November 13, 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 – November 13, 2026

Pursuant to the provisions of Regulation 30, 31A & 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations") we herewith inform you that at the meeting of the Board of Directors held today i.e., November 13, 2026, which commenced at 01:00 P.M., and concluded at 03:35 P.M., have inter-alia considered and approved the following:

1) **Unaudited Financial Results (Standalone and Consolidated) for the second quarter and half-year ended September 30, 2026:**

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

2) **Reconstitution of various Committees of the Board:**

   Pursuant to the change in the composition of the Board of Directors, the Board has reconstituted its various Committees with effect from the conclusion of the Board Meeting held today. The revised composition of the Committees is enclosed as **Annexure – A**.

3) **Allotment of Equity Shares under Employees Stock Option Plan 2013 ("ESOP 2013"):**

   The Board of Directors of the Company has approved and allotted 4,52,971 fully paid-up equity shares of face value of ₹10 each, to the eligible grantee upon the exercise of options granted under ESOP 2013.

   In terms of Regulation 10(c) of the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 ("SEBI SBEB Regulations"), the details of shares allotted as above is appended as **Annexure – B**.

   Further, the details required under Regulation 30 of the Listing Regulations, read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is annexed as **Annexure – C**.

4) **Re-classification of Shriram Group Executives Welfare Trust ("SGEWT") from the "Promoter" category to the "Public" category**:

   Further to our letter dated November 13, 2026 intimating receipt of the request for re-classification, and pursuant to Regulation 31A and other applicable provisions of the Listing Regulations, this is to inform that the Board of Directors of the Company have, inter-alia, reviewed and approved the requests received from SGEWT for re-classification from 'Promoter/Promoter Group' category to the 'Public' category subject to the receipt of approval from the stock exchanges and such other approvals as may be required.

The Company will submit an application to the stock exchanges seeking their no-objection to the re-classification in due course in accordance with the Listing Regulations.

This intimation will also be hosted on the website of the Company at www.shriramproperties.com.

We request you to take the above information on record.

Thanking you
Regards

For Shriram Properties Limited

KRISHNASWAMY RAMA SWAMY
Digitally signed by KRISHNASWAMY RAMA SWAMY
Date: 2026.11.13 15:43:11 +05'30'

K. Ramaswamy
Company Secretary & Compliance Officer
ACS 28580

Shriram Properties Limited
'Shriram House', No. 31, T Chowdaiah Road,
Sadashivanagar, Bengaluru - 560 080

Registered office:
Lakshmi Neela Rite Choice Centre, 1 Floor,
#9, Bazulla Road, T. Nagar, Chennai – 600 017

P: +91-80-40229999 | **F:** +91-80-41236222 | **W:** www.shriramproperties.com

CIN No. : L72200TN2000PLC044560 Email: cs.spl@shriramproperties.com

Independent Auditor's Review Report on Standalone Unaudited Half-yearly 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 half year ended 30 September 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 4 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 further development in this regard and the 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.

For Abarna & Ananthan
Chartered Accountants
Firm Registration No: 000003S

ABARNA BHASKAR
Digitally signed by ABARNA BHASKAR
Date: 2026.11.13 15:32:53 +05'30'

Abarna Bhaskar
Partner
Membership. No: 025145
UDIN: 26025145OVRYPB9240

Bangalore
13 November 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

A] Statement of standalone unaudited financial results for the quarter ended and six months ended 30 September 2026

(₹ in lakhs, unless otherwise stated)

