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: Investor Presentation

Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Investor Presentation on the Unaudited Financial Results (Standalone & Consolidated) of the Company for the second quarter and half-year ended September 30, 2026.

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 16:20:32 +05'30'

K. Ramaswamy
Company Secretary & Compliance Officer
ACS 28580

Encl: a/a

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

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#9, Bazulla Road, T. Nagar, Chennai – 600 017

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Investor Presentation

Q2 | H1 FY27 Results

Shriram Properties
Homes that live in you



Artist's impression of Shriram 122 West, Chennai

November 13,2026

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Shriram Properties Overview



Legacy of Leadership

26+ Years of Trust & Excellence

Strong presence across Bengaluru, Chennai, Kolkata & Pune



Proven Delivery Excellence

53 Completed Projects
33.5+ msf Delivered

Delivering quality spaces with precision and consistency



Customers at the Heart

33,000+ Happy Customers
23%^ Referral Volumes

Building lasting relationships through trust and satisfaction

^FY26 Sales volume contribution



Consistent Credit Strength

Debt Equity of 0.5x
CRISIL A- (Positive) Rated

A testament to strong governance and financial discipline

Built on Legacy. Driven by Performance. Trusted by Thousands



Q2 | H1 FY27 Performance Highlights

Artist's impression of Shriram 107 Southeast, Bangalore

Diversified Growth, Disciplined Execution & Strong H2 Momentum

Strong Sequential Growth, Operational Excellence & Business Resilience

- Strong growth led by sustenance sales across portfolio, and new launches in Chennai and Kolkata during H1.
- Encouraging customer response, with ~50% of Chennai and ~75% of Kolkata inventory sold from recent launches, as at the quarter end.
- Strong construction momentum across regions, driving milestone-linked collections and supporting faster project completion.
- Approvals momentum remains positive, supported by a robust launch pipeline of 9 projects with 5.25 msf* of supply potential

Sustaining Growth through Financial Discipline

- Revenue growth supported by projects in Kolkata; Sustained revenue growth with improving H2 momentum supporting full-year guidance.
- Disciplined project-level capital deployment, helping keeping the cost in control and faster execution of the projects.
- Positive operating cash flows and healthy net cash generation, strengthening liquidity for upcoming launches and BD acquisitions.

Successful Acquisition for JVs into Subsidiary: 107 South East | WYT Field | 122 West

- Conversion has enhanced operational control and streamlined decision making.
- Improved oversight of project execution and better alignment of project level activities.
- Ongoing projects - 2 projects nearing completion; acquisition to add ~₹1,800 Crs Revenue Recognition potential
- To fully reflect scale, replacing Share-of-JV profit with full revenue consolidation

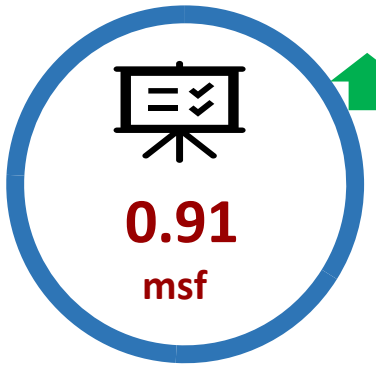
Kolkata – Transition Towards Accelerated Development-Led Growth for Enhanced Value

- 105+ acres of land post settlement; Exploring development-led opportunities, prioritising long-term value creation over outright monetisation.
- Success of our recent “Plots” and “Villas”, with 70%+ inventory sold within 90 days and offering superior per acre contribution opens new avenues
- Building on success of new products, accelerating development-led growth. Two new launches planned in 12 months; Villas & Plots are key.

