

1 Aditya Birla Real Estate Ltd.

With over 125 years of legacy, the Aditya Birla Group forayed into real estate in 2016 through Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited). ABREL is the holding company of Birla Estates Private Limited, a premium residential and commercial real estate developer with a rapidly expanding presence across key markets including MMR, NCR, Bengaluru and Pune. As on Q1-FY27, The company has total GDV of INR 739 billion with INR 318 billion worth of ongoing projects.

2 Business Segment

- Residential Real Estate:** Residential Real Estate is the company's core business, focused on premium and luxury housing across MMR, Bengaluru, NCR, and Pune under the Birla Estates brand. Key projects include Birla Niyaara (Worli, GDV INR 138 billion across phases), Birla Trimaya (Bengaluru, GDV INR 34 billion across phases), Birla Arika (NCR, GDV INR 61 billion). The total residential portfolio stands at 35 million sq ft with an estimated GDV of INR 739 billion, contributing the majority of bookings and growth visibility.
- Commercial Real Estate:** The commercial segment comprises Grade-A office assets primarily in Mumbai, generating stable annuity income. The key operational assets include Birla Aurora and Birla Centurion, both operating at 100% occupancy with annual gross rentals of INR 690–695 million each in FY26. In addition, the company has upcoming commercial development potential of 1.3 million sq. ft. in Worli as part of its larger Mumbai master plan.

3 Key Strengths

- Backed by the Aditya Birla Group, a global conglomerate with a strong legacy in multiple industries.
- Diversified real estate portfolio across India's key residential markets - MMR, Bengaluru, NCR and Pune, with a focus on Luxury & premium developments.
- Robust pipeline of INR 739 billion GDV across ~35 million sq. ft. saleable area, spanning ongoing and upcoming projects.
- Strategic partnerships with global investors such as Mitsubishi and IFC.
- Experienced management with decades of experience in the real estate industry.
- Own legacy land parcels in prime locations, including Worli and Kalyan, supporting long-term development opportunities.
- Growing commercial real estate portfolio, providing stable annuity income alongside residential development.

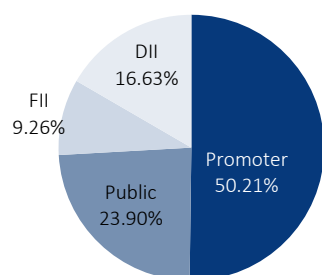
4 Key Growth Drivers

- Strong residential demand in India's Tier-1 cities such as MMR, Bengaluru, NCR and Pune, driven by urbanization, rising incomes and premium housing demand.
- Target to achieve INR 150 billion of pre-sales by FY29, supported by ongoing and upcoming residential launches.
- Expansion of commercial portfolio, with potential to scale annual lease income toward ~INR 10 billion+.
- Asset-light growth strategy through JV/JDA partnerships, enabling faster expansion while maintaining balance sheet discipline.
- Favorable homeownership trends, with ~80% of Indian homebuyers preferring ownership and strong demand for premium housing in key markets.
- Focus on sustainability and smart design, with projects such as Birla Aurora (Net Zero Energy) and Birla Anayu (LEED Gold Pre-certified).

Key Operational Matrix	FY24	FY25	FY26	Q1-FY27
Pre sales (INR Cr)	3,985	8,088	8,136	329
Growth (Y-O-Y)	82.53%	102.95%	0.60%	-
Collection (INR Cr)	1,323	2,706	3,341	713
Growth (Y-O-Y)	53.60%	104.59%	23.45%	-
Area sold (Mn Sq ft)	1.7	5.1	5.5	0.4
Growth (Y-O-Y)	41.67%	200.00%	7.84%	-

Key Performance Indicators	FY26
Total Business Development (INR Cr)	17,000
Ongoing (INR Cr)	3,17,526
Upcoming (INR Cr)	4,21,053
Debt to Equity (x)	1.52x
Total GDV (INR Cr)	7,38,579
Net Debt (INR Cr)	32,040

Shareholding Pattern



Capital Structure

Share Price as on 30 th June, 2026	1,322.40
Number of Shares o/s (Mn)	111.7
Market Capitalisation (INR Cr)	14,771
Add: Debt (INR Cr)	5,824
Add: Minority Interest	-1.6
Less: Cash & Equivalents (INR Cr)	1,492
Enterprise Value (INR Cr)	19,101
Networth (INR Cr)	3,701

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