Particulars	Quarter ended			Half year ended		Year ended
	30 Sep 2026 [Unaudited]	30 Jun 2026 [Unaudited]	30 Sep 2025 [Unaudited]	30 Sep 2026 [Unaudited]	30 Sep 2025 [Unaudited]	31 March 2026 [Audited]
Revenue						
Revenue from operations	3,112	4,150	6,535	7,262	9,180	19,398
Other income	2,074	4,811	2,136	6,885	3,642	13,219
Total income	**5,186**	**8,961**	**8,671**	**14,147**	**12,822**	**32,617**
Expenses						
Land cost	114	7,305	736	7,419	13,448	15,713
Material and contract cost	3,749	3,387	1,184	7,136	5,658	9,941
Changes in inventories	(1,917)	(8,542)	2,681	(10,459)	(13,626)	(14,094)
Employee benefits expenses	2,441	2,373	2,501	4,814	4,717	9,141
Finance costs	1,592	1,189	774	2,781	1,628	3,841
Depreciation and amortisation expense	98	94	98	192	185	379
Impairment losses	3	2	5	5	8	74
Other expenses	3,269	1,698	1,990	4,967	3,780	7,144
Total expenses	**9,349**	**7,506**	**9,969**	**16,855**	**15,798**	**32,139**
Profit / (loss) before tax	**(4,163)**	**1,455**	**(1,298)**	**(2,708)**	**(2,976)**	**478**
Tax expense/(credit)						
Current tax (including taxes for earlier years)	-	-	-	-	(400)	(400)
Deferred tax	(1,037)	173	(372)	(864)	(755)	122
Total tax expense/(credit)	**(1,037)**	**173**	**(372)**	**(864)**	**(1,155)**	**(278)**
Profit/ (loss) for the period/ year	**(3,126)**	**1,282**	**(926)**	**(1,844)**	**(1,821)**	**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)	(36)	(11)	(41)	(43)
Total other comprehensive (loss)/ income for the period/ year	**-**	**(11)**	**(36)**	**(11)**	**(41)**	**(43)**
Total comprehensive income/ (loss) for the period/ year	**(3,126)**	**1,271**	**(962)**	**(1,855)**	**(1,862)**	**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 ₹)	(1.83)	0.75	(0.54)	(1.08)	(1.07)	0.44
Diluted (in ₹)	(1.83)	0.75	(0.54)	(1.08)	(1.07)	0.44

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

Shriram Properties
Homes that live in you

B] Standalone statement of Assets and Liabilities as at 30 September 2026

		(₹ in Lakhs)
	As at 30 Sep 2026 [Unaudited]	As at 31 March 2026 [Audited]
I. ASSETS		
Non-current assets		
(a) Property, plant and equipment	5,293	4,978
(b) Other intangible assets	196	214
(c) Financial assets		
(i) Investments	75,914	79,572
(ii) Other financial assets	98	82
(d) Deferred tax assets (net)	2,979	2,115
(e) Non-current tax assets (net)	612	681
(f) Other non-current assets	150	3,850
Total non-current assets	**85,242**	**91,492**
Current assets		
(a) Inventories	66,079	55,620
(b) Financial assets		
(i) Investments	1,504	56
(ii) Trade receivables	2,398	2,435
(iii) Cash and cash equivalents	12,345	7,692
(iv) Loans	74,962	47,268
(v) Other financial assets	24,100	34,508
(c) Other current assets	25,184	20,981
Total current assets	**2,06,572**	**1,68,560**
Total assets	**2,91,814**	**2,60,052**
II. EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	17,065	17,065
(b) Other equity	1,40,991	1,42,767
Total equity	**1,58,056**	**1,59,832**
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	16,469	12,573
(ii) Lease liabilities	128	203
(b) Provisions	1,021	870
Total non-current liabilities	**17,618**	**13,646**
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	43,724	30,418
(ii) Lease liabilities	144	131
(iii) Trade payables		
(a) Total outstanding dues of micro and small enterprises	1,262	799
(b) Total outstanding dues of creditors other than micro and small enterprises	6,003	1,961
(iv) Other financial liabilities	4,460	4,946
(b) Other current liabilities	59,789	47,628
(c) Provisions	758	691
Total current liabilities	**1,16,140**	**86,574**
Total equity and liabilities	**2,91,814**	**2,60,052**