** Msf – Million Square Feet*

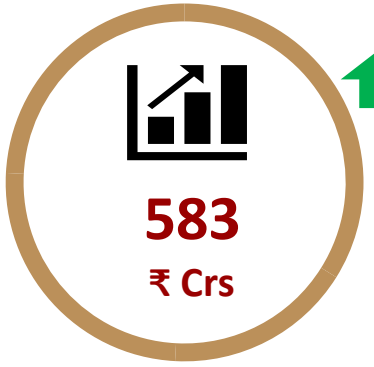
KPI Snapshot : Q2|H1 FY27

Q2 FY27



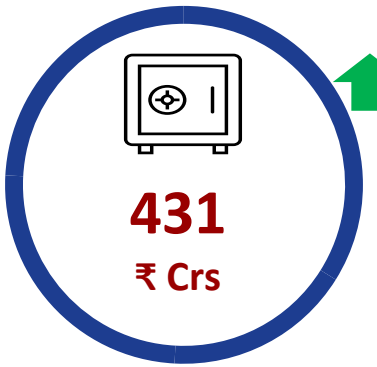
6% QoQ

Sales Volume



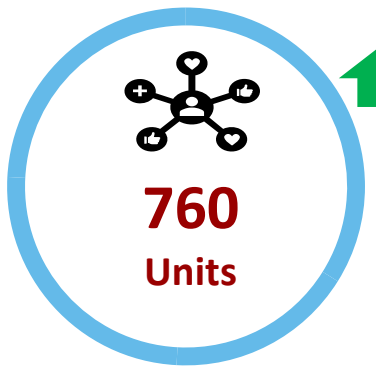
20% QoQ

Sales Value



18% QoQ

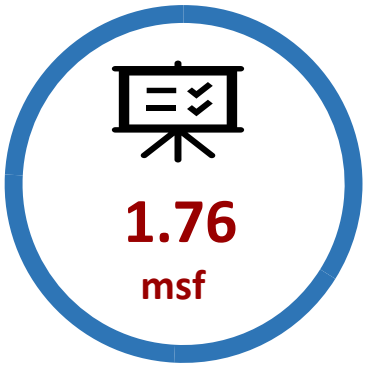
Collections



10% QoQ

Handovers

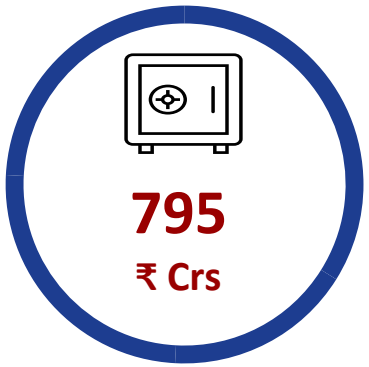
H1 FY27



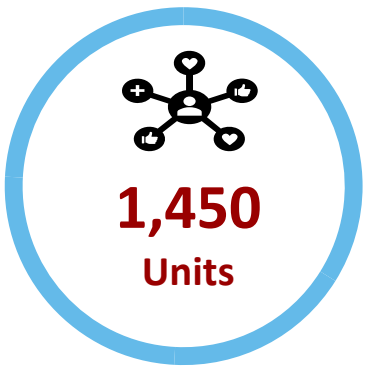
Sales Volume



Sales Value



Collections



Handovers

- Encouraging sales momentum across all regions, supported by strong customer response.
- Management confident on full year sales guidance, supported by strong H2 launch pipeline and positive approval momentum across regions.
- Record H1 collections led positive net free cashflows. New launch line-up and scheduled project completions to support robust cashflow in H2 as well.
- Accelerated construction progress and OC approvals are expected to drive significantly higher handovers in H2.

Note: Data presented herein reflects aggregate for the Company, covering all projects under all development formats viz., Own, JV/JDA and DM; 1 msf = Million Square Feet;

Financial Performance Snapshot : Q2| H1 FY27

	Revenues	EBITDA	PAT
Q2 FY27	**272** ₹ Crs ▲ 19% YoY Top line	**62** ₹ Crs ▲ 3.4x YoY 23% margin	**22** ₹ Crs ▲ 2.5x YoY 8% margin
H1 FY27	**543** ₹ Crs ▲ 11% YoY Top line	**104** ₹ Crs ▲ 1.7x YoY 19% margin	**33** ₹ Crs ▲12% YoY 6% margin

- Encouraging growth trends, driven by resilient execution, aggressive handovers and superior project mix.
- Greater momentum expected to continue in H2, backed by new project completion and handovers; Projects on-track and ahead of RERA timelines
- Disciplined cost management and improved operating efficiency driving margins improvement.

Performance Highlights: Q2 | H1 FY27

Operational Highlights

- Sales value up 20% QoQ; Sales volume higher at 0.91msf.
- Encouraging sales momentum despite limited launches during H1. Focus remained on sustenance sales.
- H2 launch pipeline shaping well - 9 projects with 5.25 msf supply potential. Approvals progressing well across regions.
- Record collections - ₹431 Crs in Q2 and ₹795 Crs in H1 reflecting healthy cashflow generation.
- Handover of 760 units in Q2 and 1,450 units in H1, supported by a healthy completion. Significantly higher handovers expected in H2, supporting full year target.

