Shriram Properties
Homes that live in you

August 12, 2026

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,

<u>Sub: Investor Presentation</u>

Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Investor Presentation on the Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter ended June 30, 2026.

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: 2026.08.12 20:51:11 +05'30'

K. Ramaswamy
Company Secretary & Compliance Officer
ACS 28580

Encl: a/a

Investor Presentation

Q1 | FY27 Results

Shriram Properties
Homes that live in you

Artist's impression of Shriram Stellar, Chennai

August 12,2026

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Shriram Properties Overview

Legacy of Leadership

26+ Years of Trust & Excellence

Strong presence across Bengaluru, Chennai, Kolkata & Pune

Proven Delivery Excellence

52 Completed Projects
33+ msf Delivered

Delivering quality spaces with precision and consistency

Customers at the Heart

32,000+ Happy Customers
23% Referral Volumes^

Building lasting relationships through trust and satisfaction

---

^FY26 Sales volume contribution

Unblemished Credit Reputation

Debt Equity of 0.3x
CRISIL A- (Positive) Rated

A testament to strong governance and financial discipline

A credible mid market, mid-premium residential real estate brand in its core markets

Built on Legacy. Driven by Performance. Trusted by Thousands

Q1| FY27 Performance Highlights

Artist's impression of Shriram Sapphire, Bangalore

Q1 FY27: Strong Operational Start; Strengthening Growth Visibility

Strong Operational Momentum

- Three successful launches—two new projects (Kolkata & Chennai) and one new phase launch (Chennai)
    - ☐ Entered Chennai's premium residential segment with our premium offering, reinforcing brand strength and strategic portfolio premiumization
    - ☐ Successfully launched plots as new product segment, expanding reach and diversifying product portfolio
    - ☐ Strong customer response despite back-ended launches validated product positioning and underlying demand
- Healthy collections and sustained construction progress provide strong visibility for scheduled handovers and revenue recognition in the coming quarters
- Bengaluru and Pune approvals are progressing well, on track for multiple launches in early H2

Kolkata Value Unlock Gains Momentum

- FY26's amicable resolution continues to unlock monetization opportunities and support accelerated launches
- Favorable policy initiatives, improving sentiment and land value appreciation are enhancing long-term value proposition
- Expanded product portfolio across plotted developments, villas and commercial is driving faster and improved value realisation

Q1 performance remained modest, Full year outcome to remain robust with skewed H2 launches and completions

KPI Snapshot : Q1| FY27

	Sales Value	Sales Volume	Collections	Handovers
Q1 KPI	▲ 10% YoY **484** **₹ Crores**	▲ 4%YoY **0.85** **msf**	▲ 8% YoY **365** **₹ Crores**	▼ 7% YoY **690** **Units**

	Revenues	Gross Profit	EBITDA	Net Profit
Q1 P&L	**271** **₹ Crores**	**56** **₹ Crores**	**42** **₹ Crores**	**11** **₹ Crores**

- Strong response to new launches in Kolkata and Chennai drove healthy sales momentum
- Sustained execution supported healthy customer collections
- Revenue growth moderated due to (i) large handovers base of Q4 and (ii) Skewed handover mix towards Kolkata projects
- EBITDA flat; Pre-tax profit marginally higher at ₹18 Crs and Net Profit at ₹11 Crs
- Robust revenue momentum through second half of FY27, supported by strong handover pipeline visibility

Note: Data presented herein reflects aggregate for the Company, covering all projects under all development formats viz., Own, JV/JDA and DM; 1 msf = Million Square Feet;

Performance Highlights: Q1| FY27

Operational Highlights

- Good start to FY27 with 3 launches —2 new projects and a new phase launch
- More launches in H2; on-track for FY guidance
- Highest-ever Q1 sales at ₹484 Crs (0.85 msf volume), reflecting healthy demand and strong launch response
- Collections grew 8% YoY to ₹365 Crs
- Handover of 690 units. Healthy handover pipeline visibility for rest of the year
- Project execution rebounded after temporary state election-related labour movements

