

February 14, 2026

National Stock Exchange of India Limited The Listing Department Exchange Plaza, 5 th Floor Plot C 1 – G Block Bandra-Kurla Complex, Bandra (E) Mumbai 400 051 Scrip Code: SHRIRAMPPS	BSE Limited Dept of Corporate Services Phiroze Jeejeebhoy Towers Dalal Street, Fort Mumbai 400 001 Scrip Code: 543419
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Dear Sir/Madam,

Sub: Outcome of the Board Meeting – February 14, 2026

Pursuant to the provisions of Regulation 30 & 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we herewith inform you that at the meeting of the Board of Directors held today i.e., **February 14, 2026**, which commenced at **12:00 Noon** and concluded at **01:25 P.M.**, have inter-alia considered and approved the Unaudited Financial Results (Standalone and Consolidated) for the third quarter and nine months ended December 31, 2025 along with the Limited Review Report of the Statutory Auditors of the Company.

A copy of the said results along with the Limited Review Report of the Statutory Auditors is attached herewith for your reference.

This intimation will also be hosted on the website of the Company at www.shriramproperties.com.

We request you to take the above information on record.

Thanking you
Regards

For Shriram Properties Limited

K. Ramaswamy
Company Secretary & Compliance Officer
ACS 28580

Shriram Properties Limited
'Shriram House', No. 31, T Chowdaiah Road,
Sadashivanagar, Bengaluru - 560 080

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CIN No. : L72200TN2000PLC044560 Email: cs.spl@shriramproperties.com



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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of Shriram Properties Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Shriram Properties Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Shriram Properties Limited ('the Company') for the quarter ended 31 December 2025 and the year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations')
2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

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Emphasis of Matter

5. We draw attention to note 5 of the standalone financial results in relation to a search operation carried out by the Enforcement Directorate at the Company's business premises in October 2024. There is no communication received by the Company as on date regarding any findings from the said search operation and the management has reiterated that there is nothing to implicate the Company, its subsidiaries/joint ventures, current or erstwhile, or its directors, in connection with the allegations.

Our conclusion is not modified in respect of this matter

For Walker Chandiok & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

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Nikhil Vaid

Partner

Membership No. 213356

UDIN- 26213356ZZAHMY5918

Hyderabad

14 February 2026



Shriram Properties Limited

Corporate Identity Number (CIN) : L72200TN2000PLC044560
Registered Office: Lakshmi Leela Rite Choice Chamber New No. 9, Bazullah Road, T Nagar, Chennai - 600017
Corporate Office: Shriram House No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bengaluru - 560080
Telephone +91-80-40229999 | Fax +91-80-41236222
Email ID: cs.spl@shriramproperties.com | Website: www.shriramproperties.com

Statement of standalone unaudited financial results for the quarter ended and nine months ended 31 December 2025

(₹ in Lakhs)

Particulars	Quarter ended			Nine months ended		Year ended
	31 Dec 2025 [Unaudited]	30 Sep 2025 [Unaudited]	31 Dec 2024 [Unaudited]	31 Dec 2025 [Unaudited]	31 Dec 2024 [Unaudited]	31 Mar 2025 (Audited)
Revenue						
Revenue from operations	3,741	6,535	1,211	12,921	3,608	6,371
Other income	2,495	2,136	1,130	6,137	4,440	7,100
Total income	6,236	8,671	2,341	19,058	8,048	13,471
Expenses						
Land cost	2,233	736	126	15,681	3,096	6,642
Material and contract cost	2,617	1,184	441	8,275	1,572	2,913
Changes in inventories	(1,677)	2,681	19	(15,303)	(3,078)	(7,968)
Employee benefits expense	2,222	2,501	2,011	6,939	5,974	8,028
Finance costs	1,004	774	531	2,632	2,602	3,307
Depreciation and amortisation expense	99	98	94	284	297	374
Impairment losses	2	5	8	10	12	916
Other expenses	1,509	1,990	4,286	5,289	6,743	7,627
Total expenses	8,009	9,969	7,516	23,807	17,218	21,839
(Loss) before tax	(1,773)	(1,298)	(5,175)	(4,749)	(9,170)	(8,368)
Tax (credit)/ expense						
Current tax (including taxes for earlier years)	-	-	23	(400)	30	(674)
Deferred tax	(489)	(372)	(669)	(1,244)	(2,435)	(1,920)
Total tax credit	(489)	(372)	(646)	(1,644)	(2,405)	(2,594)
Loss for the period/ year	(1,284)	(926)	(4,529)	(3,105)	(6,765)	(5,774)
Other comprehensive (loss)/ income						
(a) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
(i) Re-measurement (loss)/ gain on defined benefit plans net of taxes	(40)	(36)	1	(81)	3	(83)
Total other comprehensive (loss)/ income for the period/ year	(40)	(36)	1	(81)	3	(83)
Total comprehensive (loss)/ income for the period/ year	(1,324)	(962)	(4,528)	(3,186)	(6,762)	(5,857)
Paid up share capital (par value ₹10/- each, fully paid)	17,065	17,065	17,035	17,065	17,035	17,035
Other equity						1,41,671
Earnings per share (*)						
(Nominal value ₹ 10 per share)						
Basic (in ₹)	(0.75)	(0.54)	(2.66)	(1.82)	(3.97)	(3.39)
Diluted (in ₹)	(0.75)	(0.54)	(2.66)	(1.82)	(3.97)	(3.39)