Shriram Properties
Homes that live in you

C] Standalone Statement of Cash Flow for six months ended 30 September 2026

	(₹ in Lakhs)	
	Six months ended 30 Sep 2026 [Unaudited]	Six months ended 30 Sep 2025 [Unaudited]
A. Cash flow from operating activities		
Loss before tax	**(2,708)**	**(2,976)**
Adjustments to reconcile profit before tax to net cash flows		
Employee stock option expense	79	290
Depreciation and amortisation expense	192	185
Finance costs	2,781	1,628
Unwinding of discount relating to refundable security deposits	(305)	(231)
Impairment losses	5	8
Interest income	(2,719)	(2,561)
Income from guarantee commission	(230)	(397)
Profit on sale of mutual funds	(11)	(31)
Liabilities no longer required, written back	(1,478)	(50)
Loss on sale of property, plant and equipment	(8)	-
Fair value income on financial instruments at FVTPL	(2,096)	(451)
Operating loss before working capital changes	**(6,498)**	**(4,586)**
Working capital adjustments:		
Changes in inventories	(10,459)	(13,626)
Changes in trade receivables	37	(747)
Changes in loans and other assets	11,090	3,639
Changes in trade payables	4,601	847
Changes in provisions	207	110
Changes in other liabilities	13,051	13,201
Cash flow generate from / (used in) operations	**12,029**	**(1,162)**
Income tax paid (net)	69	(42)
Net cash flows generated from (used in) operating activities	**12,098**	**(1,204)**
B. Cash flows from investing activities		
Purchase of property, plant and equipment and development of intangible assets	(561)	(279)
Proceeds from sale of property, plant and equipment	80	13
Purchase of mutual funds	(10,981)	(9,680)
Sale of mutual funds	9,548	9,549
Interest income received	115	56
Investment in equity of subsidiaries	(3,700)	-
Proceeds from redemption of OCDs by subsidiaries	9,500	-
Loans given to related parties (net)	(21,835)	(4,970)
Loans given to body corporates	(3,975)	-
Net cash used in from investing activities	**(21,808)**	**(5,311)**
C. Cash flows from financing activities		
Proceeds from term loans	15,575	12,337
Repayment of term loans	(5,811)	(3,336)
Movement in bank overdraft (net)	1,031	64
Loans repaid by related parties (net)	5,578	1,067
Proceeds from issue of equity shares	-	30
Finance cost paid	(1,928)	(1,148)
Payment of interest portion of lease liabilities	(20)	(27)
Payment of principal portion of lease liabilities	(62)	(52)
Net cash generated from financing activities	**14,363**	**8,935**
Net increase in cash and cash equivalents (A + B + C)	**4,653**	**2,420**
Cash and cash equivalents at the beginning of the period	7,692	3,665
Cash and cash equivalents at the end of the period	**12,345**	**6,085**

Notes to standalone unaudited financial results:

1) The above unaudited standalone financial results of Shriram Properties Limited ("the Company"), for the quarter and six months ended 30 September 2026 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS'), as 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 above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13 November 2026. The financial results for the quarter and six months ended 30 September 2026 were subjected to limited review by the Statutory Auditors of the Company who have issued an unmodified review report thereon. The previous period results were reviewed/audited by Walker Chandiok & Co LLP the earlier Statutory Auditors. 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) 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.

4) 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.

5) During the quarter ended 30 September 2026, the Company has acquired the equity stake of the JV partner in four joint ventures for an aggregate consideration of ₹ 37 Crores, resulting in an increase in the shareholding in one entity to 99% and in other three entities to 100%. Effective 30 September 2026, an entity had become a subsidiary and the other three entities had became wholly-owned subsidiaries of the Company.

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

Murali Malayappan

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Date: 2026.11.13 15:19:53 +05'30'

Murali M
Chairman and Managing Director
DIN: 00030096

Bengaluru
13 November 2026

Independent Auditor's Review Report on Consolidated Unaudited Half-yearly 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') (refer Annexure 1 for the list of subsidiaries included in the Statement) for the half year ended 30 September 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. The 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.

