SH/XII/022/2025

14th May, 2025

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
Scrip Code: 500040

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 5th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai-400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Earnings Presentation of Aditya Birla Real Estate Limited ('the Company')

Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Please refer our earlier letter vide SH/XII/013/2025 dated 6th May, 2025, regarding earnings call to be held tomorrow i.e. Thursday, 15th May, 2025 to discuss Q4-FY25 earnings. In this connection, please find enclosed herewith the Earnings Presentation for Q4-FY25.

This is for your information and record.

Thanking you,

Yours truly,
For **Aditya Birla Real Estate Limited**
(formerly Century Textiles and Industries Limited)

ATULKUMAR MOHANLAL KEDIA
Digitally signed by ATULKUMAR MOHANLAL KEDIA
Date: 2025.05.14 19:56:09 +05'30'

ADITYA BIRLA REAL ESTATE LIMITED
MUMBAI
400030

Atul K. Kedia
Jt. President (Legal) & Company Secretary
Encl: as above

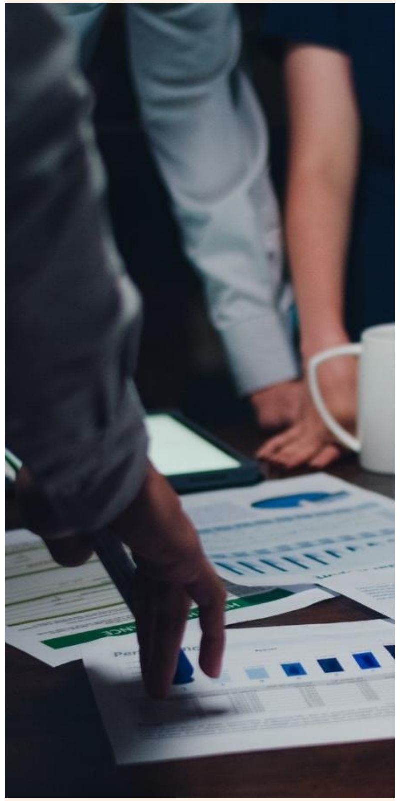
Aditya Birla Real Estate Limited

(Formerly Century Textiles And Industries Limited)

Earnings Presentation

Q4-FY25 / FY25

TABLE OF CONTENTS



ADITYA BIRLA GROUP AT A GLANCE

ADITYA BIRLA
REAL ESTATE

- METALS
- CEMENT
- CARBON BLACK
- FASHION & RETAIL
- RENEWABLE
- PAINTS
- MINING
- CHEMICALS
- FINANCIAL SERVICES
- REAL ESTATE
- PULP & FIBRE
- TELECOM
- JEWELLER Y
- ENTERTAINMENT
- DIGITAL PLATFORMS
- TRADING
- VENTURE CAPITAL
- DINING & EXPERIENCES
- CELLULOSIC FIBRE & TEXTILES

Global Top 3

India Top 3

Future Growth Engine

USD 66 billion
Revenues Conglomerate

180K+
Employees

40+
Countries

100+
Nationalities

300 million+
Loyal Customer Base

400K+
Dealers & Partners

60+
Mergers & Acquisitions (M&A) and JVs Undertaken

130+
State-of-the-Art Global Manufacturing Facilities

USD 70 billion
Capital Invested by the Group across Businesses over the last 15-Years

<1x
Net Debt to EBITDA Excl. financial services & Telecom

All facts and figures as of FY24

ADITYA BIRLA REAL ESTATE LIMITED SNAPSHOT

(Formerly Century Textiles And Industries Limited)

125-year-old rich legacy built under the leadership of Mr. B. K. Birla

One of the most trusted brands in the country

Diversified conglomerate with presence in Real Estate and Paper

Strong management team with experienced industry professionals

Unwavering focus on quality, innovation and sustainability across all business verticals

Largest manufacturing facility for pulp & paper under one roof

Robust project pipeline of owned and joint development land parcels under the Real Estate division with an initial focus on 4 major cities

Home of the real estate arm of Aditya Birla Group with a valuable portfolio of land parcels across premium locations

Q4 & FY25: KEY OPERATIONAL HIGHLIGHTS

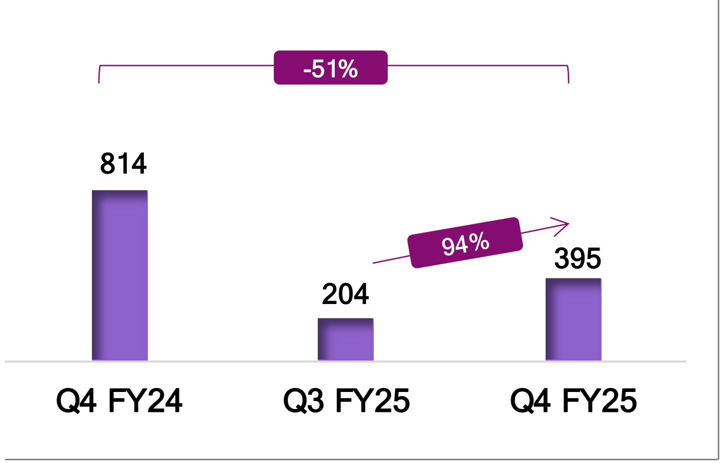
- In Q4 FY25 Real Estate business performed exceptionally well achieving Booking Value (Sales) of over INR 5,700 Cr. with stellar sales at three new projects and two new phases launched across NCR, Bengaluru & Pune regions.
- For FY25, Sales and Collections more than doubled over the previous year. Real Estate business added projects with Gross Development Value of over INR 25,000 Cr.
- As a part of portfolio restructuring and strategic alignment, ABREL initiated divestment of Pulp and Paper business by way of slump sale to ITC Limited for consideration of INR 3,498 Cr. and is expected to complete in next 6 months

Marked by strong fundamentals and policy reforms, Real estate sector is poised for a steady growth.

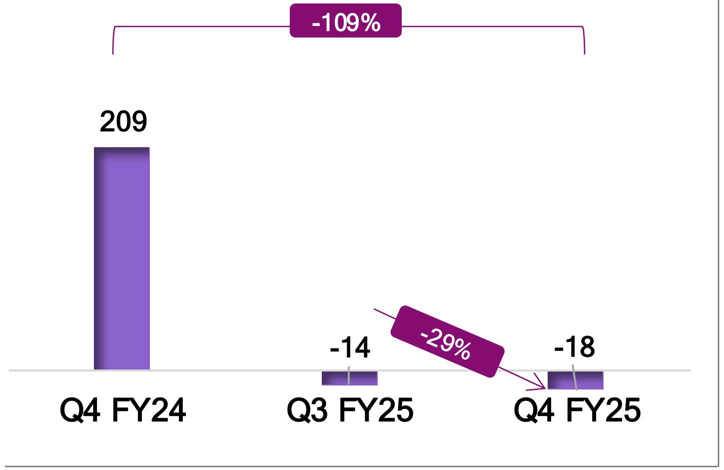
QUARTERLY & YEARLY FINANCIAL HIGHLIGHTS

For Continuing Operations*

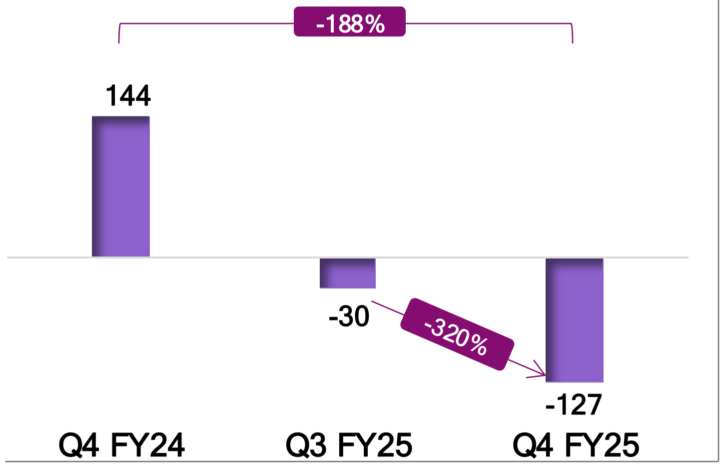
TURNOVER (₹ Cr)



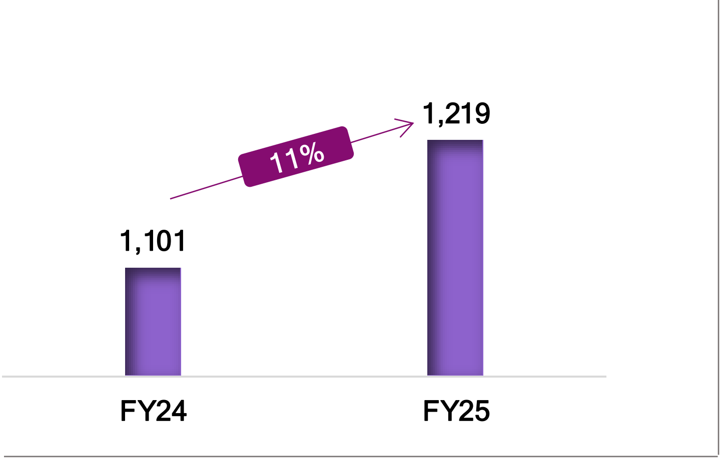
EBITDA (₹ Cr)