Financial Highlights

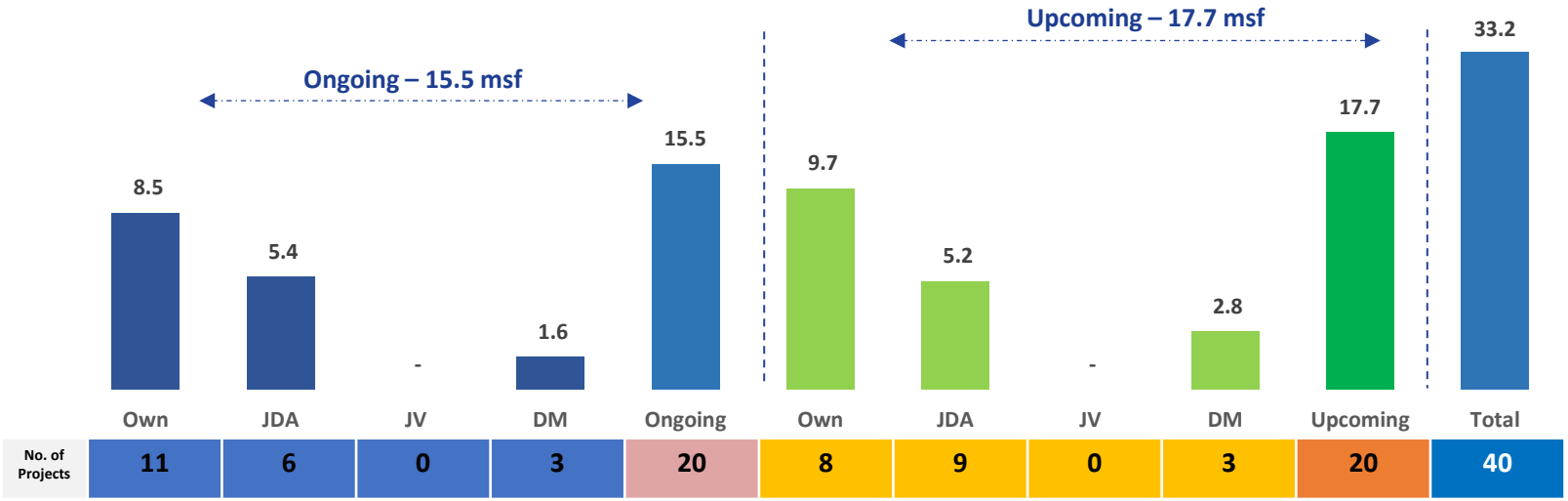
- Revenues up 19% YoY at ₹272 Crs in Q2; H1 Revenues at ₹543 Crs reflecting consistent execution.
- Kolkata projects accounted for ~50% of H1 revenues, highlighting growing significance.
- Margins improve on YoY and QoQ basis - EBITDA and PBT margins of 23% and 10%
- Generated ₹101 Crs in operating cash flow during H1, alongside ₹105 crore invested in new projects.
- Healthy liquidity – Cash balance of ₹357 Crs and ₹245 Crs of unutilized limits. Provides flexibility to accelerate construction and pursue growth opportunities.

BD Highlights

- 8 projects with ~9 msf potential nearing closure in Bengaluru & Pune. To help achieve targeted pipeline addition in H2.
- Focus on Bengaluru, Chennai and Pune.
- New “Plots” and “Villa” projects being launched in Kolkata.
- Kolkata township development being reassessed in line with prevailing market conditions, towards accelerated value unlocking over next 3-5 years.

