

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

February 05, 2026

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

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 - GODREJPROP

Sub: Monitoring Agency Report with respect to utilization of proceeds raised through Qualified Institutional Placement

Dear Sir/ Madam,

Pursuant to Regulation 173A of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 and Regulation 32(6) and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the monitoring agency report issued by ICRA Limited, Monitoring Agency, in respect of utilization of proceeds raised through Qualified Institutional Placement by the Company for the quarter ended December 31, 2025.

Kindly take the aforesaid on record.

Thank you.

Yours truly,
For Godrej Properties Limited


Ashish Karyekar
Company Secretary



Enclosed as above





MONITORING AGENCY REPORT FORMAT

Name of the Issuer: Godrej Properties Limited

For quarter ended: December 31, 2025

Name of the Monitoring Agency (MA): ICRA Limited

(a) Deviation from the objects of the issue:

No deviation - the utilization of the issuance proceeds is in line with the objects of the issue.

(b) Range of deviation:

Not Applicable

Declaration:

We declare that this report provides an objective view of the utilization of the issue proceeds in relation to the objects of the issue based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The MA does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives. This Report is not intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever. Nothing mentioned in this report is intended to or should be construed as creating a fiduciary relationship between the MA and any issuer or between the agency and any user of this report. The MA and its affiliates also do not act as an expert as defined under Section 2(38) of the Companies Act, 2013. The MA or its affiliates may have credit rating or other commercial transactions with the entity to which the report pertains and may receive separate compensation for its ratings and certain credit related analyses. We confirm that we do not perceive any conflict of interest in such relationship/ interest while monitoring and reporting the utilization of the issue proceeds by the issuer. We have submitted the report herewith in line with the format prescribed by SEBI, capturing our comments, where applicable. There are certain sections of the report under the title "Comments of the Board of Directors", that shall be captured by the Issuer's Management / Audit Committee of the Board of Directors subsequent to the MA submitting their report to the issuer and before dissemination of the report through stock exchanges. These sections have not been reviewed by the MA, and the MA takes no responsibility for such comments of the issuer's Management/Board.

Signature:

PARUL
GOYAL
NARANG

Digitally signed
by PARUL GOYAL
NARANG
Date: 2026.01.16
17:54:27 +05'30'

Parul Goyal Narang

Vice President & Head- Process Excellence

Analyst: Tiyasha Dey

Quality Analyst: Dhwani Vinchhi



1. Issuer Details

Name of the Issuer: Godrej Properties Limited

Name(s) of the promoters:

Promoters
Godrej Industries Limited

Source: BSE

Industry/ sector to which it belongs: Real Estate

2. Issue Details

Issue Period: Opening date - November 27, 2024

Closing date - December 02, 2024

Type of Issue: Qualified Institution Placement

Type of specified securities: Equity shares

IPO Grading, if any: No credit rating agency registered with SEBI has been appointed in respect of obtaining grading for the offer.

Issue Size (Rs. Crore): 6,000.000

With OFS portion: Not applicable

Excluding OFS portion: Not applicable

Net proceeds as per Placement Document: INR 5,915.000 Crore (Excluding Issue Related Expenses)

Actual Net proceeds: INR 5,921.00 Crore*

**Revision in Net proceeds is on account of actual offer related expenditure being lower than estimated by INR 6.00 Crore*



3. Details of the arrangement made to ensure the monitoring of issue proceeds

Particulars	Reply	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	Yes	-Peer reviewed CA Certificate -Confirmation from management - Bank statement of the proceeds account/ corresponding bank account statement	Revision in Net proceeds is on account of actual offer related expenditure being lower than estimated by INR 6.00 Crore	
Whether shareholder approval has been obtained in case of material deviations [#] from expenditures disclosed in the Offer Document?	Not Applicable	As confirmed by the Issuer's management	No comments	
Whether the means of finance for the disclosed objects of the issue has changed?	No	As confirmed by the Issuer's management	No comments	
Is there any major deviation observed over the earlier monitoring agency reports?	No	No deviation observed.	No comments	
Whether all Government/statutory approvals related to the object(s) have been obtained?	Not Applicable	As confirmed by the Issuer's management	No comments	
Whether all arrangements pertaining to technical assistance/ collaboration are in operation?	Not Applicable	As confirmed by the Issuer's management	No comments	
Are there any favorable events improving the viability of these object(s)?	Not Applicable	As confirmed by the Issuer's management	As understood from the Issuer's management	
Are there any unfavorable events affecting the viability of the object(s)?	Not Applicable	As confirmed by the Issuer's management	As understood from the Issuer's management	
Is there any other relevant information that may materially affect the decision making of the investors?	No	As confirmed by the Issuer's management	As understood from the Issuer's management	

[#] Where material deviation is defined to mean:

- (a) Deviation in the objects or purposes for which the funds had been raised
- (b) Deviation in the amount of funds actually utilized by more than 10% of the amount specified in the offer document



4. Details of the object(s) to be monitored

(i) Cost of object(s)

S.N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Original cost (as per the offer document) [Rs. Crore]	Revised cost [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors		
						Reason for cost revision	Proposed financing option	Particulars of firm arrangements made
1	<i>Acquisition of land and/or land development rights</i>	<i>Placement Document</i>	5,300.000	5,300.000	<i>No Comments</i>			
2	<i>General corporate purposes</i>	<i>Placement Document</i>	615.000	621.000	<i>Revision in General corporate purposes is on account of actual offer related expenditure being lower than estimated by INR 6.00 Crore</i>			
Total			5,915.000	5,921.000				

(ii) Progress in the object(s)

S.N.	Item Head*	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the offer document [Rs. Crore]	Amount utilized [Rs. Crore]			Total unutilized amount [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors	
				As at the beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
1	Acquisition of land and/or land development rights	-Placement document -Peer reviewed CA certificate -Bank Statement of the proceeds account/ corresponding bank account statements	5,300.000	4,224.836	-	4,209.578#	1,090.422	No Comments		
2	General corporate purposes	Same as above	615.000 (621.000)*	-	-	-	621.000	Revision in General corporate purposes is on account of actual offer related expenditure being lower than estimated by INR 6.00 Crore		
Total			5,921.000	4,224.836	-	4,209.578	1,711.422			

*Revised cost as per point no 4(i) above.