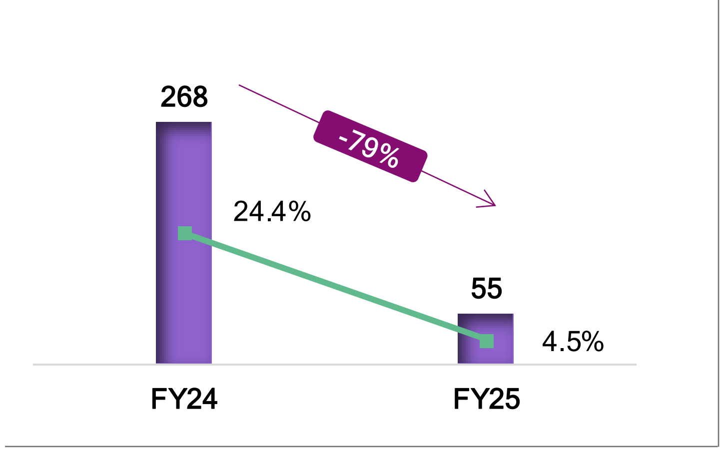
PAT (₹ Cr)



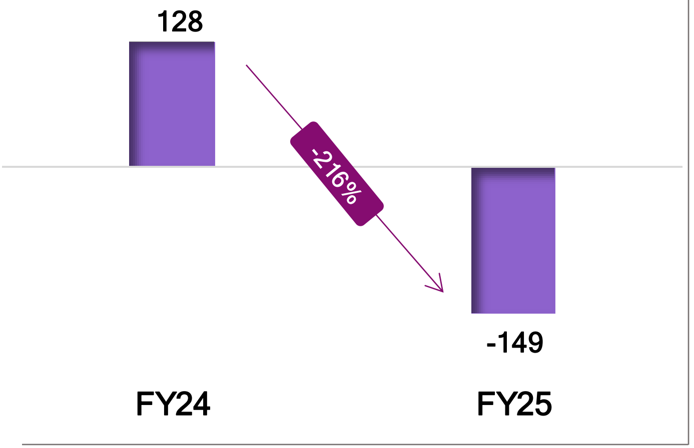
TURNOVER (₹ Cr)



EBITDA (₹ Cr) & EBITDA MARGINS (%)



PAT (₹ Cr)



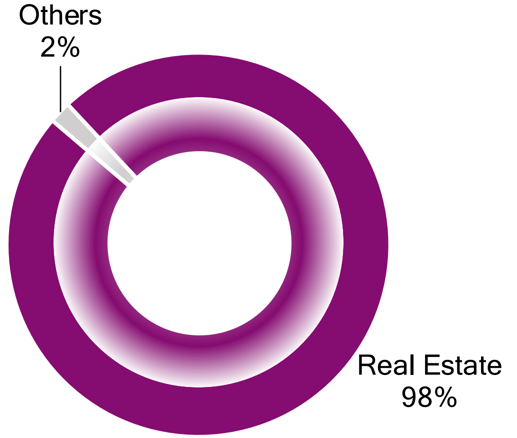
* Excluding Net Profit/ Losses from discontinued operations, including exceptional items of Rs. 124 Cr

Total Net Debt Outstanding is ~Rs. 3,575 Cr. as on 31st March 2025

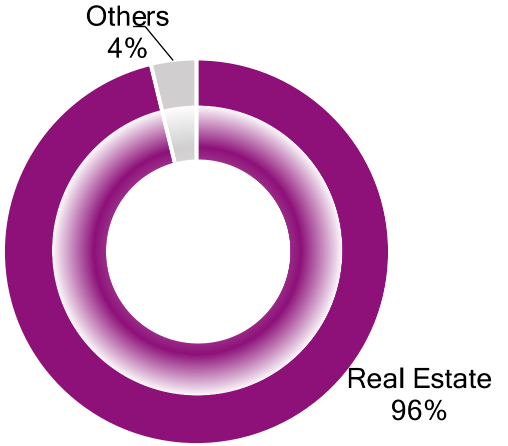
QUARTERLY & YEARLY BUSINESS SEGMENT CONTRIBUTION

For Continuing Operations

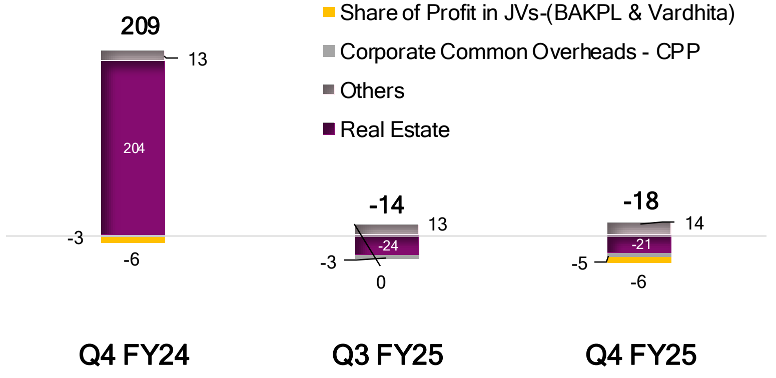
REVENUE PIE : Q4 FY24



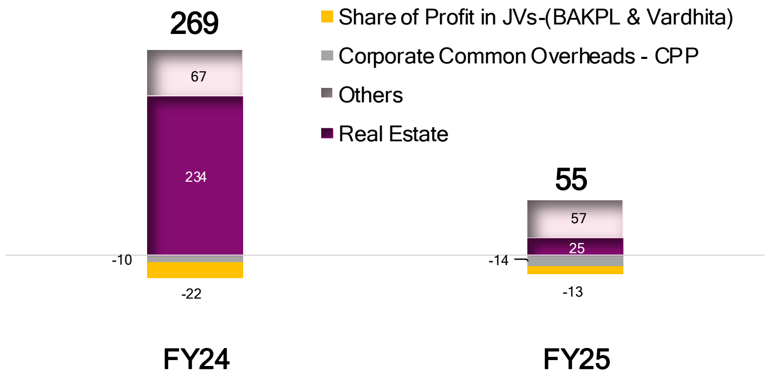
REVENUE PIE : Q4 FY25



EBITDA BREAKUP - Y-o-Y



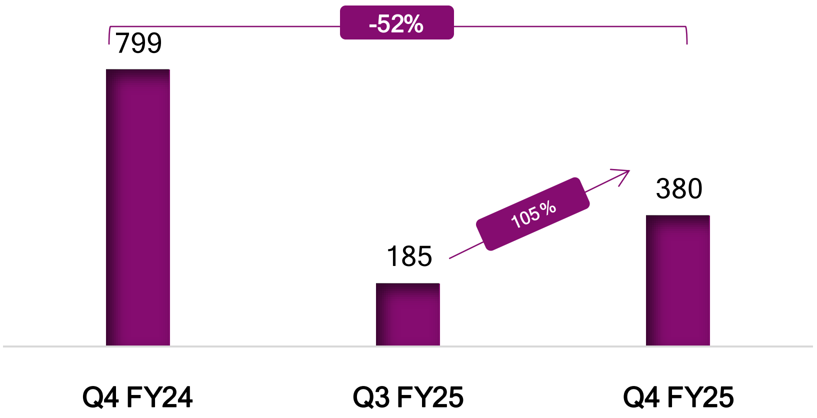
EBITDA BREAKUP (₹ Cr)



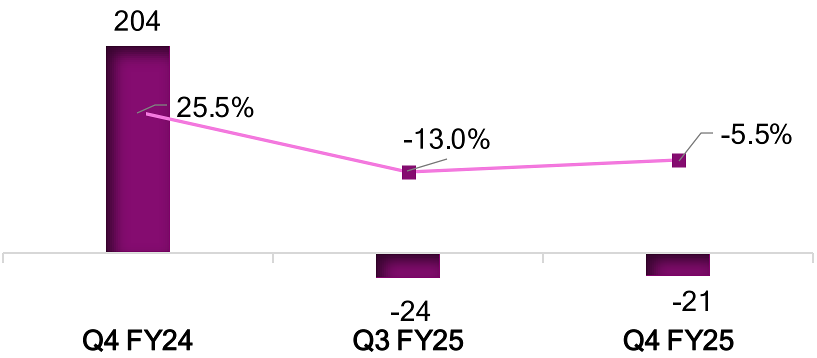
QUARTERLY SEGMENT-WISE PERFORMANCE

REAL ESTATE

REVENUE (₹ Cr)

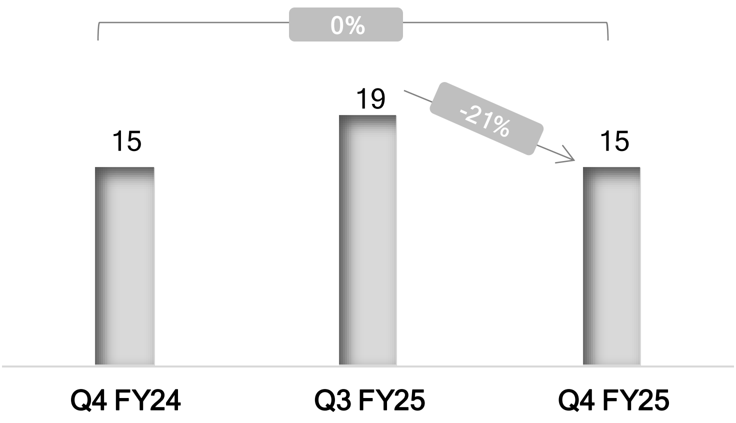


EBITDA (₹ Cr) & EBITDA (%)