Project Pipeline & Business Development Overview

Project Pipeline (msf)



BD Pipeline likely addition in next 3-6 months

Project Area	GDV Addition
8.8+ msf	7,500+ ₹ Crores

Pipeline Unsold GDV

Pipeline Summary	Project Area (msf)	Unsold GDV (₹ Crs)
Ongoing Projects	15.5	
Less: Sold	13.3	
Unsold in Ongoing Projects	**2.2**	**1,400**
Add: Upcoming Projects	**17.7**	**12,110**
Total GDV Potential	**19.9**	**13,510**

Upcoming Projects 17.7 msf GDV

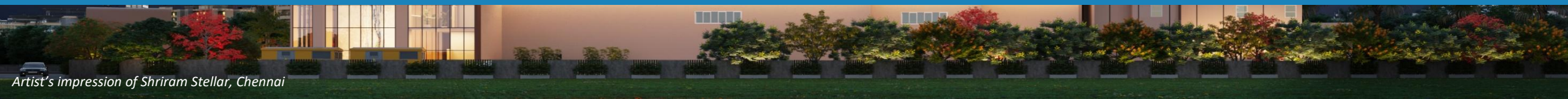
Ownership	GDV (₹ Crs)
- Own	6,040
- JDA	4,850
- JV	-
- DM	1,220
Total GDV – Upcoming Projects	**12,110**

- ✓ 8.8+ msf addition progressing well, likely in Q3/H2
- ✓ Pune Pipeline addition gaining momentum
- ✓ 21+ msf under evaluation towards our goal of "doubling upcoming project pipeline" in next 12-18 months

Management remains confident and committed to nearly doubling upcoming project pipeline in 18-24 months



Financial Highlights : Q2 | H1 FY27



Artist's impression of Shriram Stellar, Chennai

Financial Highlights: Profit & Loss – Q2 |H1 FY27

Particulars (₹ Crs)	Q2 FY27	Q2 FY26	YoY	H1 FY27	H1 FY26	YoY	FY26 Total
Total Operating Revenues*	266.1	220.5	21%	529.6	475.2	11%	1,327.0
Other Income	6.2	8.5		13.7	15.3		29.9
Total Revenues	**272.3**	**229.0**	19%	**543.3**	**490.5**	11%	**1,356.9**
Cost of Revenues	133.9	143.9	-7%	302.2	304.6	-1%	902.2
Employee Benefit Expenses	28.6	28.5		55.5	53.5		105.3
Other Expenses	47.4	38.0		81.4	72.2		172.6
Total expenses	**209.9**	**210.4**	-0.2%	**439.1**	**430.3**	2%	**1,180.1**
EBITDA	**62.4**	**18.6**	235%	**104.3**	**60.2**	73%	**176.8**
Finance costs	**31.6**	**22.0**	44%	**52.8**	**44.3**	19%	**86.2**
- Interest expense & other finance cost	31.6	20.3		52.8	41.1		80.6
- Unwinding Impact (Non-cash/GoWB Royalty)	-	1.7		-	3.2		5.6
Depreciation	2.7	2.4		5.3	4.7		10.0
Profit Before Tax & Share of JVs	**28.1**	**(5.8)**	-	**46.2**	**11.2**	312%	**80.6**
Share of profit/(loss) of JVs	1.5	4.7		(2.4)	9.6		(2.6)
Profit Before Tax (PBT)	**29.6**	**(1.1)**	-	**43.8**	**20.8**	111%	**78.0**
Tax expense	8.0	(9.7)		11.2	(8.4)		(22.8)
Net Profit	**21.6**	**8.6**	151%	**32.6**	**29.2**	12%	**100.8**

*Total Operating Revenues include Income from Operations & Other Operating Revenues. Other Operating Revenues include fair value gains in project JV's and monetization of development rights etc..

TOTAL REVENUES

- ✓ +19% YoY in Q2
- ✓ +11% YoY in H1

EBITDA

- ✓ Up 3.4x YoY in Q2
- ✓ Up 1.7x YoY in H1

PBT at ₹29.6 Crs; PAT jumps 2.5x to ₹21.6 Crs in Q2 FY27

H1 PBT at ₹43.8 Crs, 2.1x YoY; PAT at ₹32.6 Crs, +12%YoY

With new projects reaching OC stage, revenue and profitability momentum to gain even stronger momentum in H2

Financial Highlights: Profit & Loss – Q2 | H1 FY27 (continued)

Q2 FY27

- Operating Revenues have grown 21% in Q2, supported by handovers carried over from projects completed in FY26 and recently completed projects.
- 4 projects viz., Park 63 and Shankari in Chennai, and Kolkata projects (Grand One and Sunshine) contributed the most.
- Operating revenue up 21% YoY to ₹266.1 Crs in Q2 FY27, while cost of revenues fell 7% ; total expenses remains flat.
- EBITDA grew to ₹62.4 Crs from ₹ 18.6 Crs (+235% YoY) and PBT turned strongly positive at ₹29.1 Crs against ₹ (1.1) Crs in Q2 FY26.
- Finance costs has increased from ₹22.0 Crs to ₹31.6 Crs, reflecting the impact of acquisition of 5 JV's into wholly owned subsidiaries.
- Profit After Tax grew (+151% YoY) and stood at ₹21.6 Crs