(*) EPS for the quarters not annualized

Certain amounts that are required to be presented and do not appear due to rounding off are expressed as '-' or '0'.
See accompanying notes to the result

Notes to Standalone Financial Results:

- 1) The above unaudited standalone financial results of Shriram Properties Limited ("the Company"), for the quarter and nine months ended 31 December 2025 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.
- 2) The statutory auditors of the Company have carried out a limited review of the above standalone financial results for the quarter and nine months ended 31 December 2025 and they have issued an unmodified review report on the same. The review report of the statutory auditors is being filed with the National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE') and is also available on the Company's website.
- 3) These standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 14 February 2026.
- 4) The Company is primarily engaged in the business of real estate development, which is considered to be the only reportable segment by the management. Further, the operations of the Company is domiciled in India and therefore there are no reportable geographical segment.
- 5) The Enforcement Directorate conducted a search activity at the Company's business premises on 23 October 2024 and 24 October 2024. The management of the Company has extended full co-operation to the officials by responding to their clarifications/details sought and reiterates that there is nothing to implicate our subsidiaries/joint ventures, current or erstwhile, or its directors or the Company in connection with the allegations. The Company had made the necessary disclosures to the stock exchanges in this regard on 24 October 2024, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As on the date of issuance of these financial results, the Company has not received any formal communication regarding the findings of their investigation / examination.

The Company after considering all available information and facts as of date, has not identified any material facts/requirements that requires any adjustments to the current or prior period financial statements. The auditors of the Company have included Emphasis of Matter paragraph in their report in respect of the aforesaid matter.

- 6) The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on wages 2019, Code on Social Security 2020, Industrial Relation Code 2020, and Occupational Safety, Health and Working Condition Code 2020 (collectively referred to as the New Labour Codes). These Codes have been made effective from 21 November 2025. The corresponding all supporting rules under these codes are yet to be notified.

The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has assessed and accounted for the incremental impact of these changes with the best information available and guidance provided by the Institute of Chartered Accountants of India ('ICAI'). The Company continues to monitor the finalisation of Central/ State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued/ rules are notified.

For and behalf of the Board of Directors of Shriram Properties Limited

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Chairman and Managing Director
DIN: 00030096

Bengaluru
14 February 2026

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Shriram Properties Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Shriram Properties Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Shriram Properties Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), and its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended 31 December 2025 and the consolidated year to date results for the period 01 April 2025 to 31 December 2025, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

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4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to note 5 of the consolidated financial results in relation to a search operation carried out by the Enforcement Directorate at the Group's business premises in October 2024. There is no communication received by the Holding Company as on date regarding any findings from the said search operation and the management has reiterated that there is nothing to implicate the Holding Company, its subsidiaries/joint ventures, current or erstwhile, or its directors, in connection with the allegations.