Financial Highlights

- Revenue recognition driven by legacy Kolkata projects (~40% of Q1 revenues)
- Revenue stood at ₹271 Crs, while EBITDA and PAT were ₹42 Crs and ₹11 Crs, respectively
- Accelerated handovers & revenue recognition over the quarters, more prominently in H2
- Muted margins is a product mix issue not structural; Margins to recover during H2 from improved handover project mix
- Strong operating cashflows, healthy cash balance and low gearing providing financial flexibility for growth

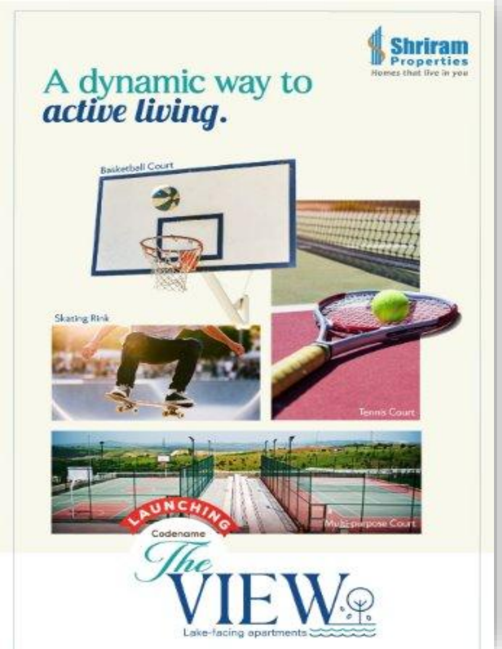
BD Highlights

- Added one new project (~0.7 msf) with an estimated GDV potential of ₹ 650 Crs, further strengthening the development pipeline
- Projects aggregating over 7 msf are progressing towards closure
- Kolkata Monetization gained momentum. Successful launch of plots and villas in quick succession raises confidence on enhanced value of monetization of Kolkata land bank

Q1 FY27 Launches – Strong Launch Momentum

Launches – Q1 FY27

Project details	Region	Launch type	Product	Area (msf)	Launch Area (msf)
Shriram Stellar	Chennai	New	Apartment	0.3	0.3
Shriram Southbrook	Kolkata	New	Plots	0.4	0.4
Shriram Green Meadows	Chennai	Phase	Apartment	0.2	0.2
Total				**0.9**	**0.9**



Q1 Launches - Strategic Highlights

Chennai: Codename "King Life"

- Our premium residential project offering at Koyambedu, Chennai
- Encouraging customer response underscores strong brand equity and product acceptance. End June launch, hence limited impact in Q1
- Launch success validates the Company's premiumization strategy
- ***~20% of project sold during launch week***

Kolkata: Codename "By the Garden"

- Pioneering Kolkata's 'Banded Land' concept
- Strong absorption has paved the way for further launches in this segment
- Expected to accelerate value realisation and capital recycling in the Kolkata portfolio
- ***Exceptional launch response with ~55% of inventory sold within 30 days of launch.***

Premiumization and portfolio diversification led launches, backed by strong customer demand

High Powered launch highlights in Chennai & Kolkata during Q1

Shriram Stellar – Koyambedu, Chennai

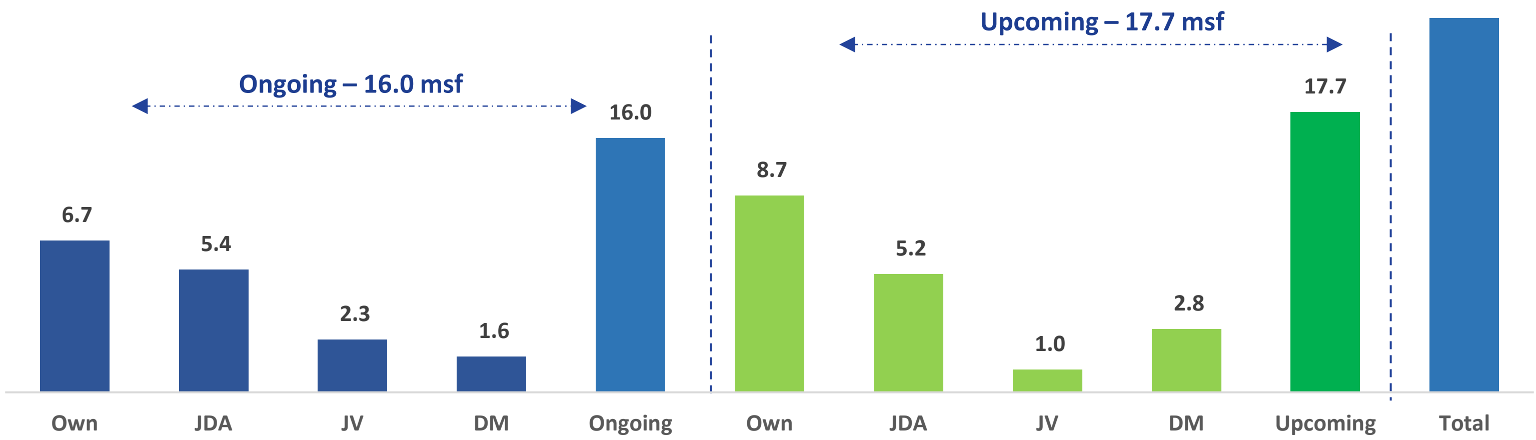
- 135 Units, ₹**~320 Crs GDV**
- **About the Project :** Brings rare luxuries of space, privacy, greenery and seamless connectivity in heart of Koyambedu

