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: Outcome of the Board Meeting – August 12, 2026

Pursuant to the provisions of Regulation 30 & 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we herewith inform you that at the meeting of the Board of Directors held today i.e., August 12, 2026, which commenced at 06:30 P.M. and concluded at 07:20 P.M., have inter-alia considered and approved the following:

1. **Unaudited Financial Results (Standalone and Consolidated) for the quarter ended June 30, 2026:**

   The Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter ended June 30, 2026, along with the Limited Review Report of the Statutory Auditors of the Company thereon are enclosed herewith.

2. **Convening of the Annual General Meeting:**

   The 5th Annual General Meeting ('AGM') post IPO of the Company will be held through video conferencing/other audio-visual means ('VC/OAVM') in accordance with the circulars issued by the Ministry of Corporate Affairs ('MCA') and Securities and Exchange Board of India ('SEBI') and other applicable laws.

   The Annual Report along with the Notice of the AGM detailing the procedure for attending the AGM and casting votes by shareholders, shall be shared with the Stock Exchanges and the Members of the Company in due course, within the prescribed timeline.

We request you to take the above information on record.

Thanking you
Regards

For Shriram Properties Limited

K Rama Swamy
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Date: 2026.08.12 19:28:31 +05'30'

K. Ramaswamy
Company Secretary & Compliance Officer
ACS 28580

Walker Chandiok & Co LLP
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Tech Park, C V Raman Nagar,
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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Shriram Properties Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of Shriram Properties Limited ('the Company') for the quarter ended 30 June 2026, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. The Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to note 05 of the standalone financial results in relation to a search operation carried out by the Enforcement Directorate at the Company's business premises in October 2024. There is no communication received by the Company as on date regarding any findings from the said search operation and the management has reiterated that there is nothing to implicate the Company, its subsidiaries/joint ventures, current or erstwhile, or its directors, in connection with the allegations.

Our conclusion is not modified in respect of this matter

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

VISHAL SURESH
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Date: 2026.08.12 19:14:02 +05'30'

Vishal Suresh
Partner
Membership No. 285794
UDIN: 26285794CQTCAV7292

Bengaluru
12 August 2026

Shriram Properties Limited

Corporate Identity Number (CIN) : L72200TN2000PLC044560
Registered Office: Lakshmi Leela Rite Choice Chamber New No. 9, Bazullah Road, T Nagar, Chennai - 600017
Corporate Office: Shriram House No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bengaluru - 560080
Telephone +91-80-40229999 | Fax +91-80-41236222
Email ID: cs.spl@shriramproperties.com Website: www.shriramproperties.com

Statement of standalone unaudited financial results for the quarter ended 30 June 2026

(₹ in lakhs, unless otherwise stated)

Particulars	Quarter ended			Year ended
	30 June 2026 [Unaudited]	31 March 2026 [Refer note 6]	30 June 2025 [Unaudited]	31 March 2026 [Audited]
Revenue				
Revenue from operations	4,150	6,477	2,645	19,398
Other income	4,811	7,082	1,506	13,219
Total income	**8,961**	**13,559**	**4,151**	**32,617**
Expenses				
Land cost	7,305	32	12,712	15,713
Material and contract cost	3,387	1,666	4,474	9,941
Changes in inventories	(8,542)	1,209	(16,307)	(14,094)
Employee benefits expenses	2,373	2,202	2,216	9,141
Finance costs	1,189	1,209	854	3,841
Depreciation and amortisation expense	94	95	87	379
Impairment losses	2	64	3	74
Other expenses	1,698	1,855	1,790	7,144
Total expenses	**7,506**	**8,332**	**5,829**	**32,139**
Profit / (loss) before tax	**1,455**	**5,227**	**(1,678)**	**478**
Tax expense/(credit)				
Current tax (including taxes for earlier years)	-	-	(400)	(400)
Deferred tax	173	1,366	(383)	122
Total tax expense/(credit)	**173**	**1,366**	**(783)**	**(278)**
Profit/ (loss) for the period/ year	**1,282**	**3,861**	**(895)**	**756**
Other comprehensive (loss)/ income				
(a) Items that will not be reclassified to profit or loss				
(i) Re-measurement (loss)/ gain on defined benefit plans net of taxes	(11)	38	(5)	(43)
Total other comprehensive (loss)/ income for the period/ year	**(11)**	**38**	**(5)**	**(43)**
Total comprehensive income/ (loss) for the period/ year	**1,271**	**3,899**	**(900)**	**713**
Paid up share capital (par value ₹10/- each, fully paid)				17,065
Other equity				1,42,767
Earnings per share (*)				
(Nominal value ₹ 10 per share)				
Basic (in ₹)	0.75	2.26	(0.53)	0.44
Diluted (in ₹)	0.75	2.26	(0.53)	0.44

(*) EPS for the quarters not annualized
See accompanying notes to the result

Notes to standalone unaudited financial results:

1) The above standalone unaudited financial results of Shriram Properties Limited ("the Company"), for the quarter ended 30 June 2026 have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

2) The statutory auditors of the Company have carried out a limited review of the above standalone unaudited financial results for the quarter ended 30 June 2026 and they have issued an unmodified review report on the same. The review report of the statutory auditors is being filed with the National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE') and is also available on the Company's website.