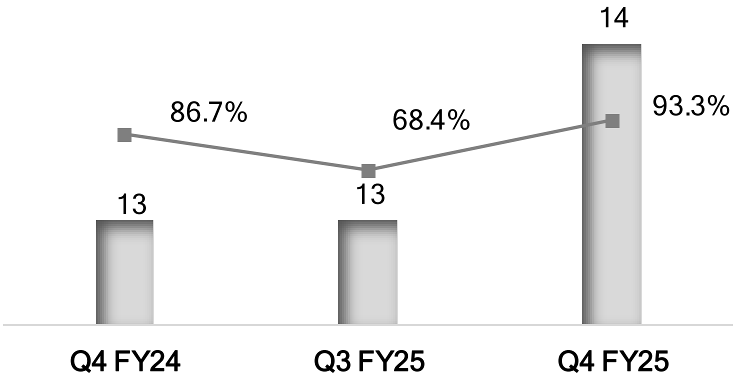


Others

REVENUE (₹ Cr)

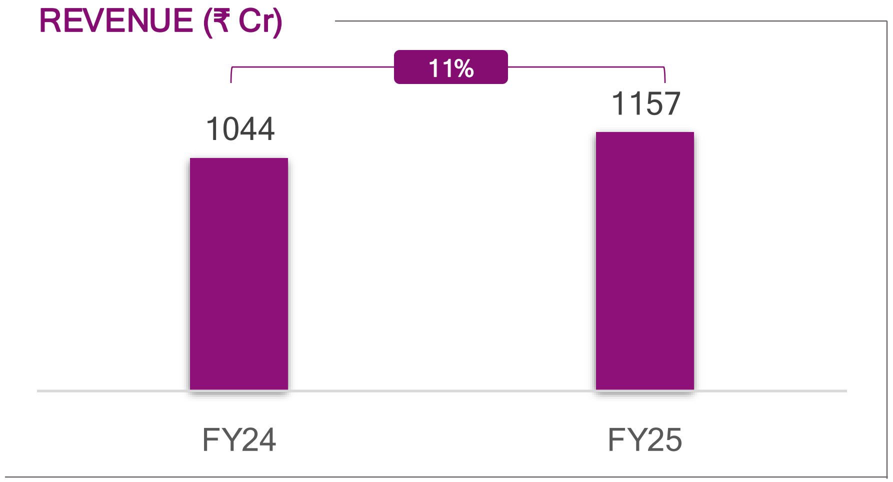


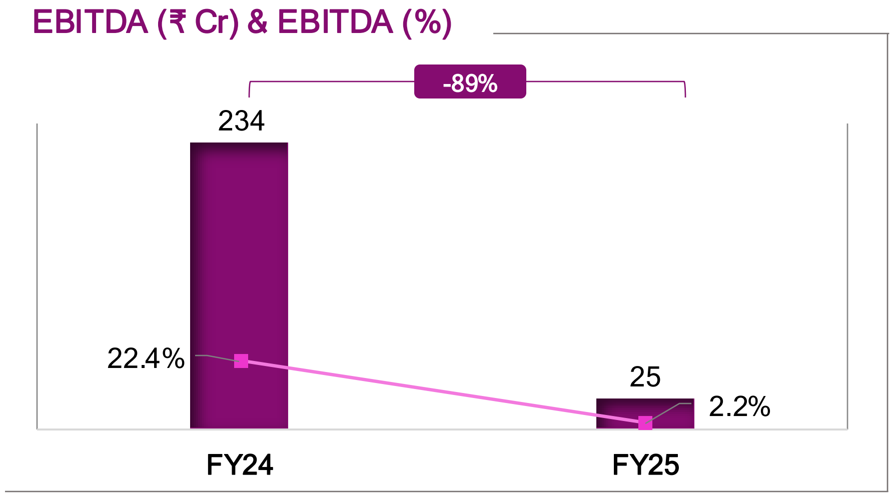
EBITDA (₹ Cr) & EBITDA (%)



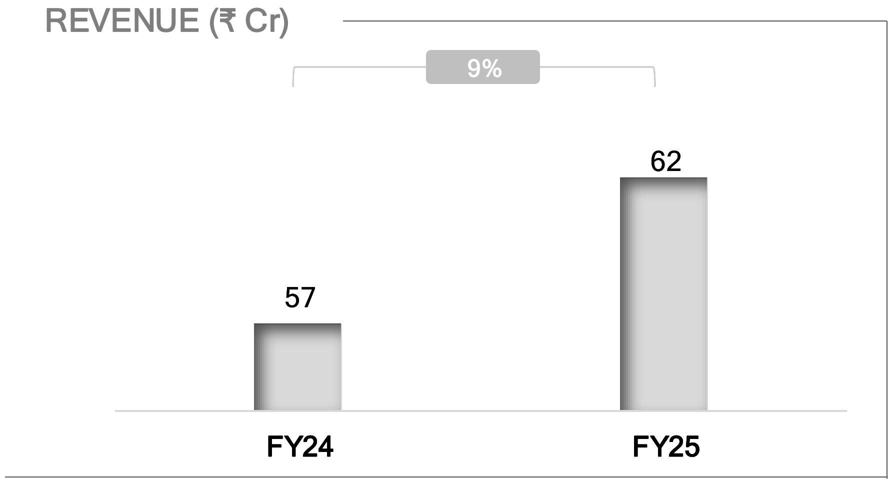
YEARLY SEGMENT-WISE PERFORMANCE

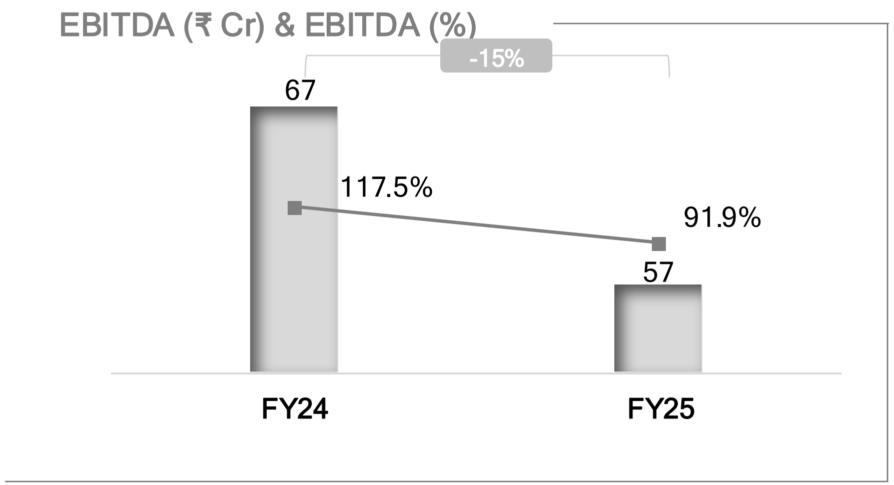
REAL ESTATE





Others





Real Estate

~ ₹ 70,000 Cr GDV across 4 regions

Pan India Footprint

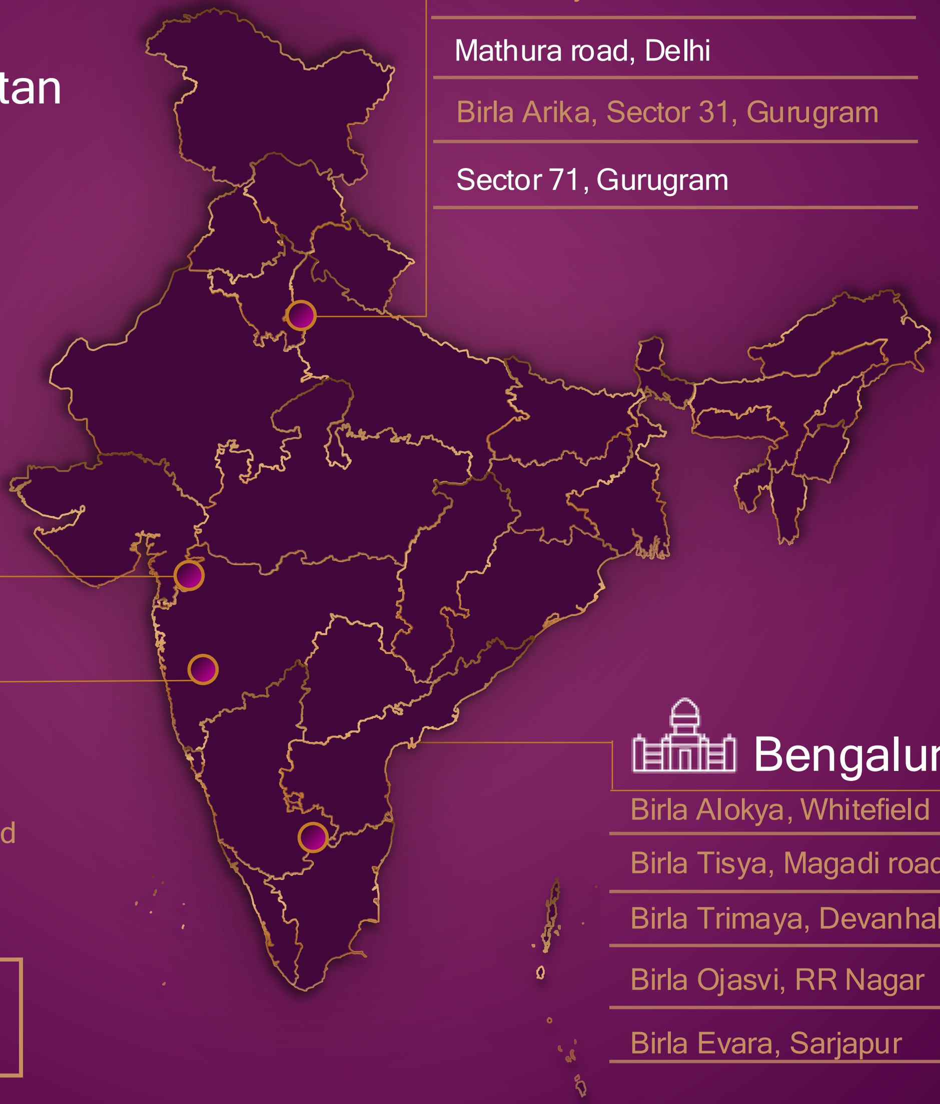
Projects with a revenue potential of INR ~70,000 Crs