Emphasis of Matter

5. We draw attention to note 6 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 further development in this regard and the 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 2 subsidiaries included in the Statement, whose financial information reflect total revenues of ₹ 230 lakhs, total net loss after tax of ₹ 95 lakhs, total comprehensive loss of ₹ 95 lakhs, for the half year and ended on 30 September 2026, respectively, as considered in the Statement. 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 Abarna & Ananthan
Chartered Accountants
Firm Registration No: 000003S

ABARNA BHASKAR
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Date: 2026.11.13 15:33:20 +05'30'

Abarna Bhaskar
Partner
Membership. No: 025145
UDIN: 26025145TRYBSW5672

Bangalore
13 November 2026

Annexure 1

List of the 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
27. Shrivision Elevation Private Limited (*)
28. Shrivision Towers Private Limited (**)
29. SPL Towers Private Limited (**)
30. Shriprop Living Space Private Limited (**)
31. Shriprop Hitech City Private Limited (**)

(*) subsidiary with effect from 30 July 2026
(**) subsidiary with effect from 30 September 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 consolidated unaudited financial results for the six month ended 30 September 2026

(₹ in lakhs, unless otherwise stated)

Particulars	Quarter ended			Six months ended		Year Ended
	30 September 2026 [Unaudited]	30 June 2026 [Unaudited]	30 September 2025 [Unaudited]	30 September 2026 [Unaudited]	30 September 2025 [Unaudited]	31 March 2026 [Audited]
Revenue						
Revenue from operations	18,356	22,428	20,531	40,784	44,763	1,26,741
Other income	8,869	4,676	2,370	13,545	4,292	8,952
Total income	**27,225**	**27,104**	**22,901**	**54,329**	**49,055**	**1,35,693**
Expenses						
Land cost	109	7,377	800	7,486	17,772	33,731
Material and construction cost	12,566	9,609	12,830	22,175	28,116	49,529
Changes in inventories	712	(156)	761	556	(15,424)	6,955
Employee benefits expense	2,859	2,687	2,846	5,546	5,349	10,528
Finance costs	3,157	2,120	2,202	5,277	4,428	8,621
Depreciation and amortization expenses	274	261	248	535	482	1,005
Impairment losses	10	2	6	12	11	368
Other expenses	4,729	3,395	3,792	8,124	7,206	16,894
Total expenses	**24,416**	**25,295**	**23,485**	**49,711**	**47,940**	**1,27,631**
Profit before share of (loss)/ profit of joint ventures	**2,809**	**1,809**	**(584)**	**4,618**	**1,115**	**8,062**
Share of (loss)/ profit of joint ventures (net)	150	(385)	473	(235)	959	(259)
Profit before tax	**2,959**	**1,424**	**(111)**	**4,383**	**2,074**	**7,803**
Tax expense / (credit)						
Current tax (including taxes for earlier years)	339	207	415	546	534	(591)
Deferred tax	461	113	(1,383)	574	(1,376)	(1,687)
Total tax expense/ (credit)	**800**	**320**	**(968)**	**1,120**	**(842)**	**(2,278)**
Profit for the period / year	**2,159**	**1,104**	**857**	**3,263**	**2,916**	**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	(4)	(16)	(48)	(20)	(56)	(69)
Other comprehensive (loss)/ income for the period/ year	**(4)**	**(16)**	**(48)**	**(20)**	**(56)**	**(69)**
Total comprehensive income for the period/ year	**2,155**	**1,088**	**809**	**3,243**	**2,860**	**10,012**
Net profit/ (loss) attributable to:						
Owners of the Holding Company	2,160	1,104	857	3,264	2,916	10,082
Non-controlling interest	(1)	(0)	-	(1)	-	(1)
	2,159	**1,104**	**857**	**3,263**	**2,916**	**10,081**
Other comprehensive (loss)/ income attributable to:						
Owners of the Holding Company	(4)	(16)	(48)	(20)	(56)	(69)
Non-controlling interest	-	-	-	-	-	-
	(4)	**(16)**	**(48)**	**(20)**	**(56)**	**(69)**
Total comprehensive income/ (loss) attributable to:						
Owners of the Holding Company	2,156	1,088	809	3,244	2,860	10,013
Non-controlling interest	(1)	-	-	(1)	-	(1)
	2,155	**1,088**	**809**	**3,243**	**2,860**	**10,012**
Paid up share capital (par value ₹10/- each, fully paid)						17,065
Other equity						1,28,927
Earnings per share (*)						
Basic (₹)	1.26	0.65	0.50	1.91	1.71	5.91
Diluted (₹)	1.26	0.65	0.50	1.91	1.71	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