Shriram Southbrook – Uttarpara, Kolkata

- 296 Units, ₹**~130 Crs GDV**
- **About the Project :** A garden-themed plotted community spanning 16 acres, featuring land parcels with six exclusive private gardens.

Project Pipeline & Business Development Overview

Project Pipeline (msf)



#	9	6	3	3	21	7	9	1	3	20	41

BD Pipeline likely addition in next 3-6 months

Project Area

7.3+
msf

GDV Additon

6,000+
₹ Crores

Pipeline Unsold GDV

Pipeline Summary	Project Area (msf)	Unsold GDV (₹ Crs)
Ongoing Projects	16.0	
Less: Sold	13.1	
Unsold	**2.9**	**1,970**
Add: Upcoming Projects	**17.7**	**11,560**
Total GDV Potential	**20.6**	**13,530**

Upcoming Projects 17.7 msf GDV

Ownership	GDV (₹ Crs)
- Own	4,910
- JDA	4,850
- JV	580
- DM	1,220
Total GDV – Upcoming Projects	**11,560**

- ✓ 1 Project with GDV potential of ₹ 650+ Crs added
- ✓ 7+ msf addition progressing well, likely addition in next 3-6 months
- ✓ Pune Pipeline addition gaining momentum
- ✓ 20+ msf under various stages of evaluation to enhance our objective of doubling our upcoming project pipeline objective during the year

Management remain confident and committed to nearly double upcoming project pipeline in 18-24 months

Financial Highlights : Q1|FY27

Artist's impression of Shriram Esquire, Bangalore

Financial Highlights: Profit & Loss – Q1|FY27

Particulars (₹ Crs)	Q1 FY27	Q1 FY26	Q4 FY26	FY26
Income from Operations	224.3	242.3	640.9	1,267.4
Other Operating Revenues	39.3	12.4	15.0	59.6
Total Operating Revenues	**263.6**	**254.7**	**655.9**	**1,327.0**
Other Income	7.5	6.8	6.8	29.9
Total Revenues	**271.1**	**261.5**	**662.7**	**1,356.9**
Cost of Revenue	168.3	160.7	459.9	902.2
Employee Benefit Expense	26.9	25.0	25.5	105.3
Other Expenses	34.0	34.2	68.5	172.6
Total expenses	**229.2**	**219.9**	**553.9**	**1,180.1**
EBITDA	**41.9**	**41.6**	**108.8**	**176.8**
Finance costs	**21.2**	**22.3**	**18.9**	**86.2**
- *Interest expense & other finance cost*	21.2	20.8	18.1	80.6
- *Unwinding Impact (non-cash / GoWB Royalty)*	-	1.5	0.8	5.6
Depreciation	2.6	2.3	2.6	10.0
Profit Before Tax and Share of JVs	**18.1**	**17.0**	**87.3**	**80.6**
Add: Share of profit/(loss) of JVs	(3.9)	4.9	(17.5)	(2.6)
Less: Tax expense	(3.2)	1.3	(8.7)	(22.8)
Net Profit	**11.0**	**20.6**	**78.5**	**100.8**