3) These standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 12 August 2026.

4) The Company is primarily engaged in the business of real estate development, which is considered to be the only reportable segment by the management. Further, the operations of the Company is domiciled in India and therefore there are no reportable geographical segment.

5) The Enforcement Directorate conducted a search activity at the Company's business premises on 23 October 2024 and 24 October 2024. The management of the Company has extended full co-operation to the officials by responding to their clarifications/details sought and reiterates that there is nothing to implicate our subsidiaries/joint ventures, current or erstwhile, or its directors or the Company in connection with the allegations. The Company had made the necessary disclosures to the stock exchanges in this regard on 24 October 2024, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As on the date of issuance of these financial results, the Company has not received any formal communication regarding the findings of their investigation / examination.

   The Company after considering all available information and facts as of date, has not identified any material facts/requirements that requires any adjustments to the current or prior period financial statements. The auditors of the Company have included Emphasis of Matter paragraph in their report in respect of the aforesaid matter.

6) The standalone financial results for the quarter ended 31 March 2026 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures for the third quarter.

For and behalf of the Board of Directors of Shriram Properties Limited

Murali Malayappan

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Murali M
Chairman and Managing Director
DIN: 00030096

Bengaluru
12 August 2026

Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Shriram Properties Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of Shriram Properties Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its joint ventures (refer Annexure 1 for the list of subsidiaries and joint ventures included in the Statement) for the quarter ended 30 June 2026, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Walker Chandiok & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

Emphasis of Matter

5. We draw attention to note 5 of the consolidated financial results in relation to a search operation carried out by the Enforcement Directorate at the Group's business premises in October 2024. There is no communication received by the Company as on date regarding any findings from the said search operation and management has reiterated that there is nothing to implicate the Company, its subsidiaries and joint ventures, current or erstwhile, or its directors, in connection with the allegations.

   Our conclusion is not modified in respect of this matter.

Other Matter

6. We did not review the interim financial results of 18 subsidiaries included in the Statement, whose financial information reflect total revenues of ₹ 7,266 lakhs, total net loss after tax of ₹ 274 lakhs, total comprehensive loss of ₹ 274 lakhs, for the quarter and ended on 30 June 2026, respectively, as considered in the Statement. The Statement also includes the Group's share of net profit after tax of ₹ 771 lakhs and total comprehensive income of ₹ 771 lakhs, for the quarter and ended on 30 June 2026, respectively, as considered in the Statement, in respect of 4 joint ventures, whose interim financial results have not been reviewed by us. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

VISHAL SURESH
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Vishal Suresh
Partner
Membership No. 285794
UDIN: 26285794ZBFNXN3045

Bengaluru
12 August 2026

Annexure 1

List of entities included in the Statement

List of entities included in the Statement

A) Subsidiaries

1. Bengal Shriram Hitech City Private Limited
2. SPL Estates Private Limited
3. Shriprop Developers Private Limited
4. Global Entropolis (Vizag) Private Limited
5. Shriprop Structures Private Limited
6. SPL Constructors Private Limited
7. Shriprop Constructors Private Limited
8. Shriprop Homes Private Limited
9. Shriprop Projects Private Limited
10. Shriprop Builders Private Limited
11. SPL Realtors Private Limited
12. Shrivision Homes Private Limited
13. Shriram Upscale Spaces Private Limited
14. Shriprop Properties Private Limited
15. Shriram Living Space Private Limited
16. SPL Palms Developers Private Limited
17. Shrivision Projects Private Limited
18. Shriprop Infrastructures Private Limited
19. Shrivision Structures Private Limited
20. Shrivision Estates Private Limited
21. Shrivision Malls Private Limited
22. Shrivision Hitech City Private Limited
23. Shriprop Malls Private Limited
24. SPL Homes Private Limited
25. SPL Housing Projects Private Limited
26. Shrivision Upscale Spaces Private Limited (*)

(*) subsidiary with effect from 09 February 2026

B) Joint Ventures

1. Shrivision Towers Private Limited
2. SPL Towers Private Limited
3. Shriprop Living Space Private Limited
4. Shriprop Hitech City Private Limited
5. Shrivision Elevation Private Limited

Shriram Properties Limited
Corporate Identity Number (CIN) : L72200TN2000PLC044560
Registered Office: Lakshmi Leela Rite Choice Chamber New No. 9, Bazullah Road, T Nagar, Chennai - 600017
Corporate Office: Shriram House No. 31, 2nd Main Road, T. Chowdaiah Road, Sadashivanagar, Bengaluru - 560080
Telephone +91-80-40229999 | Fax +91-80-41236222
Email ID: cs.spl@shriramproperties.com   Website: www.shriramproperties.com

Statement of consolidated unaudited financial results for the quarter ended 30 June 2026