Shriram Properties
Homes that live in you

Consolidated Statement of assets and liabilities as at 30 September 2026

(₹ in lakhs)

	As at 30 September 2026 [Unaudited]	As at 31 March 2026 [Audited]
I. ASSETS		
Non-current assets		
(a) Property, plant and equipment	8,295	6,612
(b) Investment property	4,918	4,918
(c) Goodwill	1,071	1,071
(d) Other intangible assets	197	216
(f) Investments accounted for using the equity method	-	1,088
(i) Investments	-	4,773
(ii) Other financial assets	1,542	1,460
(h) Deferred tax assets (net)	11,551	5,636
(i) Non-current tax assets (net)	3,053	3,109
(j) Other non-current assets	200	3,850
Total non-current assets	**30,827**	**32,733**
Current assets		
(a) Inventories	3,35,586	2,44,716
(b) Financial assets		
(i) Investments	5,373	394
(ii) Trade receivables	11,647	7,078
(iii) Cash and cash equivalents	25,963	14,685
(iv) Bank balances other than (iii) above	3,033	406
(v) Loans	3,982	5,875
(vi) Other financial assets	31,552	30,448
(c) Other current assets	52,084	35,114
Total current assets	**4,69,220**	**3,38,716**
Total assets	**5,00,047**	**3,71,449**
II. EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	17,065	17,065
(b) Other equity	1,32,250	1,28,927
Equity attributable to owners of Holding Company	**1,49,315**	**1,45,992**
Non-controlling interests	144	32
Total equity	**1,49,459**	**1,46,024**
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	27,805	16,191
(ii) Lease liabilities	342	448
(b) Provisions	1,125	980
Total non-current liabilities	**29,272**	**17,619**
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	84,002	44,782
(ii) Lease liabilities	203	185
(iii) Trade payables		
A) Total outstanding dues of micro enterprises and small enterprises	8,890	7,627
B) Total outstanding dues of creditors other than micro enterprises and small enterprises	25,681	13,926
(iv) Other financial liabilities	16,835	12,137
(b) Other current liabilities	1,83,730	1,27,812
(c) Provisions	858	766
(d) Current tax liabilities (net)	1,117	571
Total current liabilities	**3,21,316**	**2,07,806**
Total equity and liabilities	**5,00,047**	**3,71,449**

Shriram Properties
Homes that live in you

Consolidated Statement of Cash Flow for the six month period ended 30 September 2026