Our conclusion is not modified in respect of this matter

Other Matter

6. We did not review the interim financial results of 17 subsidiaries included in the Statement, whose financial information reflect total revenues of ₹ 3,182 lakhs and ₹ 7,000 lakhs, total net loss after tax of ₹ 325 lakhs and ₹ 38 lakhs, total comprehensive loss of ₹ 338 lakhs and ₹ 42 lakhs, for the quarter and nine months ended on 31 December 2025, respectively, as considered in the Statement. The Statement also includes the Group's share of net profit after tax of ₹ 556 lakhs and ₹ 4,182 lakhs and total comprehensive loss of ₹ 556 lakhs and ₹ 4,182 lakhs, for the quarter and nine month ended on 31 December 2025, respectively, as considered in the Statement, in respect of 4 joint ventures, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

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Nikhil Vaid

Partner

Membership No. 213356

UDIN- 26213356HIXFVE1270

Hyderabad

14 February 2026

Walker Chandiook & Co LLP

Annexure 1

List of entities consolidated during the nine months ended 31 December 2025

A) Subsidiaries

1. Bengal Shriram Hitech City Private Limited
2. SPL Estates Private Limited
3. Shriprop Developers Private Limited
4. Global Entropolis (Vizag) Private Limited
5. Shriprop Structures Private Limited
6. SPL Constructors Private Limited
7. Shriprop Constructors Private Limited
8. Shriprop Homes Private Limited
9. Shriprop Projects Private Limited
10. Shriprop Builders Private Limited
11. SPL Realtors Private Limited
12. Shrivision Homes Private Limited
13. Shriram Upscale Spaces Private Limited
14. Shriprop Properties Private Limited
15. Shriram Living Space Private Limited
16. SPL Palms Developers Private Limited
17. Shrivision Projects Private Limited
18. Shriprop Infrastructures Private Limited
19. Shrivision Structures Private Limited
20. Shrivision Estates Private Limited
21. Shrivision Malls Private Limited
22. Shrivision Hitech City Private Limited
23. Shriprop Malls Private Limited
24. SPL Homes Private Limited
25. SPL Housing Projects Private Limited

B) Joint Ventures

1. Shrivision Towers Private Limited
2. SPL Towers Private Limited
3. Shriprop Living Space Private Limited
4. Shriprop Hitech City Private Limited
5. Shrivision Elevation Private Limited

Statement of consolidated unaudited financial results for the quarter and nine months ended 31 December 2025

(₹ in lakhs)

Particulars	Quarter ended			Nine months ended		Year Ended
	31 December 2025 [Unaudited]	30 September 2025 [Unaudited]	31 December 2024 [Unaudited]	31 December 2025 [Unaudited]	31 December 2024 [Unaudited]	31 March 2025 [Audited]
Revenue						
Revenue from operations	17,890	20,531	12,119	62,653	41,571	82,344
Other income	2,475	2,370	5,868	6,767	13,016	14,994
Total income	20,365	22,901	17,987	69,420	54,587	97,338
Expenses						
Land cost	2,233	800	126	20,005	3,106	6,652
Material and construction cost	11,636	12,830	7,873	39,752	23,888	37,692
Changes in inventories	(105)	761	326	(15,529)	1,428	13,150
Employee benefits expense	2,628	2,846	2,314	7,977	6,898	9,247
Finance costs	2,302	2,202	2,662	6,730	8,035	10,458
Depreciation and amortization expense	263	248	265	745	800	1,035
Impairment losses	2	6	48	13	300	1,505
Other expenses	3,195	3,792	2,910	10,401	7,894	11,160
Total expenses	22,154	23,485	16,524	70,094	52,349	90,899
(Loss)/ profit before share of profit of joint ventures	(1,789)	(584)	1,463	(674)	2,238	6,439
Share of profit/(loss) of joint ventures (net)	533	473	(47)	1,492	294	2,351
(Loss)/ profit before tax	(1,256)	(111)	1,416	818	2,532	8,790
Tax (credit)/ expense						
Current tax (including tax expense/ (reversals) pertaining to earlier years)	331	415	23	865	67	(769)
Deferred tax (credit)/ charge	(899)	(1,383)	96	(2,275)	(499)	1,829
Total tax (credit)/ expense	(568)	(968)	119	(1,410)	(432)	1,060
(Loss)/ Profit for the period / year	(688)	857	1,297	2,228	2,964	7,730
Other comprehensive (loss)/ income						
(a) Items that will not be reclassified to profit or loss						
Re-measurement of income/(losses) on defined benefit plans, net of taxes	(99)	(48)	-	(155)	5	(112)
Other comprehensive (loss)/ income for the period/ year	(99)	(48)	-	(155)	5	(112)
Total comprehensive (loss)/ profit for the period/ year	(787)	809	1,297	2,073	2,969	7,618
Net (loss)/ profit attributable to:						
Owners of the Holding Company	(688)	857	1,297	2,228	2,942	7,720
Non-controlling interest	-	-	-	-	22	10
	(688)	857	1,297	2,228	2,964	7,730
Other comprehensive (loss)/ income attributable to:						
Owners of the Holding Company	(99)	(48)	-	(155)	5	(112)
Non-controlling interest	-	-	-	-	-	-
	(99)	(48)	-	(155)	5	(112)
Total comprehensive (loss)/ income attributable to:						
Owners of the Holding Company	(787)	809	1,297	2,073	2,947	7,608
Non-controlling interest	-	-	-	-	22	10
	(787)	809	1,297	2,073	2,969	7,618
Paid up share capital (par value ₹10/- each, fully paid)	17,065	17,065	17,035	17,065	17,035	17,035
Other equity	-	-	-	-	-	1,18,530
Earnings per share (*)						
Basic (₹)	(0.40)	0.50	0.76	1.31	1.73	4.53
Diluted (₹)	(0.40)	0.50	0.76	1.31	1.73	4.53