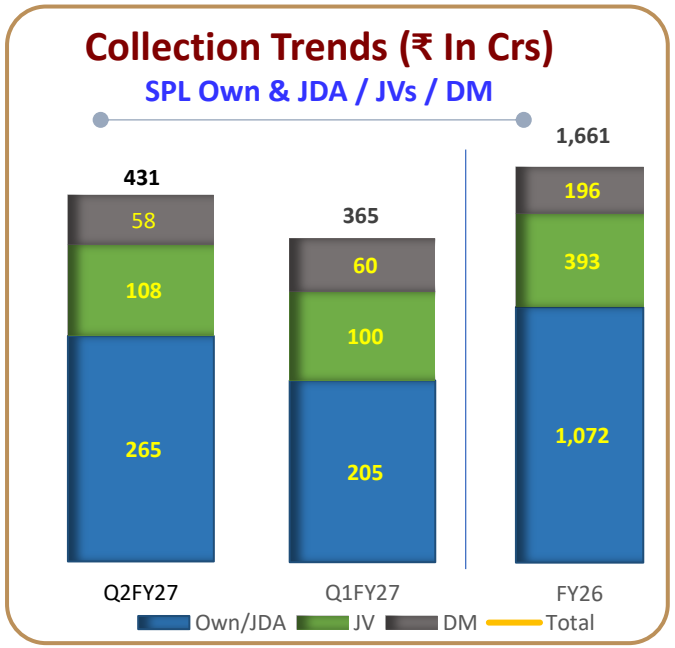
H1 FY27

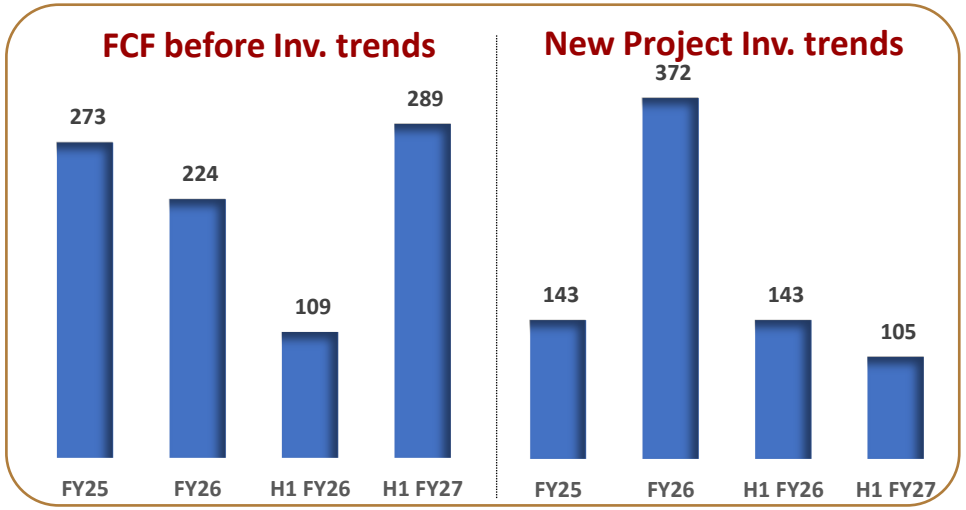
- Operating Revenue grew by 11% YoY, reflecting growth in handovers. Set to gain further momentum in H2.
- Cost of revenues, employee benefit expenses and other expenses remained largely stable.
- EBITDA grew 73% YoY to ₹104.3 Crs while PBT grew 111% to ₹43.8 Crs. PAT grew 12% YoY, despite higher tax provisions.
- Share of JV losses stood at ₹2.4 crore in H1, primarily reflecting marketing expenses incurred before the acquisitions. Following the conversion of all JVs into subsidiaries, these expenses will now be consolidated as part of the Company's Profit & Loss statement.