✓ Revenues at **₹ 271 Crs**
up **+4% YoY**

✓ **₹ 56 Crs** Gross Profit
✓ **25%** Gross Profit Margin

✓ EBITDA at **₹ 42 Crs**

✓ Finance costs **remained flat** YoY

✓ Pre-tax profit marginally higher
✓ Net Profit at **₹ 11 Crs**

** Other Operating Revenues include fair value gains in JV Projects and monetization of development rights etc.*

- ***Revenue growth remained modest coming on the back of aggressive handovers achieved during Q4 FY26 and skewed Q1 product mix towards lower ticket size Kolkata units***
- ***Margin impact largely attributable to product mix rather than structural factors***

Financial Highlights: Profit & Loss – Q1|FY27 (continued)

- Revenue growth remained modest, reflecting limited scheduled project completions during Q1 and continued revenue recognition from Kolkata projects
- Q1 revenues were primarily driven by spill-over handovers from FY26 completed projects and recently completed Kolkata projects—Sunshine and Grand One
- Gross Profit stood at ₹ 56 Crs, with EBITDA at ₹ 42 Crs; margins at 25% and 15%, respectively
- Margins were impacted by the higher contribution from Kolkata-led handovers; More a product mix issue, not structural.
- JV loss stood at ₹ 4 Crs in Q1 FY27, reflecting higher sales and administrative expenses at 122 West project partly offset by continued handovers from recently completed JV projects
- Finance costs remained flat, supported by the cessation of non-cash charges relating to the 4% non-compete fee in Kolkata
- Other expenses were marginally higher, primarily due to new project launch expenses supporting future growth
- Net Profit stood at ₹ 11 Crs in Q1, with scheduled project completions providing strong visibility for improving revenue and earnings momentum through the balance of FY27

Steady start to FY27, with strong visibility on scheduled project completions, financial momentum to remain strong for the year.

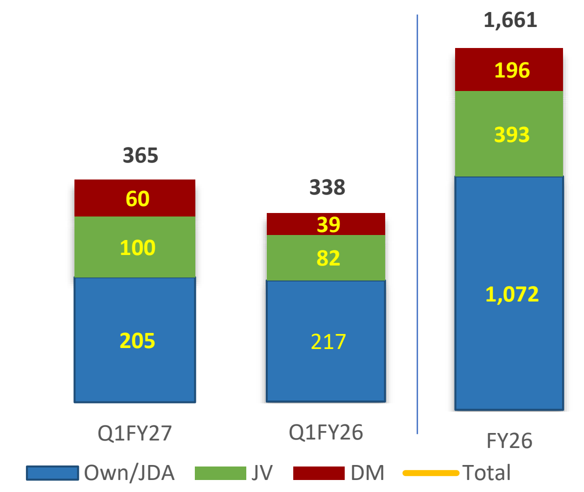
Consolidated Cash Flows: Q1|FY27 (Excl. DM & JV cashflows)

Particulars (₹ In Crs)	Q1 FY27	Q1 FY26	FY26
Operating Inflows	**229**	**221**	**1,049**
Construction	(94)	(111)	(434)
Marketing & Admin Overheads	(54)	(53)	(248)
Other Operating outflows	(27)	(33)	(96)
Operating Outflows	**(175)**	**(197)**	**(778)**
Cash Flow from Operations	**54**	**24**	**271**
Loan Drawls	106	20	482
Loan Repayment	(56)	(97)	(519)
Net flow from Borrowings	**50**	**(77)**	**(37)**
Interest expense, net	(17)	(15)	(63)
Other financing cashflows	48	10	53
Cash Flow from Financing	**81**	**(82)**	**(47)**
FCF Before New Project Investment	**135**	**(58)**	**224**
Less: New Project Investment	(88)	(75)	(372)
Net Free Cash flow	**47**	**(133)**	**(148)**
Opening Cash & Cash Equivalents	172	320	320
Closing Cash & Cash Equivalents	219	187	172

