

February 14, 2026

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| 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: Press Release

Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the press release of the Company on the Unaudited Financial Results (Standalone & Consolidated) for the third quarter and nine months ended December 31, 2025.

We request you to take the above information on record.

Thanking you
Regards

For Shriram Properties Limited

K. Ramaswamy
Company Secretary & Compliance Officer
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Encl: a/a



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Shriram Properties Announces Resilient Quarterly Performance

Strategically landmark quarter; Enhanced visibility of robust Q4 earnings, supported by scheduled handovers and launches

BENGALURU, February 14, 2026: Shriram Properties Limited (“SPL”) has announced its financial results for the quarter (“Q3 FY26”) and nine months ended December 31, 2025 (“9M FY26”).

Kolkata Land Issues Resolved Amicably

In a strategically important positive development, SPL has resolved the Kolkata land related issues with the State through the conveyance of 42.37 acres from its 314-acre land parcel at Uttarpara, Kolkata. With the execution and conveyance of the land, Bengal Shriram Hitech City Private Limited (a subsidiary of SPL) stands fully discharged of its obligations in this matter.

The Company maintains its strategic intent of utilizing a portion of the remaining land for its own development while monetizing the balance. Over 5 msf of development is already ongoing. The Company plans to pursue new projects involving 5–6 msf of development, with a potential GDV of ~Rs. 3,000 Crores over the next five years. In addition, it intends to monetize the remaining land area in the foreseeable future, unlocking significant incremental value.

Operational Highlights

SPL reported quarterly sales value of Rs. 565 crores (0.9 msf¹) in Q3 FY26, driven by encouraging traction from Kolkata launches and steady sustenance sales across projects. For 9M FY26, aggregate sales value stood at Rs. 1,691 crores.

In volume terms, sales stood at 0.9 msf and 2.9 msf for Q3 FY26 and 9M FY26, respectively. Performance should be viewed in the context of launch deferrals in previous quarters. With approvals progressing and launches lined up across Kolkata, Chennai, and Bengaluru, the Company expects improved momentum in Q4.

Gross collections remained strong at Rs. 424 crores in Q3 and aggregated to Rs. 1,150 crores for 9M FY26, supported by steady construction progress. In terms of customer handovers enabling income recognition, SPL delivered 613 units in Q3 and 2,117 units in 9M FY26.

¹ MSF - Million Square Feet

While occupancy certificate issues have been resolved, intermittent disruptions and stabilization challenges in the new e-Khata system resulted in delays in the handover of recently completed projects, thereby constraining revenue recognition during Q3. Reflecting revenue deferred to Q4, earnings remained muted, with Gross Profit, EBITDA, and Net Profit at Rs. 41 crores, Rs. 13 crores, and Rs. (-)7 crores, respectively, during the quarter. Net earnings for the nine months stood at Rs. 22 crores.

The Company has a strong pipeline of over 1,200 homes scheduled for handover, with the majority concentrated in the Kolkata and Chennai markets in the coming quarter. This augurs well for revenue recognition and earnings in Q4. Accordingly, management remains confident of delivering robust earnings growth for the full year.

Our focus remains on disciplined execution, efficient capital allocation, and enhancing delivery momentum to unlock greater revenue visibility. We remain optimistic about the coming years and are committed to strengthening operating performance while creating sustainable long-term value for all stakeholders.

Commenting on the performance, **Mr. Murali M, CMD, Shriram Properties said:** “Our quarterly performance was impacted by certain short-term factors, but our full year outlook remains positive and medium-term outlook remain encouraging given positive demand outlook and strong operational trends. With approvals normalising and launch momentum improving, we are regaining traction in both launches and handovers. Backed by a strong pipeline and disciplined execution, we are well-positioned to drive sustainable and profitable growth, creating long-term value for our stakeholders.”

About Shriram Properties Limited

Shriram Properties Ltd (SPL) is one of India's leading residential real estate developer, focused on the mid-market and mid-premium segments. SPL's key markets include Bengaluru, Chennai, Pune and West Bengal. SPL has demonstrated track-record having delivered 50 projects with a saleable area of 30.8 msf, mostly in Bengaluru and Chennai and in recent years at West Bengal. SPL has a strong development pipeline comprising of 42 projects with an aggregate development potential of 35.9 msf, including 17.4 msf of ongoing projects, as of December 31, 2025.

For further details, please contact SPL:

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