Joint venture will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked. | i) 1% p.a. of the guaranteed/surety amount, based on the arm's length basis as certified by independent Chartered Accountant. ii) If in case guarantee is invoked, the same will be recovered through the project cash flows. |
| 35 | The value of obligations undertaken by the listed entity or any of its Subsidiary/Joint venture, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its Joint venture. Additionally, any provisions required to be made in the books of account of the listed entity or any of its Joint venture shall also be specified. | i) No obligation is undertaken by the listed entity/its Subsidiary/Joint venture ii) No provision is made, as the liability is contingent and gets disclosed in the financials. |
| 36 | Latest credit rating of the related party | A- |
| 37 | Details of solvency status and going concern status of the related party during the last three financial years | Solvent and is operating on going concern basis for last three financial years |
| 38 | Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. In addition, state the following a) Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. | Not Applicable |