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,

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 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 20:52:02 +05'30'

K. Ramaswamy
Company Secretary & Compliance Officer
ACS 28580

Encl: a/a

MEDIA RELEASE

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Homes that live in you

Steady start to the year with strong operational momentum

Quarterly Sales up 10% YoY to ₹484 Crs; Pre-tax profits marginally higher at ₹18 Crs

Full year outlook remains intact, backed by on-track execution and strong H2 launch line-up

BENGALURU, August 12, 2026: Shriram Properties Limited ("SPL") has announced its financial results for the quarter ended June 30, 2026 ("Q1FY27").

Operational Highlights

The Company reported strong operational performance with record-high first-quarter sales of ₹484 crore (0.85 msf[1]) in Q1FY27, supported by successful new launches across Chennai and Kolkata.

During the quarter, SPL successfully launched plots as Kolkata's first *Branded Land* under the codename "Forest View", which received an encouraging customer response. In Chennai, SPL entered the premium residential segment with the launch of its project, codenamed "King Life" in Koyambedu. Both launches in Jun'26 were successful, delivering healthy sales within the first 30 days of launch. Strong initial customer traction reinforces confidence in the Company's product strategy. SPL expects pre-sales momentum to strengthen further with multiple launches planned in the coming quarters.

Gross customer collections grew 8% YoY to ₹365 crore in Q1, supported by robust execution-led milestones and handover-linked collections. Overall collections to gain further momentum, supported by accelerated construction activity and sales ramp-up from new launches.

The Company handed over 690+ units to customers during Q1, building on the record handovers achieved in Q4 FY26 and continuing its strong execution momentum.

On the business development front, the Company has made significant progress in strengthening its development pipeline, supported by a renewed focus on project additions. During the quarter, SPL added a new project with an estimated GDV of ~₹650 crore and is at an advanced stage of closure of additional projects with 7+ msf of development potential, providing strong visibility for future growth.

Financial Highlights

(₹ Crores)	Q1FY27	Q1FY26	FY26
Total Revenues	271.1	261.5	1,356.9
EBITDA	41.9	41.6	176.8
Profit Before Tax	18.1	17.0	80.6
Net Profit	11.0	20.6	100.8

[1] *Msf = Million Square Feet*

Significant highlights of Q1 FY27 results are as follows:

- Total revenues stood at ₹271 crore, up 4% YoY, supported by continued revenue recognition from recently completed projects. Modest growth given aggressive handovers in Q4 and skewed handover product mix towards Kolkata projects.
- Gross profit stood at ₹56 crore, while EBITDA stood at ₹42 crore for the quarter.
- Finance costs stood at ₹21 crore, supported by the cessation of non-cash charges relating to non-compete fee in Kolkata.
- Net profit of ₹11 crore in Q1 FY27.
- Generated operating cashflows of ₹54 crore and deployed ₹88 crore towards new project investments during the quarter.
- Maintained a comfortable cash and cash equivalents balance of ₹219 crore.
- Net debt stood at ₹432 crore, with a healthy net debt-to-equity ratio of 0.3x.
- SPL continues to maintain a strong credit profile with a CRISIL rating of A(-)/Positive.

Outlook

SPL remains confident of sustaining its growth momentum, supported by a strong launch pipeline targeted during H2FY27, healthy project execution and improving visibility on scheduled handovers. The encouraging response to recent launches in Chennai and Kolkata further validates the Company's product strategy and provides a strong foundation for continued pre-sales momentum through FY27.

With a significant portion of its ongoing portfolio already sold and multiple projects progressing towards scheduled completion, the Company remains focused on accelerating execution and timely handovers to drive revenue recognition through the remainder of FY27.

Simultaneous focus remains on continued addition of new projects across key markets is expected to strengthen the development pipeline and support growth beyond FY27.

Commenting on the performance, **Mr. Murali M,** Chairman and Managing Director of SPL said: *"We have commenced FY27 on a strong note, with robust operational performance and encouraging customer response to our new launches across Chennai and Kolkata*. With a healthy balance sheet, disciplined capital allocation and a diversified project portfolio across Bengaluru, Chennai, Kolkata and Pune, SPL remains well positioned to pursue its growth opportunities while continuing to create sustainable long-term value for all stakeholders.*"*

About Shriram Properties Limited

Shriram Properties Ltd (SPL) is one of India's leading residential real estate developers, focused on the mid-market and mid-premium segments. SPL's key markets include Bengaluru, Chennai, Pune and Kolkata. SPL has demonstrated track-record, having delivered 52+ projects with over 32.9 msf of development, in Bengaluru and Chennai and Kolkata. SPL has a strong development pipeline comprising of 41 projects with an aggregate development potential of 33.7 msf, including 16.0 msf of ongoing projects, as of June 30, 2026.

For further details, please contact SPL:

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