

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

January 30, 2026

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Ref: Godrej Properties Limited

BSE - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code – 974950, 974951, 975090, 975091, 975856, 975857, 976000 - Debt Segment

NSE - Symbol - GODREJPROP

Sub: - Press Release

Dear Sir/ Madam,

Please find enclosed a copy of the press release the contents of which are self-explanatory.

Request you to take the same on record.

Thank you.

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

Encl: a/a

The Godrej logo is a stylized, cursive script of the word "Godrej" in a dark, bold font.



PRESS RELEASE

Mumbai, January 30, 2026

Godrej Properties acquires ~ 8.5-acre land parcel in Mahalunge, Pune

*The project will have an estimated revenue potential of ~INR 2,000 crore**

Godrej Properties Ltd. (GPL), (BSE scrip id: GODREJPROP), one of India's leading real estate developers, today announced the acquisition of an ~ 8.5-acre land parcel through outright purchase in the fast-growing micro-market of Mahalunge, Pune.

The proposed development will primarily comprise group housing and is expected to offer a developable potential of approximately ~ 2.1 million square feet, with an estimated revenue potential of ~ INR 2,000 crore *

The land is strategically located in the Mahalunge-Maan-Nande belt, is part of the mahalunge - hinjewadi micro market, and in proximity to the upcoming Pune Inner Ring Road along the city's fast-growing Hinjewadi-Balewadi corridor. It benefits from a well-developed social infrastructure, including premier educational institutions such as Delhi Public School, Mahindra International School, and the Symbiosis Centre for Management. Additionally, the location offers convenient access to both Baner-Balewadi and Hinjewadi, two prominent micro-markets that serve as major IT and BFSI hubs in Pune.

Gaurav Pandey, MD & CEO, Godrej Properties, said, *"Pune is one of India's most vibrant urban centers, driven by robust infrastructure development and thriving commercial hubs. Mahalunge, with its strategic connectivity and well-planned social ecosystem, demonstrates the city's growth story and offers customers an ideal blend of convenience and quality living. Acquiring this land parcel marks an important step in our broader strategy to strengthen our presence in Pune and expand across high-potential micro-markets in India's leading cities. We will aim to deliver thoughtfully designed spaces that create long-term value for residents and meet evolving customer aspirations."*

*On the basis of current business assumptions.

About Godrej Properties Limited:

Godrej Properties brings the Godrej Industries Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 129-year legacy of excellence and trust with a commitment to cutting-edge design, technology, and sustainability. In FY 2025, Godrej Properties retained its position as India's largest developer by the value of residential sales achieved.

The company continues to remain deeply focused on sustainable development. In 2010, GPL committed that all of its developments would be third-party certified green buildings. In 2020, 2021, 2022, and 2025, the Global Real Estate Sustainability Benchmark ranked GPL #1 globally amongst listed residential developers for its sustainability and governance practices and as of December 31st, 2025, GPL was also ranked #1 globally in the Real Estate and Management sector on the S&P Global's Dow Jones best in class indices. In recent years, Godrej Properties has received over 500 awards and

recognitions, including Developer of the Year at the GRI India Awards, 2024, the Porter Prize 2019, The Most Trusted Real Estate Brand in the 2019 Brand Trust Report, Builder of the Year at the CNBC-Awaaz Real Estate Awards 2019, and The Economic Times Best Real Estate Brand 2018.

For further information, please contact:

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