

February 16, 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: SHIRIRAMPPS	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 Completes Acquisition of a Prime Land on Sarjapur Main Road to Strengthen Presence in South-East Bengaluru**".

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 Completes Acquisition of a Prime Land on Sarjapur Main Road to Strengthen Presence in South-East Bengaluru

Proposed High-Rise Residential Development with GDV of ~₹550-600Cr

BENGALURU, February 16, 2026: Shriram Properties Limited (“SPL”), a leading mid-market and mid-premium focused residential real estate developer, has acquired a strategically well-located land parcel of ~4 acres on Sarjapur Main Road, South-East Bengaluru, through an outright purchase transaction.

The Company plans to develop a premium high-rise residential project on the site, further strengthening its presence in one of Bengaluru’s fastest-growing residential corridors. The proposed development will comprise approximately 5 lakh sq. ft. of saleable area, with an estimated Gross Development Value (GDV) of ~₹550-600 crores. The project is expected to be launched during latter part of 2026.

Strategically located with seamless connectivity to Sarjapur, Varthur, Whitefield, and the Outer Ring Road, the development has been thoughtfully crafted to deliver superior comfort, functionality, and aesthetics. Surrounded by reputed international schools and in close proximity to upcoming Dommasandra Metro Station, the development offers a seamless blend of convenience and modern urban living.

This acquisition marks another important milestone in SPL’s growth strategy, strengthening its robust pipeline and reinforcing its growth momentum in Bengaluru. This addition aligns with the Company’s approach of expanding into high-demand micro-markets with strong end-user fundamentals and long-term visibility. Sarjapur continues to witness sustained residential demand, driven by proximity to major IT hubs, improving infrastructure, and a well-developed social ecosystem.

Commenting on the development, **Mr. Akshay Murali, Vice President - Business Development at Shriram Properties said**, “South-East Bengaluru, particularly the Sarjapur belt, continues to be one of the most resilient and high-growth residential markets in the city. This acquisition reinforces our confidence in the micro-market and our commitment to expanding our portfolio with well-located, scalable projects that cater to evolving homebuyer aspirations. We remain focused on delivering thoughtfully designed, community-centric homes in high-potential urban corridors.”

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 30.8 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 36 msf, including 18 msf of ongoing projects, as of December 31, 2025.

For further details, please contact SPL:

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