#The client had initially deposited an EMD of INR 15.258 crore in Q2 FY26, which has been refunded & added in unutilized proceeds in Q3 FY26.

(iii) Deployment of unutilized proceeds

S.N.	Type of instrument and name of the entity invested in	Amount invested [Rs. Crore]	Maturity date	Earning [Rs. Crore]	Return on Investment [%]	Market Value as at the end of quarter* [Rs. Crore]
1	Aditya Birla Sun Life Liquid Fund - Regular Plan - Growth	14.999	-	1.061	6.56%	16.060
2	Aditya Birla Sun Life Liquid Fund - Regular Plan - Growth	49.998	-	0.076	7.20%	50.074
3	Kotak Liquid Fund - Regular Plan - Growth	49.998	-	0.075	7.09%	50.073
4	Nippon India Liquid Fund - Regular Plan - Growth	49.998	-	0.074	7.02%	50.072
5	ICICI Prudential Liquid Fund - Regular Plan - Growth	49.998	-	0.073	6.88%	50.070
6	Mirae Asset Liquid Fund - Regular Plan - Growth	49.998	-	0.074	6.95%	50.071
7	Tata Treasury Advantage Fund - Regular Plan - Growth	74.996	-	5.735	7.10%	80.731
8	UTI Low Duration Fund - Regular Plan - Growth	74.996	-	6.022	7.46%	81.018
9	Bandhan Low Duration Fund - Regular Plan - Growth	149.993	-	11.485	7.11%	161.477
10	DSP Low Duration Fund - Regular Plan - Growth	99.995	-	7.572	7.03%	107.567
11	DSP Savings Fund - Regular Plan - Growth	29.999	-	0.039	6.99%	30.037
12	Tata Money Market Fund - Regular Plan - Growth	195.185	-	15.492	7.37%	210.677
13	Tata Money Market Fund - Regular Plan - Growth	74.996	-	0.097	6.98%	75.093
14	Baroda BNP Paribas Money Market Fund - Regular Plan - Growth	15.257	-	0.121	5.81%	15.378
15	HDFC Money Market Fund - Regular Plan - Growth	94.425	-	7.438	7.33%	101.863
16	HDFC Money Market Fund - Regular Plan - Growth	6.506	-	0.008	6.54%	6.514
17	Nippon India Money Market Fund - Regular Plan - Growth	0.002	-	0.000	7.40%	0.002
18	Nippon India Money Market Fund - Regular Plan - Growth	49.998	-	0.065	6.99%	50.062
19	ICICI Prudential Money Market Fund - Regular Plan - Growth	49.998	-	0.063	6.77%	50.060
20	SBI Savings Fund - Regular Plan - Growth	229.289	-	17.379	7.04%	246.668
21	SBI Savings Fund - Regular Plan - Growth	24.999	-	0.030	6.44%	25.029
22	Bandhan Money Market Fund - Regular Plan - Growth	0.569	-	0.045	7.29%	0.614

Sensitivity Label : Restricted



December 2025

S.N.	Type of instrument and name of the entity invested in	Amount invested [Rs. Crore]	Maturity date	Earning [Rs. Crore]	Return on Investment [%]	Market Value as at the end of quarter* [Rs. Crore]
23	Mirae Asset Money Market Fund - Regular Plan - Growth	49.998	-	0.063	6.78%	50.060
24	DSP Savings Fund - Regular Plan - Growth	66.356	-	4.995	6.99%	71.351
25	HDFC Ultra Short Term Fund - Regular Plan - Growth	224.839	-	16.799	6.94%	241.638
26	SBI Ultra Short Duration Fund - Regular Plan - Growth	53.033	-	3.971	6.96%	57.004
27	Bandhan Ultra Short Duration Fund - Regular Plan - Growth	19.365	-	1.444	6.93%	20.809
28	Monitoring Account (Axis Bank) Balance as on December 31, 2025	0.005	-	-	-	0.005
	Total	1,849.783 #		100.296		1,950.079

Source: As certified by Shah Valera & Associates LLP

*as on Quarter ended December 31, 2025

#Includes booked profits of Rs. 138.361 crore (net) earned from sale of Mutual funds and maturity of Fixed Deposit.

Sensitivity Label : Restricted

**(iv) Delay in the implementation of the object(s)**

		Completion date		Comments of the Issuer's Board of Directors	
Object(s)		As per the offer document	Actual ^A	Delay [Number of days or months]	Reason for delay
Acquisition of land and/or land development rights		March 31, 2028	On Schedule	NA	
General corporate purposes		March 31, 2028	On Schedule	NA	

*Source: As confirmed by the Issuer's management***5. Details of utilization of proceeds stated as General Corporate Purpose (GCP) amount in the offer document**

S.N.	Item Head	Amount [Rs. Crore]	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors
			Nil		