Profitability strengthens, with margins expanding sharply across Q2 and H1 FY27

Consolidated Cash Flows: Q2|H1 FY27 (Excl. DM & JV cashflows)

Amount in ₹ Crs	Q2 FY27	Q1 FY27	H1FY27	H1FY26	FY26
Operating Inflows	**276**	**229**	**505**	**485**	**1,049**
Construction	(129)	(94)	(223)	(247)	(434)
Marketing & Admin Overheads	(72)	(54)	(126)	(115)	(248)
Other Operating outflows	(28)	(27)	(55)	(47)	(96)
Operating Outflows	**(229)**	**(175)**	**(404)**	**(409)**	**(778)**
Cash Flow from Operations	**47**	**54**	**101**	**76**	**271**
Loan Drawls	243	106	349	334	482
Loan Repayment	(130)	(56)	(186)	(288)	(519)
Net flow from Borrowings	**113**	**50**	**163**	**46**	**(37)**
Interest expense, net	(20)	(17)	(37)	(31)	(63)
Other financing cashflows	14	48	62	18	53
Cash Flow from Financing	**107**	**81**	**188**	**33**	**(47)**
FCF Before New Project Inv.	**154**	**135**	**289**	**109**	**224**
Less: New Project Investment	(17)	(88)	(105)	(143)	(372)
Net Free Cash flow	**137**	**47**	**184**	**(34)**	**(148)**
Opening Cash & Cash Equiv.	219	172	172	320	320
Closing Cash & Cash Equiv.	357	219	357	286	172





- ✓ Strong operating cash flow generation, supported by healthy business operations.
- ✓ Generated operating cash flow of ₹101 Cr, with ₹105 Cr invested in new projects for future growth during H1.

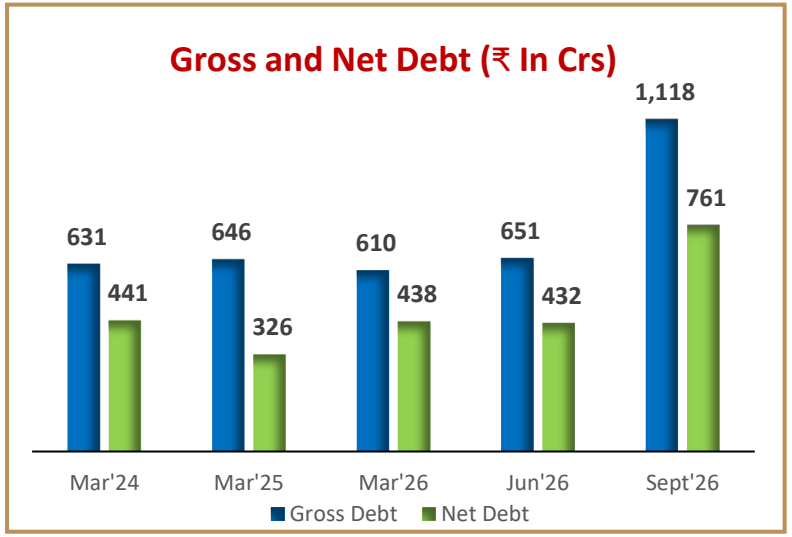
Disciplined cash deployment across execution and new projects to fuel future cash flows

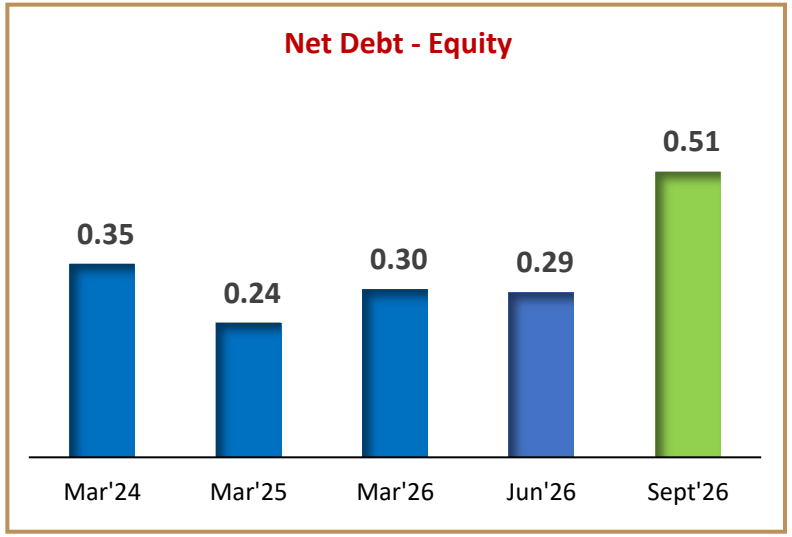
Debt Profile: Healthy Gearing with Competitive Cost