Mumbai Metropolitan Region

- Birla Vanya, Kalyan
- Birla Niyaara, Worli
- Birla Anayu, Mumbai
- Thane, MMR
- Worli New Plot, MMR
- Boisar, MMR
- Worli West, MMR
- Birla Centurion, Worli (C)
- Birla Aurora, Worli (C)

NCR

- Birla Navya, Golf Course Ext. Rd.
- Mathura road, Delhi
- Birla Arika, Sector 31, Gurugram
- Sector 71, Gurugram



Pune

- Birla Punya, Wellesley Road
- Manjiri, Pune

Bengaluru

- Birla Alokya, Whitefield
- Birla Tisya, Magadi road
- Birla Trimaya, Devanhalli
- Birla Ojasvi, RR Nagar
- Birla Evara, Sarjapur

- Launched Projects
- Unlaunched Projects

FY25 KEY HIGHLIGHTS - REAL ESTATE

BIRLA ESTATES

MAJOR TAKEAWAYS

- We have achieved a booking value of INR 8,087 crs, 2x growth from FY24. Our collections have increased from INR 1,323 crs in FY24 to INR 2,706 crs in FY25, a 2x growth.
- We have launched 7 projects/ phases this year. Birla Arika, NCR was the highest ever selling project for Birla Estates with sales of over INR 3,100 crs.
- We added projects with a total GDV surpassing INR 25,000 crs:
  - 10-acre in Worli
  - 71 acres in Boisar
  - 13 acres in Sector-31 Gurugram
  - 5 acres in Sector-71 Gurugram
- We have raised USD 33 mn (INR 275 cr) from Mitsubishi Estate Co. for the development of Birla Evara, Bengaluru.
- We have been conferred the prestigious Golden Peacock National Quality Award (GPNQA) for the year 2025, first real estate company to be honored in the last 6 years.

MARKET OUTLOOK

- The Indian real estate market continues to demonstrate resilience and steady growth, supported by a stable macroeconomic environment, rising urbanization, and evolving lifestyle aspirations.
- Projects with the right product, right location, and trusted brand are continuing to witness healthy traction.
- In parallel, there is a growing emphasis on sustainability and innovation. Green building practices, energy-efficient designs, and smart infrastructure are increasingly influencing both buyer preferences and regulatory frameworks.

OPERATIONAL HIGHLIGHTS - Q4 & FY25

QUARTERLY PERFORMANCE

Booking Value
INR 5,738 Cr

Collections
INR 1,073 Cr

Area Sold
3.32 mn. Sq. ft.

Net Total Income
INR 95 Cr

Net Leasing Income
INR 30 Cr

EBITDA
INR (21) Cr

FY25 PERFORMANCE

Booking Value
INR 8,087 Cr

Collections
INR 2,706 Cr

Area Sold
5.07 mn. Sq. ft.

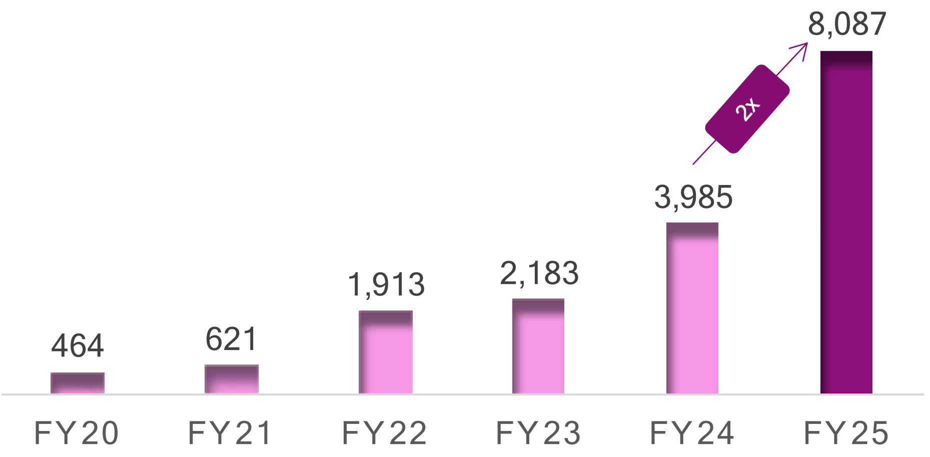
Net Total Income
INR 355 Cr

Net Leasing Income
INR 121 Cr

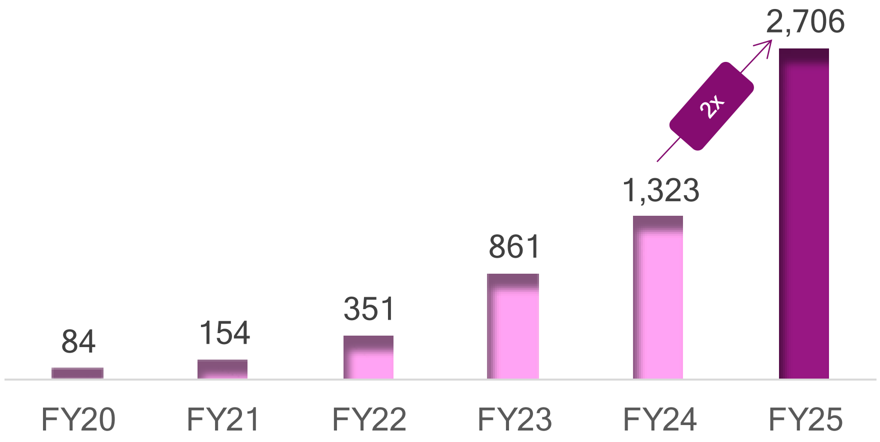
EBITDA
INR 25 Cr

KEY PERFORMANCE INDICATORS

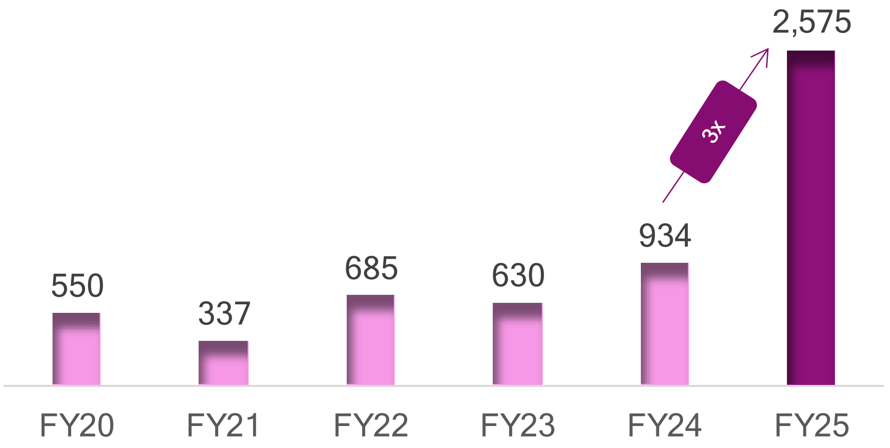
Booking Value (₹ Cr)



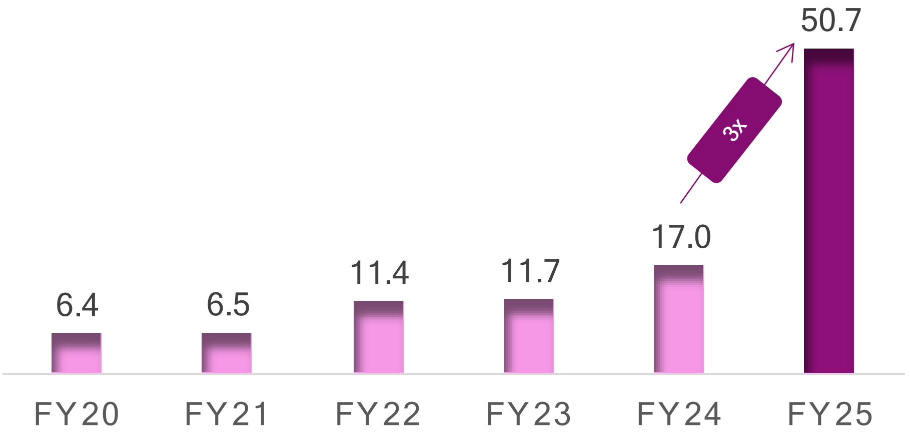
Collection Value (₹ Cr)



Units Sold (No.)



Area Sold (lakh Sq. ft.)