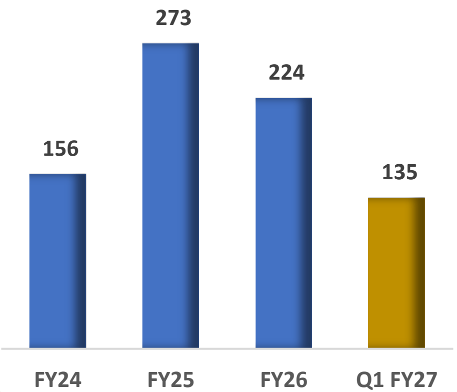
- ✓ Healthy cashflow generation from operations
- ✓ Handover led collections led to improved operating inflows during the quarter
- ✓ Operating inflows deployed on construction to fuel project completion momentum
- ✓ New project investment of ₹ 88 Crs during Q1 FY27

Collection Trends (₹ In Crs)

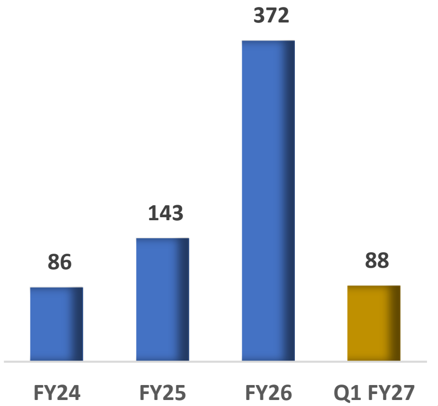
SPL Own & JDA / JVs / DM



FCF before Inv. trends



New Project Inv. trends



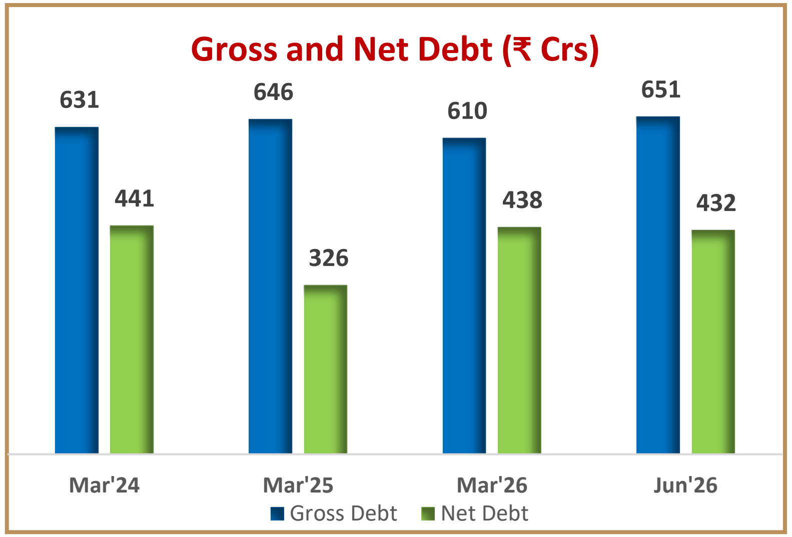
Strategic cash deployment towards project execution and new investments to drive future cash flow generation

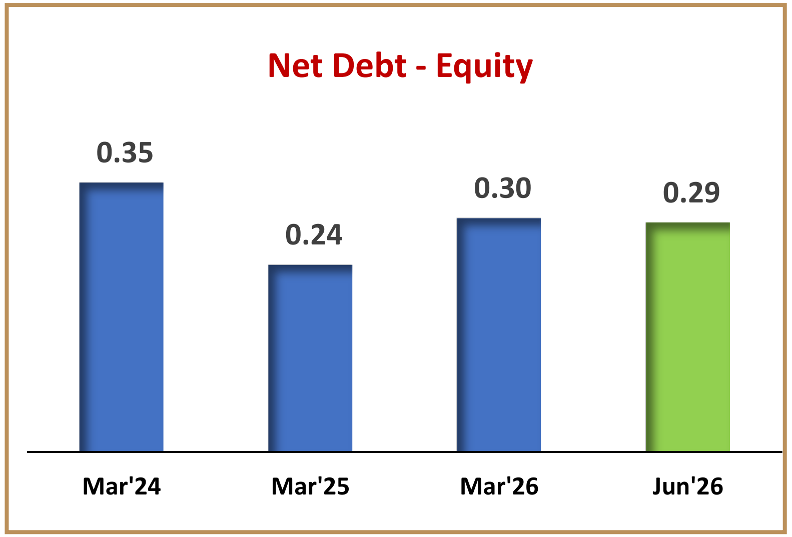
Debt Profile: Healthy Gearing with Competitive Cost

