

February 12, 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: Press Release

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith the press release titled “**Shriram Properties Amicably Resolves Kolkata Land Issues**”.

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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Shriram Properties Amicably Resolves Kolkata Land Issues

BENGALURU, February 12, 2026: Shriram Properties Limited (“SPL”), a leading mid-market and mid-premium residential developer, through its subsidiary Bengal Shriram Hitech City Private Limited (“BSHCPL”), has amicably resolved its long-pending commercial dispute with the Government of West Bengal.

In a strategically important positive development, the Company has resolved the issue by conveying 42.37 acres of land at Uttarpara, West Bengal. With the execution and conveyance of the land, BSHCPL stands fully discharged of its obligations in this matter.

This strategic resolution now enables the Company to accelerate development and sharpen focus on value unlocking from this large land parcel at Kolkata.

The Company’s land parcel in Kolkata spans ~314 acres and the Company has so far utilized ~48 acres for development of its ongoing projects (viz., Shriram Grand One, Shriram Sunshine One, Shriram Sunshine Two, Shriram Symphony, Shriram Springfield, Shriram SkyBloom Villas and Shriram Signature Square) that aggregate to around 5 million square feet of development, ~80% of which is sold already.

The Company maintains its strategic intent of utilizing a part of the remaining land after above conveyance, for own development while monetizing the rest. The Company plans to pursue new projects involving 5 - 6 msf of development with potential gross development value (GDV) of ~Rs.3,000 crores over the next 5 years. In addition, the Company will also monetize the remaining land area / FSI, in the foreseeable future, unlocking significant incremental value for the Company.

The Uttarpara market remains a strategically important growth corridor for the Company. Supported by a robust development pipeline, significant GDV potential, and planned monetization of surplus land parcels, the Company is well positioned to deliver meaningful value creation over the coming years.

Commenting on the development, **Mr. Gopalakrishnan J, CEO of Shriram Properties**, said, *“We are pleased to have amicably resolved the long-standing commercial differences with the State Government. This settlement enhances our ability to accelerate development, and we are now well positioned to unlock meaningful value in an accelerated manner in the coming years.”*

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 Bangalore, Chennai, Pune and West Bengal. SPL has demonstrated track-record having delivered 50 projects with a saleable area of 30.3 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 36 msf, including 18 msf of ongoing projects, as of December 31, 2025.

For further details, please contact SPL:

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