LAUNCHED RESIDENTIAL PROJECTS

BIRLA ESTATES

Project	Birla Vanya, (Kalyan, MMR)	Birla Alokya, (Whitefield, Bengaluru)	Birla Navya, (Golf Course Extension, Gurugram)	Birla Niyaara, (Worli, Mumbai)
Project Photo				
Launch Period	Q1 FY19-20	Q3 FY19-20	Q3 FY 20-21	Q4 FY21-22 (Phase 1) Q4 FY23-24 (Phase 2)
Land Area	22 acres (Own)	8 acres	48 acres	14 acres (Own)
Total Saleable Area	13.3 lakh sqft	5.5 lakh sqft	19.2 lakh sqft	24.8 lakh sqft (Residential)
Saleable Area Launched (PTD)	13.3 lakh sqft	5.5 lakh sqft	15.8 lakh sqft	18.0 lakh sqft
Area Sold (PTD)	11.5 lakh sqft (86%)	5.4 lakh sqft (97%)	13.0 lakh sqft (82%)	14.2 lakh sqft (79%)
Booking Value (PTD)	₹ 924 Cr	₹ 393 Cr	₹ 1,854 Cr	₹ 6,379 Cr
Collection Value (PTD)	₹ 807 Cr	₹ 399 Cr	₹ 952 Cr	₹ 2,061 Cr
Share	100%	100%	50%	100%

LAUNCHED RESIDENTIAL PROJECTS

Project	Birla Tisya, (Rajajinagar, Bengaluru)	Birla Trimaya, (Devanahalli, Bengaluru)	Birla Anayu (Walkeshwar, Mumbai)	Birla Ojasvi (RR Nagar, Bengaluru)
Project Photo				
Launch Period	Q3 FY21-22	Q2 FY23-24 (Phase 1) Q2 FY24-25 (Phase 2) Q4 FY24-25 (Phase 3)	Q2 FY24-25	Q2 FY24-25
Land Area	5 acres	52 acres	0.2 acres	10.35 acres
Total Saleable Area	6.5 lakh sqft	36.2 lakh sqft	0.56 lakh sqft	10.1 lakh sqft
Saleable Area Launched (PTD)	6.5 lakh sqft	23.4 lakh sqft	0.56 lakh sqft	10.1 lakh sqft
Area Sold (PTD)	6.5 lakh sqft (100%)	20.3 lakh sqft (87%)	0.32 lakh sqft (57%)	7.98 lakh sqft (79%)
Booking Value (PTD)	₹ 652 Cr	₹ 1,637 Cr	₹ 283 Cr	₹ 803 Cr
Collection Value (PTD)	₹ 464 Cr	₹ 342 Cr	₹ 54 Cr	₹ 136 Cr
Share	40%	47%	100%	100%

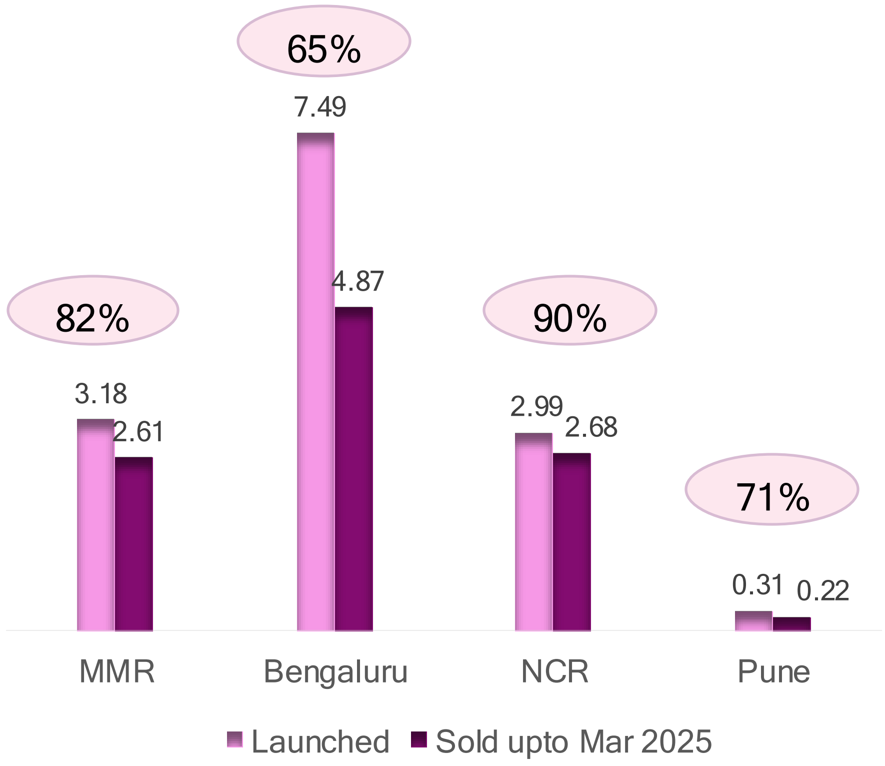
LAUNCHED RESIDENTIAL PROJECTS

Project	Birla Punya, (Wellesley Road, Pune)	Birla Arika, (Sector 31, Gurugram)	Birla Evara, (Sarjapur, Bengaluru)
Project Photo			
Launch Period	Q4 FY24-25	Q4 FY24-25	Q4 FY24-25
Land Area	5.76 acres	13.28 acres	28.63 acres
Total Saleable Area	16.2 lakh sqft	24.0 lakh sqft	29.4 lakh sqft
Saleable Area Launched (PTD)	3.1 lakh sqft	14.1 lakh sqft	29.4 lakh sqft
Area Sold (PTD)	2.2 lakh sqft	13.7 lakh sqft	8.4 lakh sqft
Booking Value (PTD)	₹ 312 Cr	₹ 3,151 Cr	₹ 866 Cr
Collection Value (PTD)	₹ 19 Cr	₹ 201 Cr	₹ 44 Cr
Share	100%	100% (Revenue Share 58%)	51%(Economic Interest)

RESIDENTIAL PORTFOLIO

Particulars	Ongoing		Upcoming	
	Saleable Area (Mn Sqft)	GDV (Cr)	Saleable Area (Mn Sqft)	GDV (Cr)
MMR	3.18	10,469	11.6	32,576
Bengaluru	7.49	7,060	1.3	1,257
NCR	2.99	5,680	3.8	7,380
Pune	0.31	444	4.4	5,004
Total	13.96	23,653	21.1	46,216

City-wise Launch and Sales (million Sq. Ft.)



PROJECT LAUNCHES

To be Launched · Ongoing · Delivery

The GDV below reflect the GDV of launched/to be launched projects

FY 20
GDV - ₹ 1,500 Cr

- Birla Vanya TSA - 13.3 lakhs sqft
- Birla Alokya TSA - 5.5 lakhs sqft

FY 21
GDV - ₹ 600 Cr

- Birla Navya (P1) TSA - 5.7 lakhs sqft
- Birla Vanya
- Birla Alokya

FY 22
GDV - ₹ 4,000 Cr

- Birla Niyaara (P1) TSA - 9 lakhs sqft
- Birla Tisya TSA - 6.5 lakhs sqft
- Birla Navya (P1)
- Birla Vanya
- Birla Alokya

FY 23
GDV - ₹ 950 Cr

- Birla Navya (P2) TSA - 5.9 lakhs sqft
- Birla Niyaara (P1)
- Birla Tisya
- Birla Navya (P1)
- Birla Vanya
- Birla Alokya

FY 24
GDV - ₹ 5,500 Cr

- Birla Niyaara (P2) TSA - 8.9 lakhs sqft
- Birla Trimaya (P1) TSA - 7.2 lakhs sqft
- Birla Navya (P2)
- Birla Niyaara (P1)
- Birla Tisya
- Birla Navya (P1)1
- Birla Vanya
- Birla Alokya

FY 25
GDV - ₹ 10,600 Cr

- Birla Arika
- Birla Punya
- Birla Evara
- Birla Ojasvi
- Birla Anayu
- Birla Niyaara (P2)
- Birla Trimaya (P1, P2 & P3)
- Birla Navya (P2,P3)
- Birla Niyaara (P1)
- Birla Tisya
- Birla Navya (P1)
- Birla Vanya
- Birla Alokya

FY 26 e
GDVe - ₹ 13,900 Cr

- Birla Niyara (P3) Thane, MMR; Boisar, MMR Birla Navya (P4); Sec 71, Gurgaon Birla Arika (P2) Birla Trimaya (P4) Birla Punya (P2) Manjri
- Birla Arika
- Birla Punya
- Birla Evara
- Birla Ojasvi
- Birla Anayu
- Birla Niyaara (P2)
- Birla Trimaya (P1, P2 & P3)
- Birla Navya (P2,P3)
- Birla Niyaara (P1)
- Birla Tisya
- Birla Vanya

ENVIRONMENT, SOCIAL AND GOVERNANCE (ESG) - REAL ESTATE

ENVIRONMENT

Net Zero Energy Certification: Birla Aurora has been certified as a Net Zero Energy building by the Indian Green Building Council, recognizing our commitment to energy efficiency and renewable energy, resulting in an annual reduction of **2,300 MT** of CO_2 emissions.

GRESB Rating: In the Global Real Estate Sustainability Benchmark (GRESB) rating, we scored 96 against last year's 91 in Development Benchmark (Residential) and 90 against last year's 80 in Standing Investments (Commercial).