Debt Profile trends - Consolidated

Particulars (₹ in Crs)	Jun’26	Mar’26	Mar’25	Mar’24
Gross External Debt[1]	651	610	646	631
Cash & Cash Equivalents	219	172	320	190
Net Debt	**432**	**438**	**326**	**441**
Total Equity	1471	1,460	1,356	1,277
Net Debt/Equity	*0.29*	*0.30*	*0.24*	*0.35*

- ✓ Comfortable debt position with Net Debt of ₹ 432 Crs
- ✓ Debt-Equity remains healthy at 0.3x
- ✓ Cost of debt stood ~11+% and remains competitive
- ✓ Cost of debt remains competitive and gained the benefit of rate reductions
- ✓ Backed by A- Positive outlook credit rating from CRISIL





Robust Balance Sheet, Strong Funding Capacity, and High Growth Potential

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1 As per consolidated financial statements excluding inter-company debt from JVs

FY27 Guidance & Outlook

Artist's impression of Shriram Spectrum, Pune

FY27 Outlook: Guidance Remains Unchanged

Sales Volume

5.0-5.5
msf

⬆ 20%-33% YoY

Sales Value

3,300-3,500
₹ Crores

⬆ 40% - 49% YoY

Collections

2,100-2,200
₹ Crores

⬆ 26% - 32% YoY

Handovers

3,750-3,800
Units

⬆ 8% - 10% YoY

Completion

7-8
Projects

Project Delivery

4.0-4.5
msf

Pipeline addition

7.0-8.0
msf

GDV Addition

5,000-6,000
₹ Crores

Management confidence underpinned by an impressive H2 launch lineup and on-track FY27 project completions

- ❑ FY27 KPIs positioned to outperform FY26, backed by scheduled launches and project completions
- ❑ FY27 guidance remains firmly on track, supported by diversified sales across key markets

FY27 New Project Launch Calendar : 10+ New Launch Potential

New Project Launches – FY27

Project details	Region	Product	Area (msf)	Launch Area (msf)	Launch Quarter	Revised Estimate	Project Status
Kolkata Plots	Kolkata	Plots	0.42	0.42	Q1	Done	Launched
Koyambedu	Chennai	Apartment	0.26	0.26	Q1	Done	Launched
Gateway C Zone	Chennai	Apartment	0.91	0.91	Q2	Q2	Plans submitted, Approvals awaited
Manjari	Pune	Apartment	2.30	1.00	Q2	Q3	Approvals awaited, Documentation linked to approvals
Bannerghatta Road	Bangalore	Villament	0.30	0.30	Q3	Q3	Plans submitted, Approvals awaited
Yelahanka	Bangalore	Villa	0.19	0.19	Q3	Q3	Plans submitted, Approvals awaited
Hinjewadi	Pune	Apartment	0.69	0.69	Q3	Q3	Plan submission in progress
Yelahanka	Bangalore	Apartment	0.57	0.57	Q4	Q4	Plan submission in progress
Yelahanka	Bangalore	Rowhouses	0.52	0.52	Q4	Q4	Plan submission in progress
Doddagubbi	Bangalore	Apartment	0.56	0.56	Q4	Q4	Plan submission in progress
Sarjapura	Bangalore	Apartment	0.51	0.51	Q4	Q4	Approval works commenced
			7.23	5.93			

- Approval Process progressing steadily, scheduled Bangalore launches during H2 to contribute significantly for FY27
- ~6msf new supply along with new phase launches in existing projects to drive sales growth momentum in FY27
- With most of the project approval work progressing steadily, approval delay insulation provided to avoid slippages

FY27 Handovers: High Confidence on FY targets driven by On-track Project Progress