Debt Profile trends - Consolidated

Particulars (₹ in Crs)	Sept'26	Jun'26	Mar'26	Mar'25
Gross External Debt[1]	1,118	651	610	646
Cash & Cash Equivalents	357	219	172	320
Net Debt	**761**	**432**	**438**	**326**
Total Equity	1,495	1,471	1,460	1,356
Net Debt/Equity	*0.51*	*0.29*	*0.30*	*0.24*

- ✓ Net debt higher reflecting impact of JV Acquisitions in Q2.
- ✓ Net debt-to-equity at 0.5x, higher on QoQ but remains in comfort zone.
- ✓ Cost of Debt remains competitive, stable at ~11%
- ✓ Backed by A- Positive outlook credit rating from CRISIL
- ✓ Undrawn limit of ₹ 245 Crs, which gives financial flexibility to accelerate construction and growth investments





Well-capitalized balance sheet with the funding flexibility to deliver the next phase of growth

1 As per consolidated financial statements excluding inter-company debt from JVs



FY27 Guidance & Outlook

Artist's impression of Shriram Spectrum, Pune

FY27 Outlook: Full-year Guidance On-Track; Solid Q2 recovery after a soft Q1

Shriram Properties
Homes that live in you

Sales Volume
5.0-5.5 msf
20%-33% YoY

Sales Value
3,300-3,500 ₹ Crs
40% - 49% YoY

Collections
2,100-2,200 ₹ Crs
26% - 32% YoY

Handovers
3,750-3,800 Units
8% - 10% YoY

Completion
7-8 Projects

Project Delivery
4.0-4.5 msf

Pipeline addition
7.0-8.0 msf

GDV Addition
5,000-6,000 ₹ Crs

Management confidence underpinned by an impressive H2 launch lineup and on-track FY27 project completions

- ❑ FY27 set to deliver broad-based growth over FY26 across sales, collections and handovers
- ❑ Planned pipeline and GDV additions to carry the momentum into FY28

FY27 New Project Launch Calendar : Strong H2 Launch Line-up

New Project Launches – FY27

Project details	Region	Product	Area (msf)	Launch Area (msf)	Launch Quarter	Revised Estimate	Project Status
Kolkata Plots	Kolkata	Plots	0.42	0.42	Q1	Done	Launched
Koyambedu	Chennai	Apartment	0.26	0.26	Q1	Done	Launched
Manjari	Pune	Apartment	2.30	1.00	Q2	Q3	Approvals awaited
Bannerghatta Road	Bengaluru	Villament	0.30	0.30	Q3	Q3	Approvals awaited
Yelahanka	Bengaluru	Villa	0.19	0.19	Q3	Q3	Approvals awaited
Hinjewadi	Pune	Apartment	0.69	0.69	Q3	Q3	Approvals awaited
Yelahanka	Bengaluru	Apartment	0.57	0.57	Q4	Q4	Approvals awaited
Gateway C Zone	Chennai	Apartment	0.91	0.91	Q2	Q4	Approvals awaited
Yelahanka	Bengaluru	Rowhouses	0.52	0.52	Q4	Q4	Plan submitted
Doddagubbi	Bengaluru	Apartment	0.56	0.56	Q4	Q4	Plan submitted
Sarjapura	Bengaluru	Apartment	0.51	0.51	Q4	Q4	Plan submission in progress
			7.23	**5.93**			

- Positive approval momentum across all 3 markets provide enhanced visibility on launches
- New project supply, along with new phases in existing projects, to provide sales momentum during H2

FY27 Handovers: High Confidence on FY targets driven by On-track Project Progress

Revenue recognition from recent completed projects to fuel and accelerated handover during FY27



6+ Projects, **260+** Units ₹ **320+** Crs

Remainder of H2 – Revenue potential

8+ Projects, **2,200+** Units ₹ **1,100+** Crs

Revenue potential for remainder of the year

2,460+ Units ₹ **1,400+** Crs

Significant revenue recognition potential enhance confidence on full year revenue recognition targets