	Six month ended 30 September 2026 [Unaudited]	Six month ended 30 September 2025 [Unaudited]
A. Cash flow from operating activities		
Profit before tax	4,383	2,074
Adjustments to reconcile profit before tax to net cash flows		
Depreciation and amortisation expense	535	482
Finance costs	5,277	4,428
Impairment losses	12	11
Employee stock options expense	79	290
Fair value gain on financial instruments at FVTPL	(2,076)	(632)
Provision for doubtful debts	22	-
Interest income	(695)	(2,017)
Unwinding of discount of trade and other receivables	(830)	(748)
Profit on sale of mutual funds (net)	(14)	(100)
Income from guarantee commission	-	(290)
Liabilities no longer required / doubtful advances written back	(1,533)	(108)
Profit on sale of property, plant and equipment (net)	(341)	1
Gain on account of acquisition of control	(7,733)	-
Share of loss / (profit) of joint ventures (net)	235	(959)
Operating profit before working capital changes	**(2,679)**	**2,432**
Working capital adjustments:		
Changes in loans	(1)	-
Changes in other assets	2,938	(2,131)
Changes in inventories	582	(15,416)
Changes in trade receivables	(336)	265
Changes in trade payables	2,931	4,545
Changes in other liabilities and provisions	5,699	6,588
Cash (used in) / generated from operations	**9,134**	**(3,717)**
Income tax refund / (paid) (net)	166	277
Net cash (used in) / generated from operating activities (A)	**9,300**	**(3,440)**
B. Cash flow from investing activities		
Purchase of property, plant and equipment and development of intangible assets	(663)	(443)
Proceeds from sale of property, plant and equipment	612	13
Investment in bank deposits (net)	(2,191)	-
Purchase of mutual funds	(11,578)	(14,680)
Sale of mutual funds	9,841	15,991
Purchase consideration paid for acquisition of control	(3,700)	-
Loans (given/) repaid by joint ventures, net	(8,431)	(570)
Loans (given) to body corporates	(3,975)	-
Interest income received	220	342
Net cash generated from / (used in) investing activities (B)	**(19,866)**	**653**
C. Cash flow from financing activities		
Proceeds from borrowings	26,728	29,768
Repayment of borrowings	(16,317)	(24,732)
Proceeds from issue of non-convertible debentures	5,500	-
Redemption of non-convertible debentures	(562)	(600)
Proceeds from Overdrafts (net)	1,031	61
Proceeds from issue of equity shares	-	30
Loans repaid to related parties, (net)	6,185	180
Interest and other finance charges paid	(5,478)	(3,920)
Payment of principal portion of lease liabilities	(88)	(73)
Payment of interest portion of lease liabilities	(37)	(4)
Net cash generated from financing activities (C)	**16,961**	**710**
Net decrease in cash and cash equivalents (A + B + C)	**6,395**	**(2,077)**
Cash and cash equivalents at the beginning of the period	14,685	16,114
Cash acquired on business combination	4,883	-
Cash and cash equivalents at the end of the period	**25,963**	**14,037**
Components of cash and cash equivalents		
Cash and bank balances	25,963	14,037
	25,963	**14,037**

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 and six months ended 30 September 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 above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13 November 2026. The financial results for the quarter and six months ended 30 September 2026 were subjected to limited review by the Statutory Auditors of the Group who have issued an unmodified review report thereon. The previous period results were reviewed/audited by Walker Chandiok & Co LLP the earlier Statutory Auditors. 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) 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.

4) During the quarter ended 30 September 2026, pursuant to amendment of certain rights the Group had gained control of one of the joint venture (JV) which has now become a wholly owned subsidiary of the Holding Company with resultant impact in the Consolidated Financial Statements.

5) During the quarter ended 30 September 2026, the Group has acquired the equity stake of the JV partner in four joint ventures for an aggregate consideration of ₹ 37 Crores, resulting in an increase in the shareholding in one entity to 99% and in other three entities to 100%. Effective 30 September 2026, an entity had become a subsidiary and the other three entities had became wholly-owned subsidiaries of the Group, and their financial results have been consolidated accordingly.

6) 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.

7) The Holding Company has 31 subsidiaries (including step-down subsidiaries) as on 30 September 2026.

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

Murali Malayappan

Digitally signed by Murali Malayappan
Date: 2026.11.13 15:20:20 +05'30'

Murali M
Chairman & Managing Director
DIN: 00030096

Bengaluru
13 November 2026

Annexure – A

Composition of the Committees of the Board

I. Audit Committee

Sr. No.	Name & Designation of the Directors	Committee Position
1.	Mrs. Revathy Iyer	Chairperson
2.	Mr. Ramesh Narain Parbat	Member
3.	Dr. Rahavan Seetharaman	Member
4.	Prof. Ramamurthy Vaidyanathan	Member

II. Nomination & Remuneration Committee

Sr. No.	Name & Designation of the Directors	Committee Position
1.	Dr. Rahavan Seetharaman	Chairperson
2.	Mr. Ramesh Narain Parbat	Member
3.	Mr. Ashish Pradeep Deora	Member