Revenue recognition from recent completions likely during remainder of FY27

park 63 RESIDENCES AT SHRIRAM THE GATEWAY

GRAND ONE AT Shriram GRANDCITY UTTARPARA My City of a Million Dreams

SHRIRAM WYTField

LAKESIDE RESIDENCES @SHRIRAM SHANKARI

SHRIRAM 107 SOUTHEAST NEAR E-CITY

5+ Projects, **410+** Units ₹ **400+** Crs

Q2 OC Projects – Revenue potential

2 Projects, **400+** Units ₹ **160+** Crs

H2 OC Projects – Revenue potential

5+ Projects, **2,100+** Units ₹ **1,000+** Crs

Revenue potential for reminder of the year

2,900+ Units ₹ **1,560+** Crs

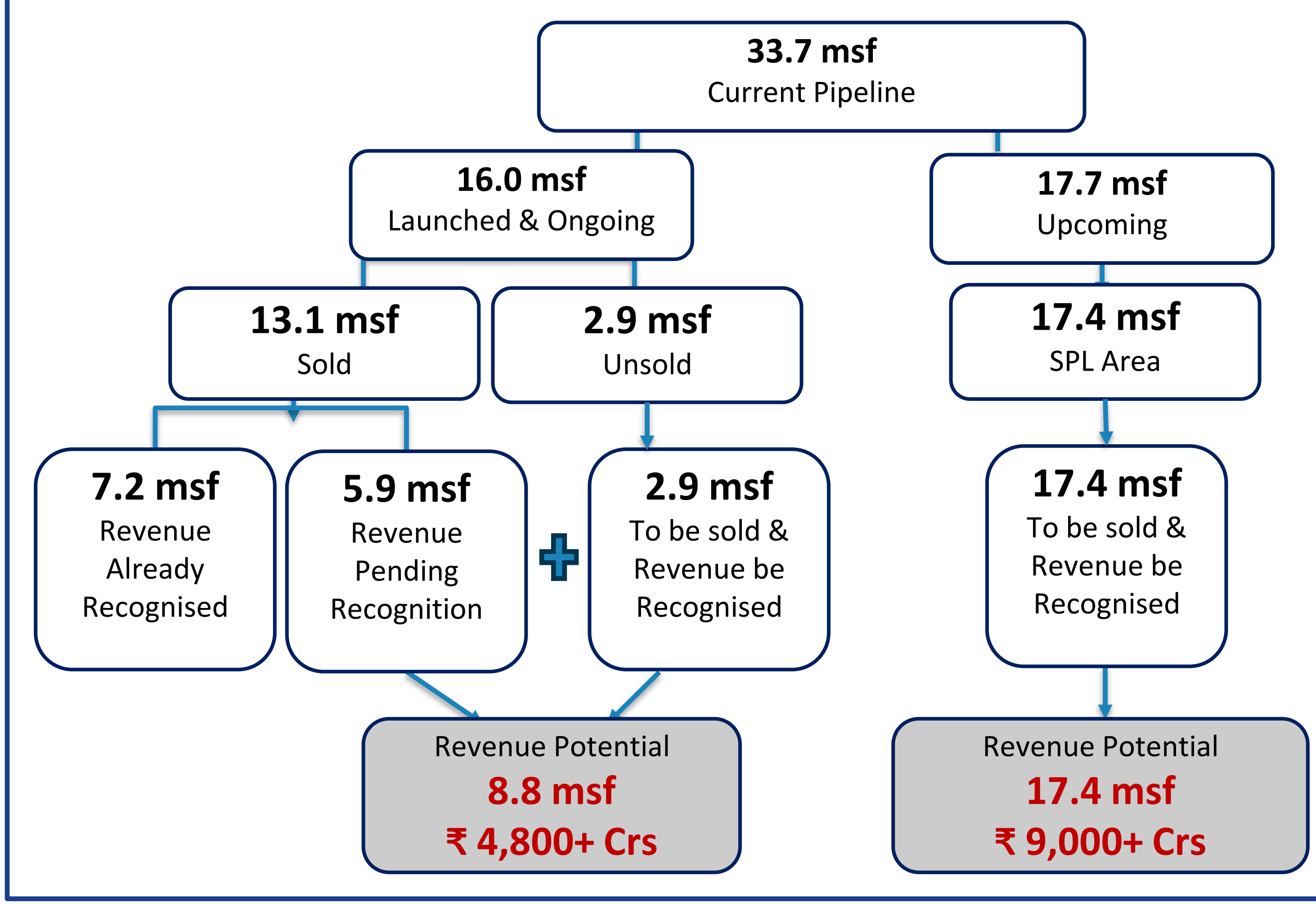
Proactive planning and with e-Khata buffers already factored, FY27 revenue recognition to remain robust