LEED: Birla Anayu received GOLD Pre-certification from USGBC.

ESG Reporting: We have launched our inaugural ESG report FY24.

SOCIAL

- The organization donated to orphanages across Mumbai, Kalyan, Bangalore, and Gurgaon by donating books, stationery, and other essential items.
- Employees of our company participated in the donation drive to contribute their share to AWOO Foundation, a charitable organization that provides scholarships for higher education to those in need.

Governance

Robust compliances of all statutory regulations

Pulp & Paper

Turning a New Leaf

Century

KEY HIGHLIGHTS - PULP & PAPER

MAJOR TAKEAWAYS

- In Q4-FY25, Production and Sales volumes both decreased by 7% YoY. Sales decreased by 11% YoY while EBITDA has decreased by 58% YoY due to following –
  - Lower production with decline in all three segments due to challenging market conditions.
  - Lower realization in the board segment and decline in tissue segment profitability.
- In FY25, Production decreased by 4% YoY while Sales volumes increased by 2% YoY driven by growth in board segment. However, Sales decreased by 7% YoY and EBITDA by 57% YoY.
- Strategic Initiatives -
  - Board of Directors of ABREL approved divestment of CPP business division through BTA envisaging a slump sale to ITC subject to achievements of certain Conditions Precedent (CP). Divestment process is expected to conclude within next 6 months.

MARKET OUTLOOK

- The outlook for paper segment is expected to be moderate due to increase in competitively priced imports from Indonesia and Thailand. Also, seasonal factors are expected to moderately impact domestic demand in Q1 FY26
- Some improvement in paperboard segment is expected in Q1 FY26 as there is an expectation that low-cost imports may reduce due to fear of imposition of anti-dumping duty for which DGTR has initiated an anti-dumping investigation on imports.
- The outlook for tissue segment will continue to be challenging given adverse demand-supply balance in domestic market from increased competitive intensity. With excessive supply in domestic market, CPP will focus on increasing share of export volumes and improve contribution margins.

ABREL has initiated divestment of CPP Business Division to ITC through a Business Transfer Agreement (BTA) envisaging a slump sale

Q4 FY25: PRODUCTION & SALES

Particulars	Production (Tons) Q4 FY25	Production (Tons) Q3 FY25	Production (Tons) QoQ %	Production (Tons) Q4 FY24	Production (Tons) YoY %	Net Sales Qty (Tons) Q4 FY25	Net Sales Qty (Tons) Q3 FY25	Net Sales Qty (Tons) QoQ %	Net Sales Qty (Tons) Q4 FY24	Net Sales Qty (Tons) YoY %	Sales (INR Cr) Q4 FY25	Sales (INR Cr) Q3 FY25	Sales (INR Cr) QoQ %	Sales (INR Cr) Q4 FY24	Sales (INR Cr) YoY %
Paper	53,895	47,919	12%	58,768	-8%	55,559	50,085	11%	56,362	-1%	368	319	16%	393	-6%
Board	44,669	45,365	-2%	45,910	-3%	46,832	46,166	1%	48,604	-4%	295	309	-4%	322	-8%
Tissue	10,159	9,115	11%	13,264	-23%	9,696	9,135	6%	13,896	-30%	96	97	-1%	131	-27%
Pulp	2,082	3,543	-41%	1,099	89%	1,032	3,101	-67%	2,200	-53%	6	18	-66%	13	-54%
Total	1,10,805	1,05,942	5%	1,19,041	-7%	1,13,119	1,08,487	4%	1,21,062	-7%	765	742	3%	859	-11%

*The Capacity Utilisation for **Q4 FY25** was 92% as compared to 88% in **Q3FY25***

FY25: PRODUCTION & SALES

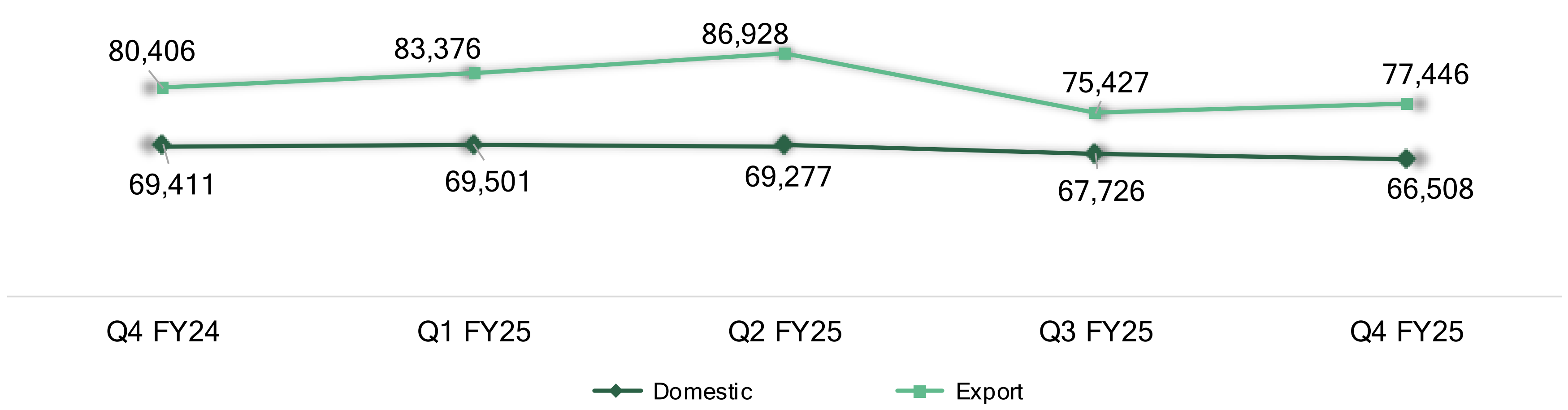
Century

	Production (Tons)			Net Sales Qty (Tons)			Sales (INR Cr)		
Particulars	FY25	FY24	YoY %	FY25	FY24	YoY %	FY25	FY24	YoY %
Paper	**2,08,489**	**2,23,167**	**-7%**	**2,15,275**	**2,15,810**	**0%**	**1,409**	**1,629**	**-14%**
Board	**1,85,498**	**1,75,179**	**6%**	**1,88,213**	**1,74,933**	**8%**	**1,251**	**1,208**	**4%**
Tissue	**44,664**	**50,118**	**-11%**	**43,668**	**49,007**	**-11%**	**448**	**492**	**-9%**
Pulp	**8,857**	**17,075**	**-48%**	**7,059**	**7,339**	**-4%**	**41**	**46**	**-12%**
Total	**4,47,508**	**4,65,538**	**-4%**	**4,54,215**	**4,47,090**	**2%**	**3,148**	**3,375**	**-7%**

*The Capacity Utilisation for **FY25** was **93%** as compared to 97% in **FY24***

NET SALES REALIZATION (NSR) MOVEMENT

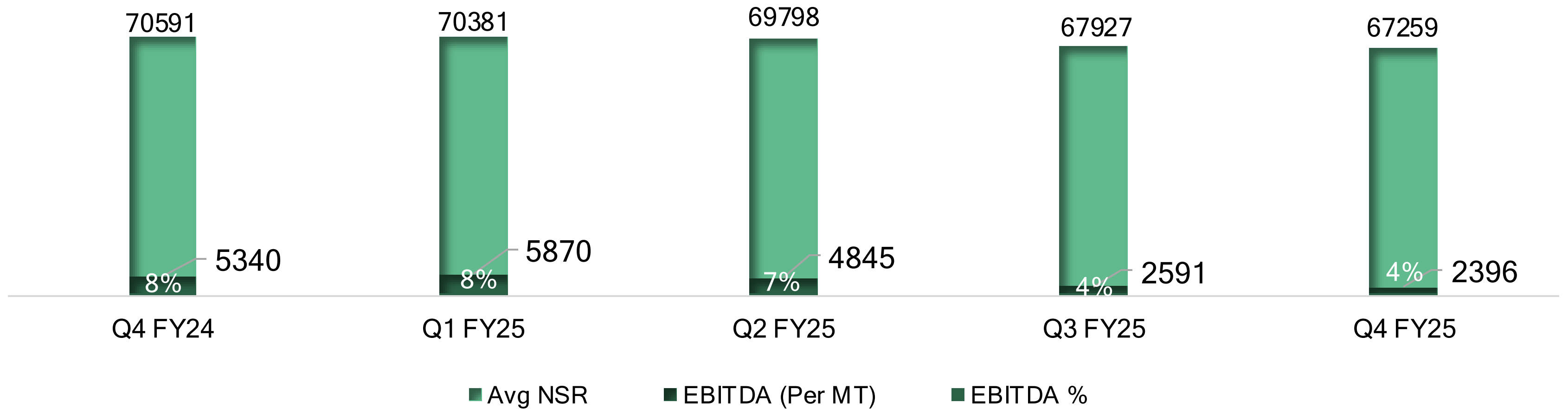
NSR Movement (INR/Tons)