III. Stakeholders' Relationship Committee

Sr. No.	Name & Designation of the Directors	Committee Position
1.	Mr. Ashish Pradeep Deora	Chairperson
2.	Mr. Ramesh Narain Parbat	Member
3.	Dr. Rahavan Seetharaman	Member

IV. Corporate Social Responsibility Committee

Sr. No.	Name & Designation of the Directors	Committee Position
1.	Prof. Ramamurthy Vaidyanathan	Chairperson
2.	Mr. Murali Malayappan	Member
3.	Mrs. Revathy Iyer	Member

V. Finance & Risk Management Committee

Sr. No.	Name & Designation of the Directors	Committee Position
1.	Mr. Ramesh Narain Parbat	Chairperson
2.	Mr. Murali Malayappan	Member
3.	Prof. Ramamurthy Vaidyanathan	Member

Annexure – B

Disclosure pursuant to Regulation 10(c) of SEBI SBEB Regulations

Sr. No.	Particulars	Disclosure – ESOP 2013
1.	Company name and address of Registered Office	Shriram Properties Limited Lakshmi Neela Rite Choice Chamber New No.9 - Bazullah Road, T.Nagar Chennai TN 600017
2.	Name of the Stock Exchanges on which the company's shares are listed	BSE Limited (BSE) National Stock Exchange of India Limited (NSE)
3.	Filing date of the statement referred in regulation 10(b) of the SEBI SBEB Regulations, with Stock Exchange	January 21, 2022
4.	Filing Number, if any	BSE Limited: 145522 National Stock Exchange of India Limited: 29756
5.	Title of the Scheme pursuant to which shares are issued	Shriram Properties Limited Employee Stock Option Plan (ESOP) 2013
6.	Kind of security to be listed	Equity shares
7.	Par value of the shares	₹10
8.	Date of issue of shares	November 5, 2026
9.	Number of shares issued	4,52,971
10.	Share Certificate No., if applicable	Not Applicable
11.	Distinctive number of the share, if applicable	17,06,54,393 - 17,11,07,363
12.	ISIN Number of the shares if issued in Demat	INE217L01019
13.	Exercise price per share	₹10
14.	Premium per share	Nil
15.	Total Issued shares after this issue	17,11,07,363
16.	Total Issued share capital after this issue	₹1,71,10,73,630
17.	Details of any lock-in on the shares	Not Applicable
18.	Date of expiry of lock-in	Not Applicable
19.	Whether shares identical in all respects to existing shares if not, when will they become identical?	All equity shares of the Company allotted pursuant to exercise of stock options shall rank pari-passu with the existing equity shares of the Company
20.	Details of listing fees, if payable	Not Applicable

Annexure – C

Details pursuant to Regulation 30 of the Listing Regulations, read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

Sr. No.	Particulars	Disclosure – ESOP 2013
1.	Brief details of options granted	Shriram Properties Limited Employee Stock Option Plan (ESOP) 2013
2.	Whether the scheme is in terms of SEBI (SBEB) Regulations, 2021 (if applicable)	Yes
3.	Total number of shares covered by these options	27,43,738
4.	Pricing formula	Face Value of ₹10
5.	Options vested	Not Applicable as the announcement pertains to allotment of equity shares pursuant to the exercise of Options
6.	Time within which option may be exercised	Not Applicable as the announcement pertains to allotment of equity shares pursuant to the exercise of Options
7.	Options exercised	4,52,971
8.	Money realized by exercise of options	₹45,29,710
9.	The total number of shares arising as a result of exercise of option	4,52,971
10.	Options lapsed	Nil
11.	Variation of terms of options	Not Applicable
12.	Brief details of significant terms	All the Options granted on any date shall vest not earlier than one (1) year from the date of grant and not later than a maximum period of four (4) years from the date of grant of Options
13.	Subsequent changes or cancellation or exercise of such options	Not Applicable
14.	Diluted earnings per share pursuant to issue of equity shares on exercise of options	Not Applicable

Shriram Properties Limited
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