(₹ in lakhs, unless otherwise stated)

Particulars	Quarter ended			Year Ended
	30 June 2026 [Unaudited]	31 March 2026 [Refer note 7]	30 June 2025 [Unaudited]	31 March 2026 [Audited]
Revenue				
Revenue from operations	22,428	64,088	24,232	1,26,741
Other income	4,676	2,185	1,922	8,952
Total income	**27,104**	**66,273**	**26,154**	**1,35,693**
Expenses				
Land cost	7,377	13,726	16,972	33,731
Material and construction cost	9,609	9,777	15,286	49,529
Changes in inventories	(156)	22,484	(16,185)	6,955
Employee benefits expense	2,687	2,551	2,503	10,528
Finance costs	2,120	1,891	2,226	8,621
Depreciation and amortization expenses	261	260	234	1,005
Impairment losses	2	355	5	368
Other expenses	3,395	6,493	3,414	16,894
Total expenses	**25,295**	**57,537**	**24,455**	**1,27,631**
Profit before share of (loss)/ profit of joint ventures	**1,809**	**8,736**	**1,699**	**8,062**
Share of (loss)/ profit of joint ventures (net)	(385)	(1,751)	486	(259)
Profit before tax	**1,424**	**6,985**	**2,185**	**7,803**
Tax expense / (credit)				
Current tax (including taxes for earlier years)	207	(1,456)	119	(591)
Deferred tax	113	588	7	(1,687)
Total tax expense/ (credit)	**320**	**(868)**	**126**	**(2,278)**
Profit for the period / year	**1,104**	**7,853**	**2,059**	**10,081**
Other comprehensive (loss)/ income				
(a) Items that will not be reclassified to profit or loss				
Re-measurement of (losses)/ income on defined benefit plans, net of taxes	(16)	86	(8)	(69)
Other comprehensive (loss)/ income for the period/ year	**(16)**	**86**	**(8)**	**(69)**
Total comprehensive income for the period/ year	**1,088**	**7,939**	**2,051**	**10,012**
Net profit/ (loss) attributable to:				
Owners of the Holding Company	1,104	7,854	2,059	10,082
Non-controlling interest	(0)	(1)	(0)	(1)
	1,104	**7,853**	**2,059**	**10,081**
Other comprehensive (loss)/ income attributable to:				
Owners of the Holding Company	(16)	86	(8)	(69)
Non-controlling interest	-	-	-	-
	(16)	**86**	**(8)**	**(69)**
Total comprehensive income/ (loss) attributable to:				
Owners of the Holding Company	1,088	7,940	2,051	10,013
Non-controlling interest	-	(1)	(0)	(1)
	1,088	**7,939**	**2,051**	**10,012**
Paid up share capital (par value ₹10/- each, fully paid)				17,065
Other equity				1,28,927
Earnings per share (*)				
Basic (₹)	0.65	4.60	1.21	5.91
Diluted (₹)	0.65	4.60	1.21	5.91

(*) EPS for the quarters not annualised
Certain amounts that are required to be presented and do not appear due to rounding off are expressed as '0'.
See accompanying notes to results

Notes to consolidated unaudited financial results :

1) The above consolidated unaudited financial results of Shriram Properties Limited ("the Holding Company"), its subsidiaries (together referred as “the Group”) and its joint ventures for the quarter ended 30 June 2026 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

2) The statutory auditors of the Holding Company have carried out a limited review of the above consolidated unaudited financial results for the quarter ended 30 June 2026 and they have issued an unmodified review report on the same. The review report of the statutory auditors is being filed with the National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE') and is also available on the Holding Company's website.

3) These consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 12 August 2026.

4) The Group is primarily engaged in the business of real estate development, which is considered to be the only reportable segment by the management. Further, the operations of the Group is domiciled in India and therefore there are no reportable geographical segment.

5) The Enforcement Directorate conducted a search activity at the Group’s business premises on 23 October 2024 and 24 October 2024. The management of the Group has extended full co-operation to the officials by responding to their clarifications/details sought and reiterates that there is nothing to implicate our subsidiaries/joint ventures, current or erstwhile, or its directors or the Holding Company in connection with the allegations. The Group had made the necessary disclosures to the stock exchanges in this regard on 24 October 2024, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As on the date of issuance of these financial results, the Group has not received any formal communication regarding the findings of their investigation / examination.

   The Group after considering all available information and facts as of date, has not identified any material facts/requirements that requires any adjustments to the current or prior period financial statements. The auditors of the Group have included Emphasis of Matter paragraph in their report in respect of the aforesaid matter.

6) The Holding Company has 26 subsidiaries (including step-down subsidiaries) and 5 Joint-Ventures as on 30 June 2026.

7) The consolidated financial results for the quarter ended 31 March 2026 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures for the third quarter.

For and behalf of the Board of Directors of Shriram Properties Limited

Murali Malayappan

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Murali M
Chairman & Managing Director
DIN: 00030096

Bengaluru
12 August 2026