

Godrej Properties Limited
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5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079. India
Tel.: + 91-22-6169 8500
Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

February 23, 2026

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 logo for Godrej Properties Limited, featuring the word "Godrej" in a stylized, cursive script font.



PRESS RELEASE

Mumbai, February 23, 2026

Godrej Properties to develop ~ 18 acres in Thane, Mumbai

*The development is expected to offer an estimated revenue potential of over INR 7,500 crore**

Godrej Properties Ltd. (GPL), (BSE scrip id: GODREJPROP), one of India's leading real estate developers, today announced that it has entered into a joint development agreement to develop an ~ 18-acre land parcel in Thane, Mumbai. The land parcel is located in an established micro-market of Thane, with excellent connectivity to both existing and upcoming infrastructure, including the Thane–Wadala Metro and the Thane–Borivali twin-tube tunnel. The proposed development will be a largely residential project with an estimated revenue potential of over INR 7,500 crore*.

Key regional connectivity catalysts such as the Thane Coastal Road, the Mumbai–Ahmedabad Bullet Train (with a dedicated Thane station), and multiple proposed metro corridors are expected to significantly reduce travel times, benefiting surrounding catchments, enhancing the attractiveness of this micro-market, and improving access to major residential, commercial, and employment hubs across the Mumbai Metropolitan Region. Supported by established residential developments and mature social infrastructure like schools, hospitals, malls, and recreational spaces, Thane offers a compelling combination of liveability and long-term growth potential.

Gaurav Pandey, MD & CEO, Godrej Properties, said, *“Strategic expansions in high-potential micro-markets are central to our growth strategy and our focus on creating enduring value for homebuyers. Thane has evolved into one of MMR's most attractive locations offering a strong mix of public spaces and lifestyle amenities. This development is our fourth in Thane and the large format of the land will allow for a well-planned integrated residential development. As we expand our footprint across key growth corridors, our priority remains to build communities that respond to evolving customer needs while contributing meaningfully to the cities they are part of.”*

*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 sector. Each Godrej Properties development combines a 129-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. 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, and as of December 31st, 2025, GPL was also ranked #1 globally in the Real Estate and Management sector on the S&P Global's Dow Jones best in class indices. In recent years, Godrej Properties has received over 500 awards and recognitions, including Developer of the Year at the GRI India Awards, the Porter Prize, The Most Trusted Real Estate Brand in the Brand Trust Report, Builder of the Year at the CNBC-Awaaz Real Estate Awards, and The Economic Times Best Real Estate Brand.

For further information, please contact:

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