

December 01, 2025

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857, 976000 - Debt Segment

NSE - Symbol - GODREJPROP

Sub: - Press Release

Dear Sir/ Madam,

Please find enclosed a copy of the press release the contents of which are self-explanatory.

Request you to take the same on record.

Thank you.

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Encl: a/a

The Godrej logo, featuring the word "Godrej" in a stylized, cursive script font.



PRESS RELEASE

Mumbai, December 01, 2025

Godrej Properties emerges as the Highest Bidder for ~ 5-acre land parcel in Neopolis, Kokapet, Hyderabad

*The proposed premium residential development is expected to offer ~ 2.5 million sq. ft. of saleable area with an estimated revenue potential of ~ INR 4,150 crore**

Godrej Properties Limited (GPL), one of India's leading real estate developers, today announced that it has participated in an e-auction conducted by the Hyderabad Metropolitan Development Authority (HMDA) for a marquee land parcel measuring ~ 5 acres in Neopolis, Kokapet, one of Hyderabad's most prestigious and high-growth real estate destinations where GPL has emerged as the highest bidder, according to the e-tendering portal of MSTC Limited. HMDA shall issue the allotment letters after following the due process.

The proposed development on this land is planned as a premium residential project with a saleable area of ~2.5 million sq. ft. and an estimated revenue potential of ~ INR 4,150 crore.

Neopolis, Kokapet has rapidly evolved into one of Hyderabad's most sought-after residential micro-markets, driven by its proximity to the Financial District and HITEC City, robust infrastructure expansion, and a thriving ecosystem of global technology companies, international schools, retail avenues, and healthcare facilities. The region continues to command some of the highest land and product valuations in Hyderabad, fuelled by sustained demand from aspirational and high-income homebuyers.

Following the recent acquisition of a ~ 7.825-acre land parcel in Kukatpally in August 2025, the Neopolis, Kokapet auction reinforces GPL's growing presence in Hyderabad, building on the successful launches of Godrej Madison Avenue in Kokapet and Godrej Regal Pavilion in Rajendra Nagar. Hyderabad has emerged as one of Godrej Properties' fastest-growing markets, with sales upwards of ~ INR 2,600 crore in calendar year 2025, underscoring the city's strong demand dynamics and GPL's strategic focus on this region.

Gaurav Pandey, MD & CEO, Godrej Properties, said: *"Hyderabad continues to demonstrate strong fundamentals with robust infrastructure growth and sustained demand for quality housing. We remain committed to strengthening our presence in this high-potential market through strategic acquisitions and differentiated developments. Our aim is to deliver projects that combine thoughtful design and customer-centric features, creating long-term value for homebuyers."*

*On the basis of current business assumptions.

About Godrej Properties Limited:

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 128-year legacy of excellence and trust with a commitment to cutting-edge design, technology, and sustainability. In FY 2025, Godrej Properties retained its position as India's largest developer by the value of residential sales achieved, repeating its performance from FY 2024. The company continues to remain deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third-party certified green buildings. In 2020, 2021, 2022, and 2025, the Global

Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices. In 2017, GPL was one of the founding partners of the Sustainable Housing Leadership Consortium (SHLC), whose mission is to spread sustainable development practices across the Indian real estate sector. In recent years, Godrej Properties has received over 500 awards and recognitions, including Developer of the Year at the GRI India Awards, 2024, the Porter Prize 2019, The Most Trusted Real Estate Brand in the 2019 Brand Trust Report, Builder of the Year at the CNBC-Awaaz Real Estate Awards 2019, and The Economic Times Best Real Estate Brand 2018.

For further information, please contact:

Anurag David
Corporate Communications
Godrej Industries Limited
Email: anurag.david@godrejinds.com
Mobile: +91 93225 01136