Shriram Properties
Homes that live in you

October 30, 2025

National Stock Exchange of India Limited The Listing Department Exchange Plaza, 5th 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

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 Expands Footprint in Pune**".

We request you to take the above information on record.

Thanking you.
Regards

For Shriram Properties Limited

K Rama Swamy
Digitally signed by K Rama Swamy
Date: 2025.10.30 11:42:06 +05'30'

K. Ramaswamy
Company Secretary & Compliance Officer
A28580

Shriram Properties Expands Footprint in Pune

Signs a JDA for ~0.7 msf development with ~₹ 700 crores GDV potential in Hinjewadi

BENGALURU, October 29, 2025: Shriram Properties Limited ("SPL"), a leading mid-market and mid-premium focused residential real estate developer, has signed a Joint Development Agreement ("JDA") for development of a ~0.7 million square feet ("msf") premium residential project in the highly sought-after micro markets of Hinjewadi, Pune.

This marks SPL's second project in the Pune, underscoring its strategic intent to deepen its presence and establish a strong foothold in one of India's most vibrant real estate hubs. The Company forayed into the Pune markets with its maiden project at Undri in May'25 that met with encouraging response by selling over 55% of available inventories within six months of launch already.

The Company is now embarking on the second project in Hinjewadi, Pune in the form of a high-rise mixed-use development that redefines urban living and lifestyle experiences, The project comprises 6.5 lakh sqft of premium apartments complemented by thoughtfully designed retail and commercial spaces, aggregating to a total saleable area of over 7 lakh sqft. The project has GDV potential of ~₹700 crores.

Strategically located in a high-demand residential corridor, the product is designed to set new benchmarks in vertical living. The development will feature a Sky Clubhouse offering panoramic views of the city, exclusive leisure amenities, and social spaces that elevate the residents' experience. With its strategic location, integrated design, and contemporary architecture, the project is envisioned as a landmark destination within Hinjewadi. The addition of this new project reinforces SPL's commitment to geographical diversification and capital-efficient growth through asset-light development models.

Hinjewadi, known as Pune's largest IT and business district, has emerged as one of the city's most preferred residential destinations, driven by its robust employment ecosystem, excellent connectivity, and strong social infrastructure. The micro-market continues to attract both end-users and investors, with sustained housing demand supported by steady rental yields and proximity to the Hinjewadi IT Park, the Mumbai-Pune Expressway, and key educational and healthcare institutions.

With this project, Shriram Properties is further strengthening its portfolio in the western region, building on the encouraging response to its maiden project in Pune. The company remains focused on expanding its footprint across high-growth micro-markets of Pune while maintaining its leadership in South India's mid-market housing segment.

Commenting on the development, ***Mr. Akshay Murali, Vice President – Business Development at Shriram Properties*** said, "*Pune continues to offer strong demand fundamentals driven by its thriving IT and industrial ecosystem. The signing of our second project marks an important step in our expansion strategy and reflects our confidence in the city's long-term potential. We are excited to strengthen our presence in Pune. This latest addition aligns with Shriram Properties' broader growth strategy to scale up its presence across key residential markets through partnerships and development alliances, while maintaining its focus on delivering value-driven, high-quality homes*."

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 Kolkata. SPL has demonstrated track-record having delivered 48 projects with a saleable area of 28.3 msf, mostly in Bengaluru and Chennai and in recent years at Kolkata. SPL has a strong development pipeline comprising of 39 projects with an aggregate development potential of 36 msf, including 19 msf of ongoing projects, as of September 30, 2025.

For further details, please contact SPL:

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