Handover & Income Recognition Outlook: H2|FY27

H2 FY27 Robust Handover & Revenue recognition outlook

Project Name	Region	Project Area (msf)	Sold Area (msf) *	Revenues (Rs. Crs)	Total Units	Pending Handover from Sold Units	Current Project Status
107 South East Phase -3	Bengaluru	0.86	0.84	352	1,055	796	Construction on-track; OC/approvals likely in Q3 for Tower 13 & 14, Rest by the end of H2
Sunshine One (1A & 3D)	Kolkata	0.31	0.26	22	520	110	Received OC for Both towers
Grand One (Cluster F & G)	Kolkata	0.51	0.46	56	588	168	
Sunshine Two	Kolkata	0.66	0.59	245	896	776	Construction on-track Approvals targeted for Q4
Southbrook	Kolkata	0.42	0.30	132	296	241	
Esquire	Bengaluru	0.13	0.13	182	63	63	
Other Key Projects	Bengaluru	0.84	0.81	168	407	141	Approvals likely by the end of Q3
		3.73	**3.39**	**1,157**	**3,825**	**2,295**	

On track for handing over 3,750-3,800 units in FY27.

Striving for "Ahead of RERA" trend to continue even in FY27



Thank You

Artist's impression of Shriram Serenity, Bangalore

Annexures

Annexure-1: Projects Snapshot by Development Models

Own Developments

Execution Track Record

Completed
- ✓ 10 projects
- ✓ 9.25 msf.

Ongoing Projects
- ✓ 11 Projects
- ✓ 8.50 msf.

Upcoming Projects
- ✓ 8 Projects
- ✓ 9.67 msf.

Joint Developments

Execution Track Record

Completed
- ✓ 26 projects
- ✓ 12.95 msf.

Ongoing Projects
- ✓ 6 Projects
- ✓ 5.41 msf.

Upcoming Projects
- ✓ 9 Projects
- ✓ 5.21 msf.

Joint Ventures

Execution Track Record

Completed
- ✓ 5 projects
- ✓ 4.92 msf.

Development Management

Execution Track Record

Completed
- ✓ 12 projects
- ✓ 6.33 msf.

Ongoing Projects
- ✓ 3 Projects
- ✓ 1.58 msf.

Upcoming Projects
- ✓ 3 Project
- ✓ 2.78 msf.

Annexure-2: Consolidated Cash Flows – With and Without JVs

Particulars	SPL Consolidated (CFS)			SPL Enterprise (100%)[1] (Excl DM)		
Amount in ₹ Crs	**Q2 FY27**	**H1 FY27**	**FY26**	**Q2 FY27**	**H1 FY27**	**FY26**
Operating Inflow	**276**	**505**	**1,049**	**379**	**708**	**1,427**
Construction	(129)	(223)	(434)	(175)	(313)	(629)
Mktg. & Admin Overheads	(72)	(126)	(248)	(77)	(136)	(273)
Other Operating outflows	(28)	(55)	(96)	(31)	(62)	(110)
Operating Outflow	**(229)**	**(404)**	**(778)**	**(283)**	**(511)**	**(1,012)**
Cash flow from Operations	**47**	**101**	**271**	**95**	**196**	**415**
Loan Drawls	243	349	482	503	604	512
Loan Repayment	(130)	(186)	(519)	(198)	(279)	(593)
Net flow from Borrowings	**113**	**163**	**(37)**	**306**	**326**	**(81)**
Interest expense, net	(20)	(37)	(63)	(124)	(146)	(91)
Other financing cashflows	14	62	53	1	(12)	21
Cash flow from Financing	**107**	**188**	**(47)**	**184**	**168**	**(151)**
FCF before New Project Inv.	**154**	**289**	**224**	**279**	**365**	**264**
Less: New Project Inv.	(17)	(105)	(372)	(182)	(271)	(390)
Net Free Cash flow	**137**	**184**	**(148)**	**97**	**94**	**(126)**
Opening Cash & Cash Equiv.	**219**	**172**	**320**	**260**	**263**	**389**
Closing Cash & Cash Equiv.	**357**	**357**	**172**	**357**	**357**	**263**

1 Enterprise Cashflows include SPL CFS Cashflows plus 100% share of JVs. Excludes DM project cashflows

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