YoY	QoQ
-4%	-2%

YoY	QoQ
-4%	3%

NSR AND EBITDA

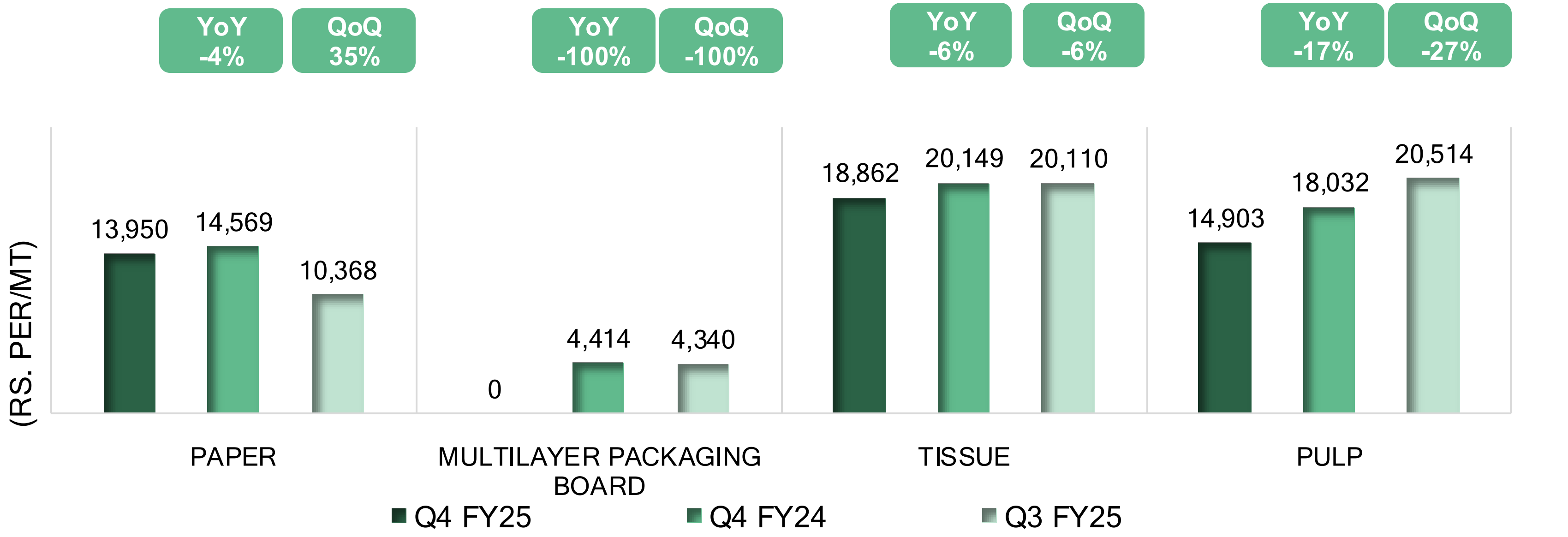


YoY	QoQ
-5%	-1%

MACROS - Q4 FY25

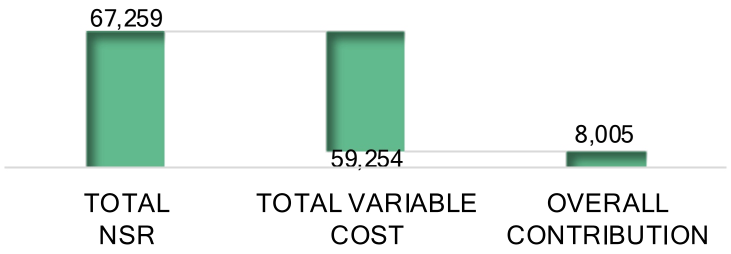
Century

SEGMENTAL CONTRIBUTION

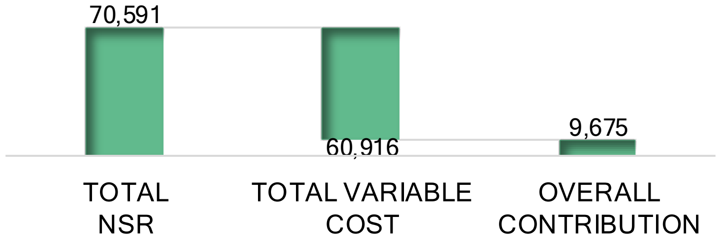


OVERALL CONTRIBUTION (Rs. Per/MT)

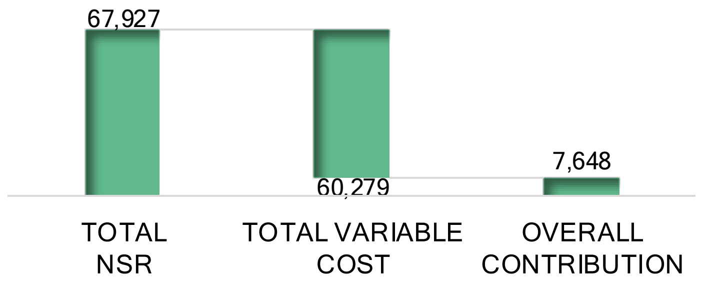
Q4 FY25



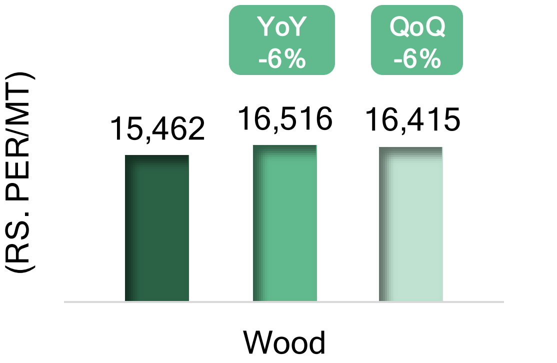
Q4 FY24



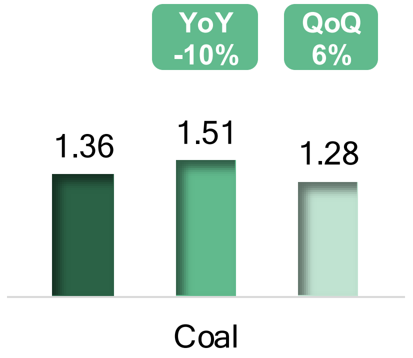
Q3 FY25



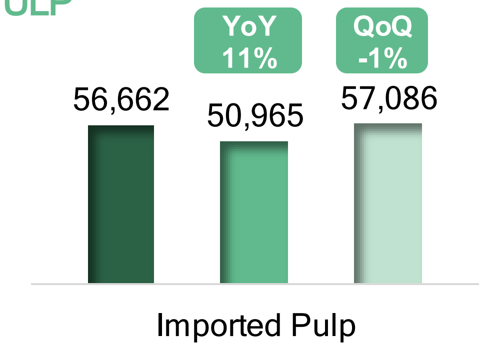
INPUT PRICE - WOOD



INPUT PRICE - COAL



INPUT PRICE - IMPORTED PULP



ENVIRONMENT SOCIAL GOVERNANCE (ESG) - PULP & PAPER

ENVIRONMENT

- Total, 138 nurseries have been developed in 13 districts of our wood catchment area to provide seedling and clones to farmers
- A total of 1.14 lac plantation was completed in Q4 FY25. Distribution is as follows – Eucalyptus clones: 0.95 lac and Eucalyptus seedling: 0.19 lac. A Total of 111.58 lac plantation has been done during FY 25.
- 47.026 MT Compressed Methane Gas (CMG) generated from wastewater and utilized in tissue paper machine in place of LPG during Q4 FY25.

SOCIAL

- Fogging using mosquito repellent sprays is also regularly being carried out to prevent malaria and dengue.
- Cleaning & shifting of garbage from Hathikhana, Rajeev Nagar Colony, Bengali Colony slum areas is being carried out on regular basis.

Governance - Robust Compliances of All Regulatory Requirements

Financial Summary

Subpar Financial performance in Q4- FY25

PROFIT & LOSS : Q4 FY25 - CONSOLIDATED

(₹ In Crores)

Particulars	Q4 FY24	Q3 FY25	Q4 FY25	YoY %	QoQ %
Continuing Operations					
Total Income	823	209	408	-50%	95%
Total Sales	814	204	395	-51%	94%
Total EBITDA	209	-14	-18	-109%	-29%
Finance cost	-10	-7	-11	-5%	-57%
Depreciation	-15	-16	-16	-7%	1%
PBT (Excl. Exceptional item)	183	-37	-45	-125%	-21%
Exceptional Items	0	0	-124		
PBT	183	-37	-169	-192%	-354%
Tax (Asset - / Liability +)	-39	7	42	208%	500%
PAT	144	-30	-127	-188%	-320%
Discontinuing Operations (Including Pulp & Paper, BCEPL & BCLLC)					
Profit / (Loss) from discontinuing operations	-123	-12	-8	93%	31%
PAT (After discontinuing operations)	21	-42	-135		

* Includes profit of Rs.1 Crore from Subsidiaries of Textile division in case of FY 24 Actual

PROFIT & LOSS : FY25 - CONSOLIDATED

(₹ In Crores)

Particulars	FY24	FY25	YoY %
Continuing Operations			
Total Income	**1,149**	**1,257**	**9%**
Total Sales	**1,101**	**1,219**	**11%**
Total EBITDA	**268**	**55**	**-80%**
Finance cost	-30	**-46**	**-53%**
Depreciation	-59	**-64**	**-8%**
PBT (Excl. Exceptional item)	**180**	**-55**	
Exceptional Items	**0**	**-124**	
PBT	**180**	**-179**	
Tax (Asset - / Liability +)	-52	30	**158%**
PAT	**128**	**-149**	
Discontinuing Operations (Including Pulp & Paper, BCEPL & BCLLC)			
Profit / (Loss) from discontinuing operations*	-68	-9	
PAT (After discontinuing operations)	**60**	**-158**	