(*) EPS for the quarters not annualised

Certain amounts that are required to be presented and do not appear due to rounding off are expressed as '1' or '0'.

See accompanying notes to results

Notes to Consolidated Financial Results :

- 1) The above unaudited consolidated financial results of Shriram Properties Limited ("the Holding Company"), its subsidiaries (together referred as "the Group") and its joint ventures for the quarter and nine months ended 31 December 2025 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS") as prescribed under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.
- 2) The statutory auditors of the Holding Company have carried out a limited review of the above unaudited consolidated financial results for the quarter and nine months ended 31 December 2025 and they have issued an unmodified review report on the same. The review report of the statutory auditors is being filed with the National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE') and is also available on the Holding Company's website.
- 3) These consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 14 February 2026.
- 4) The Group is primarily engaged in the business of real estate development, which is considered to be the only reportable segment by the management. Further, the operations of the Group is domiciled in India and therefore there are no reportable geographical segment.
- 5) The Enforcement Directorate conducted a search activity at the Group's business premises on 23 October 2024 and 24 October 2024. The management of the Group has extended full co-operation to the officials by responding to their clarifications/details sought and reiterates that there is nothing to implicate our subsidiaries/joint ventures, current or erstwhile, or its directors or the Holding Company in connection with the allegations. The Group had made the necessary disclosures to the stock exchanges in this regard on 24 October 2024, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As on the date of issuance of these financial results, the Group has not received any formal communication regarding the findings of their investigation / examination.

The Group after considering all available information and facts as of date, has not identified any material facts/requirements that requires any adjustments to the current or prior period financial statements. The auditors of the Group have included Emphasis of Matter paragraph in their report in respect of the aforesaid matter.

- 6) The Holding Company has 25 subsidiaries (including step-down subsidiaries) and 5 Joint-Ventures as on 31 December 2025.
- 7) The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Code viz Code on wages 2019, Code on Social Security 2020, Industrial Relation Code 2020, and Occupational Safety, Health and Working Condition Code 2020 (collectively referred to as the New Labour Codes). These Codes have been made effective from 21 November 2025. The corresponding all supporting rules under these codes are yet to be notified. The Ministry of Labour & Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Group has assessed and accounted for the incremental impact of these changes with the best information available and guidance provided by the Institute of Chartered Accountants of India ('ICAI'). The Group continues to monitor the finalisation of Central/ State Rules and clarifications from the Government on other aspects of the Labour Codes and would provide appropriate accounting effect as and when such clarifications are issued/ rules are notified.

For and behalf of the Board of Directors of Shriram Properties Limited

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Murali M
Chairman & Managing Director
DIN: 00030096

Bengaluru
14 February 2026