Our Mission FY28 – On Steady Trajectory for Achieving

FY28 Mission Target

- **Sales Value: ₹ 5,000+ Crs**
- **Revenues: ₹ 2,500+ Crs**
- **Earnings (PBT): ₹ 250+ Crs**

Pipeline Project Revenue Recognition Potential



33.7 msf
Current Pipeline

16.0 msf
Launched & Ongoing

17.7 msf
Upcoming

13.1 msf
Sold

2.9 msf
Unsold

17.4 msf
SPL Area

7.2 msf
Revenue Already Recognised

5.9 msf
Revenue Pending Recognition

+

2.9 msf
To be sold & Revenue be Recognised

17.4 msf
To be sold & Revenue be Recognised

Revenue Potential
8.8 msf
₹ 4,800+ Crs

Revenue Potential
17.4 msf
₹ 9,000+ Crs

~₹ 14,000 Crs of Revenue to be recognised in 5-7 years

Thank You

Artist's impression of Shriram Skybloom Villas, Kolkata

Annexures

Annexure-1: Projects Snapshot by Development Models

Own Developments

Execution Track Record

Completed
- ✓ 9 projects
- ✓ 8.7 msf.

Ongoing Projects
- ✓ 9 Projects
- ✓ 6.7 msf.

Upcoming Projects
- ✓ 7 Projects
- ✓ 8.7 msf.

Joint Developments

Execution Track Record

Completed
- ✓ 26 projects
- ✓ 12.9 msf.

Ongoing Projects
- ✓ 6 Projects
- ✓ 5.4 msf.

Upcoming Projects
- ✓ 9 Projects
- ✓ 5.2 msf.

Joint Ventures

Execution Track Record

Completed
- ✓ 5 projects
- ✓ 4.9 msf.

Ongoing Projects
- ✓ 3 Projects
- ✓ 2.3 msf.

Upcoming Projects
- ✓ 1 Project
- ✓ 1.0 msf.

Development Management

Execution Track Record

Completed
- ✓ 12 projects
- ✓ 6.3 msf.

Ongoing Projects
- ✓ 3 Projects
- ✓ 1.6 msf.

Upcoming Projects
- ✓ 3 Project
- ✓ 2.8 msf.

Annexure-2: Consolidated Cash Flows – With and Without JV Cashflows

Particulars	**SPL Consolidated (CFS)**			**SPL Enterprise (100%)[1] (Excl DM)**		
Amount in Rs. Crs	**Q1 FY27**	**Q1 FY26**	**FY26**	**Q1 FY27**	**Q1 FY26**	**FY26**
Operating Inflow	**229**	**221**	**1,049**	**329**	**300**	**1,427**
Construction	(94)	(111)	(434)	(138)	(143)	(629)
Mktg. & Admin Overheads	(54)	(53)	(248)	(59)	(57)	(273)
Other Operating outflows	(27)	(33)	(96)	(31)	(36)	(110)
Operating Outflow	**(175)**	**(197)**	**(778)**	**(228)**	**(236)**	**(1012)**
Cash flow from Operations	**54**	**24**	**271**	**101**	**64**	**415**
Loan Drawls	106	20	482	101	26	512
Loan Repayment	(56)	(97)	(519)	(81)	(113)	(593)
Net flow from Borrowings	**50**	**(77)**	**(37)**	**20**	**(87)**	**(81)**
Interest expense, net	(17)	(15)	(63)	(22)	(22)	(91)
Other financing cashflows	48	10	53	(13)	(16)	21
Cash flow from Financing	**81**	**(82)**	**(47)**	**(15)**	**(125)**	**(151)**
FCF before New Project Inv.	**135**	**(58)**	**224**	**86**	**(61)**	**264**
Less: New Project Inv.	(88)	(75)	(372)	(89)	(79)	(390)
Net Free Cash flow	**47**	**(133)**	**(148)**	**(3)**	**(140)**	**(126)**
Opening Cash & Cash Equiv.	**172**	**320**	**320**	**263**	**389**	**389**
Closing Cash & Cash Equiv.	**219**	**187**	**172**	**260**	**249**	**263**

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[1] Enterprise Cashflows include SPL CFS Cashflows plus 100% share of JVs. Excludes DM project cashflows

For further information, please contact:

Company :	**Investor Relations Advisors :**
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