SURAJ

To,
The Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

To,

The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Scrip Code: 544054 and Symbol: SURAJEST

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Completion of acquisition of development rights in respect of land at Mahim (West), Mumbai

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), read with the applicable provisions of the SEBI LODR Regulations and SEBI Circulars issued thereunder, As per earlier disclosure made by the Company the Company further hereby inform the Stock Exchanges that the ***Company's wholly owned subsidiary***, ***Iconic Property Developers Private Limited***, has completed the acquisition of development rights in respect of a plot of land admeasuring approximately **2,941 square metres**, contiguous to the Company's ongoing commercial project **"Suraj One Business Bay"** situated at Mahim (West), Mumbai.

In this regard, the Development Agreement in respect of the said plot of land has been duly registered and the acquisition has been completed by making a total investment of **₹82.72 Crores**.

Upon amalgamation with the existing commercial development, the said plot is expected to generate additional saleable carpet area of approximately **1.50 lakh square feet**, with an estimated Gross Development Value ("GDV") of approximately **₹800 Crores**.

The acquisition is expected to strengthen the Company's near-to-medium-term project pipeline and consolidate its presence in the South-Central Mumbai market.

The detailed disclosure containing the requisite information under Regulation 30 of the SEBI LODR Regulations is enclosed herewith for your information and records.

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,

For Suraj Estate Developers Limited

Mukesh Kumar Gupta

Digitally signed by Mukesh Kumar Gupta
Date: 2026.09.25 17:33:11 +05'30'

Mukesh Gupta
Company Secretary & Compliance Officer
Membership No.: F6959

Encl.: As above – Detailed Disclosure under Regulation 30 of SEBI LODR Regulations

SURAJ

Suraj Estate Developers Limited's wholly owned subsidiary Iconic Property Developers Private Limited completes acquisition of prime land at Mahim (West) with estimated GDV of ₹ 800 crore.

Mumbai, September 25, 2026: Pursuant to the Memorandum of Understanding (MOU) entered by The Company's wholly owned subsidiary Iconic Property Developers Limited for acquisition of development rights in respect of a plot of land admeasuring ~ 2,941 square meters contiguous to our ongoing commercial project Suraj One Business Bay situated at Mahim (West), Iconic Property Developers Private Limited has now registered Development Agreement in respect of the said plot of land and completed the acquisition by making total investment of Rs 82.72 Crores. Mahim (West) is one of Mumbai's established micro-markets characterized by strong demand fundamentals, excellent connectivity, and proximity to key commercial districts such as Lower Parel, Worli and Bandra Kurla Complex. The said plot upon amalgamation with the existing commercial development is expected to generate additional saleable carpet area of about 1.50 lakhs square feet with estimated GDV of **₹800 crores**. The project is expected to strengthen the Company's near-to-medium term project pipeline and consolidate its presence in its core market of South-Central Mumbai.

Safe Harbor:

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.

For further details please contact:

Company	Investor Relations Advisors
Suraj Estate Developers Limited CIN - L99999MH1986PLC040873 suraj@surajestate.com www.surajestate.com	**Strategic Growth Advisors Pvt. Ltd.** CIN - U74140MH2010PTC204285 Mr. Rahul Agarwal/Ms. Devraj Ghatge rahul.agarwal@sgapl.net/ devraj.ghatge@sgapl.net +91- 9821438864 /+91-9168723907 www.sgapl.net