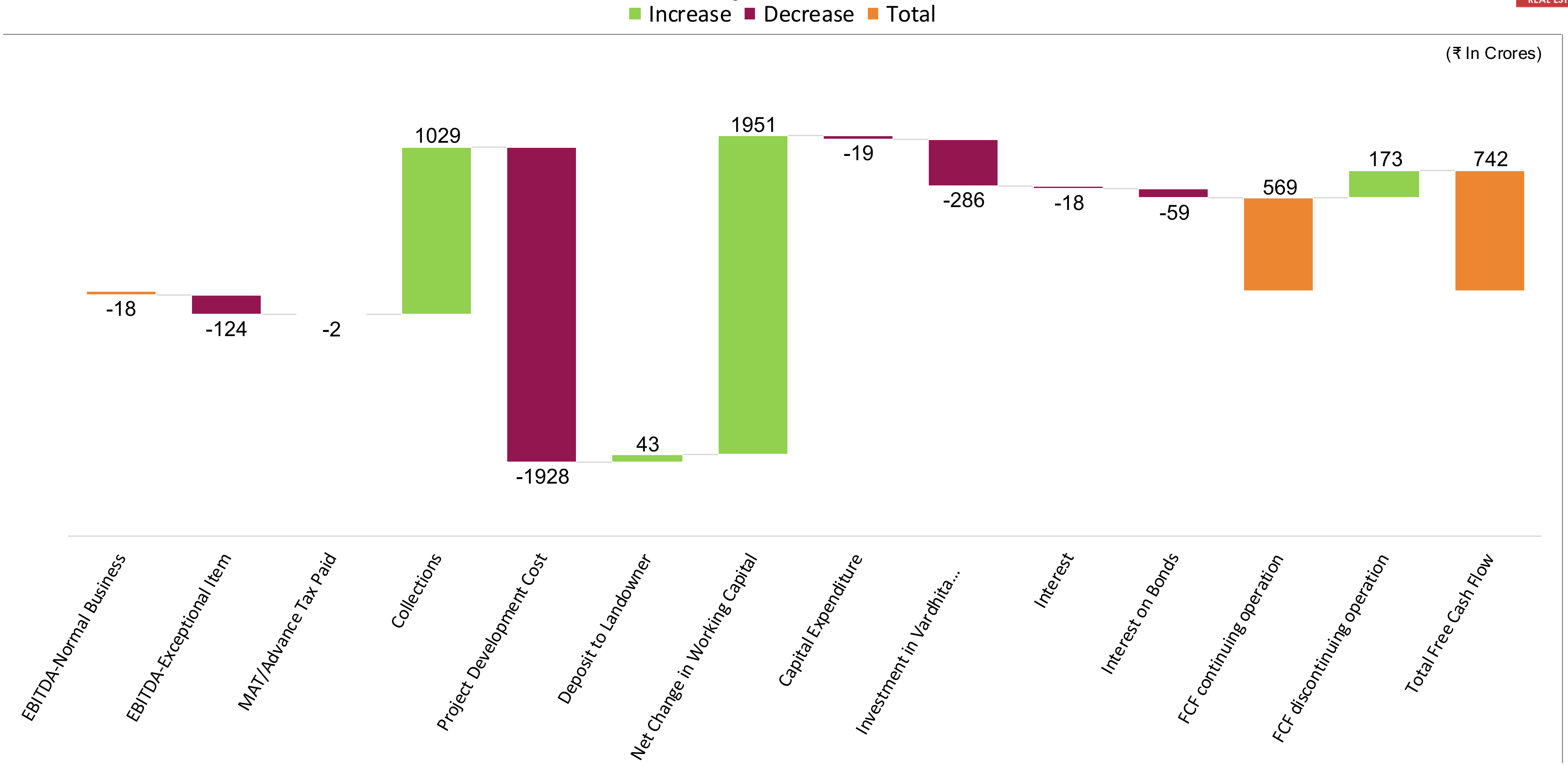
* Includes profit of Rs.3 Crores from Subsidiaries of Textile division in case of FY 24 Actual

CASH FLOW - Q4 FY25 CONSOLIDATED

(₹ In Crores)

No	Particulars	Continuing operations				Discontinuing Operations			Grand Total
		Real Estates	Rayon	H.O.	Total	Pulp & Paper	Textiles	Total	
	EBITDA-Normal Business	(21)	14	(11)	(18)	32	(3)	29	11
	EBITDA-Exceptional Item	(43)		(81)	(124)				(124)
	MAT/Advance Tax Paid	(2)			(2)				(2)
	Collections	1,029			1,029				1,029
	Project Development Cost	(1,928)			(1,928)				(1,928)
	Deposit to Landowner	43			43				43
	Net Change in Working Capital	1,874	(15)	92	1,951	169	(9)	160	2,111
A)	Operating Cash Flow	952	(1)		951	201	(12)	189	1,140
	Capital Expenditure	(19)			(19)	(44)	-	(44)	(63)
	Sale of Assets						32	32	32
	Investment in Vardhita Properties	(286)			(286)				(286)
B)	Investing Cash Flow	(305)			(305)	(44)	32	(12)	(317)
	Interest	(16)	(2)		(18)	(4)	-	(4)	(22)
	Interest on Bonds			(59)	(59)				(59)
C)	Financing Cash Flow	(15)	(2)	(59)	(76)	(4)	-	(4)	(80)
D)	Free Cash Flow (A+B+C)	631	(3)	(59)	569	153	20	173	742

CASH FLOW : Q4 FY25 CONSOLIDATED

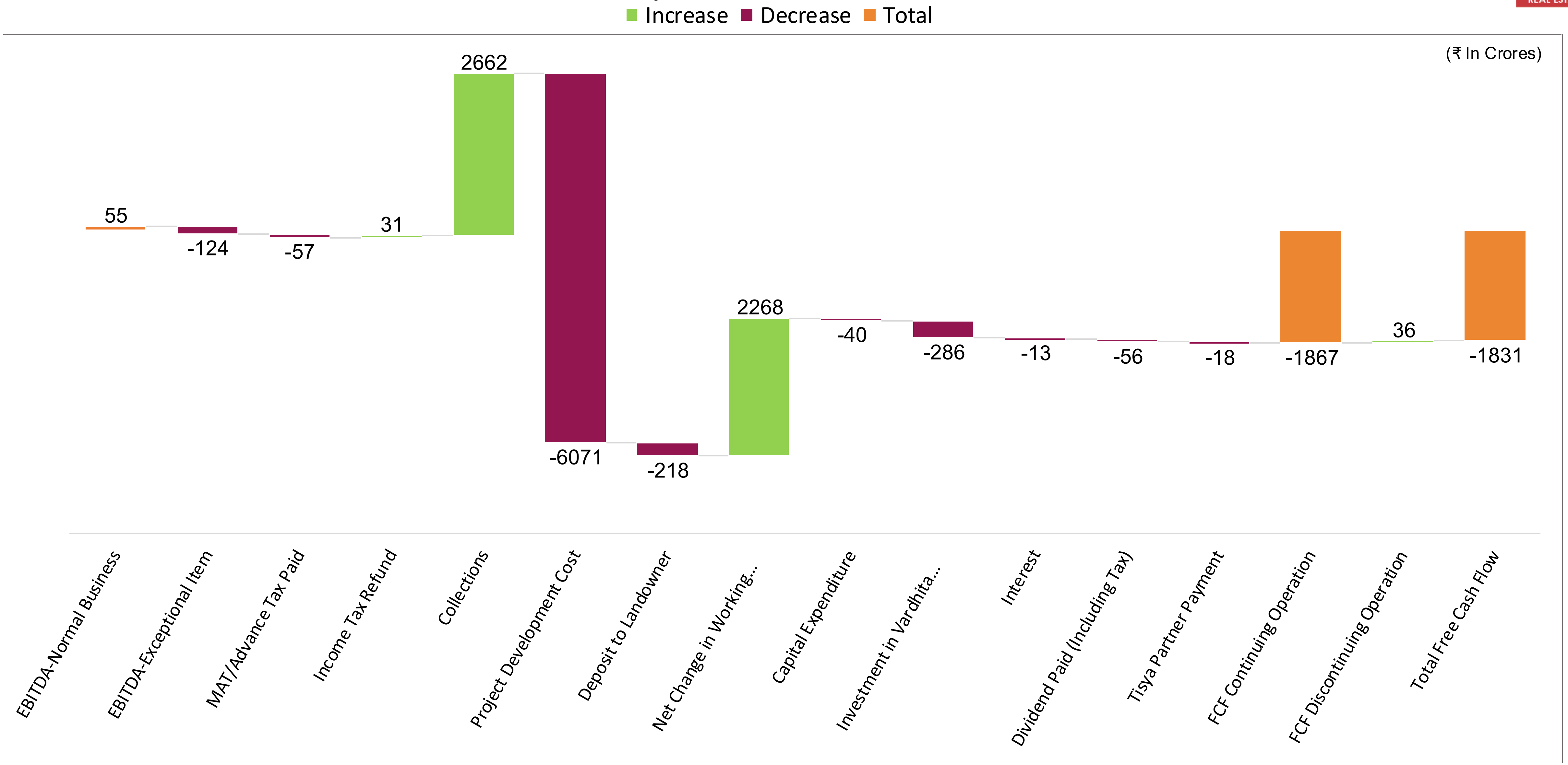


CASH FLOW - FY25 CONSOLIDATED

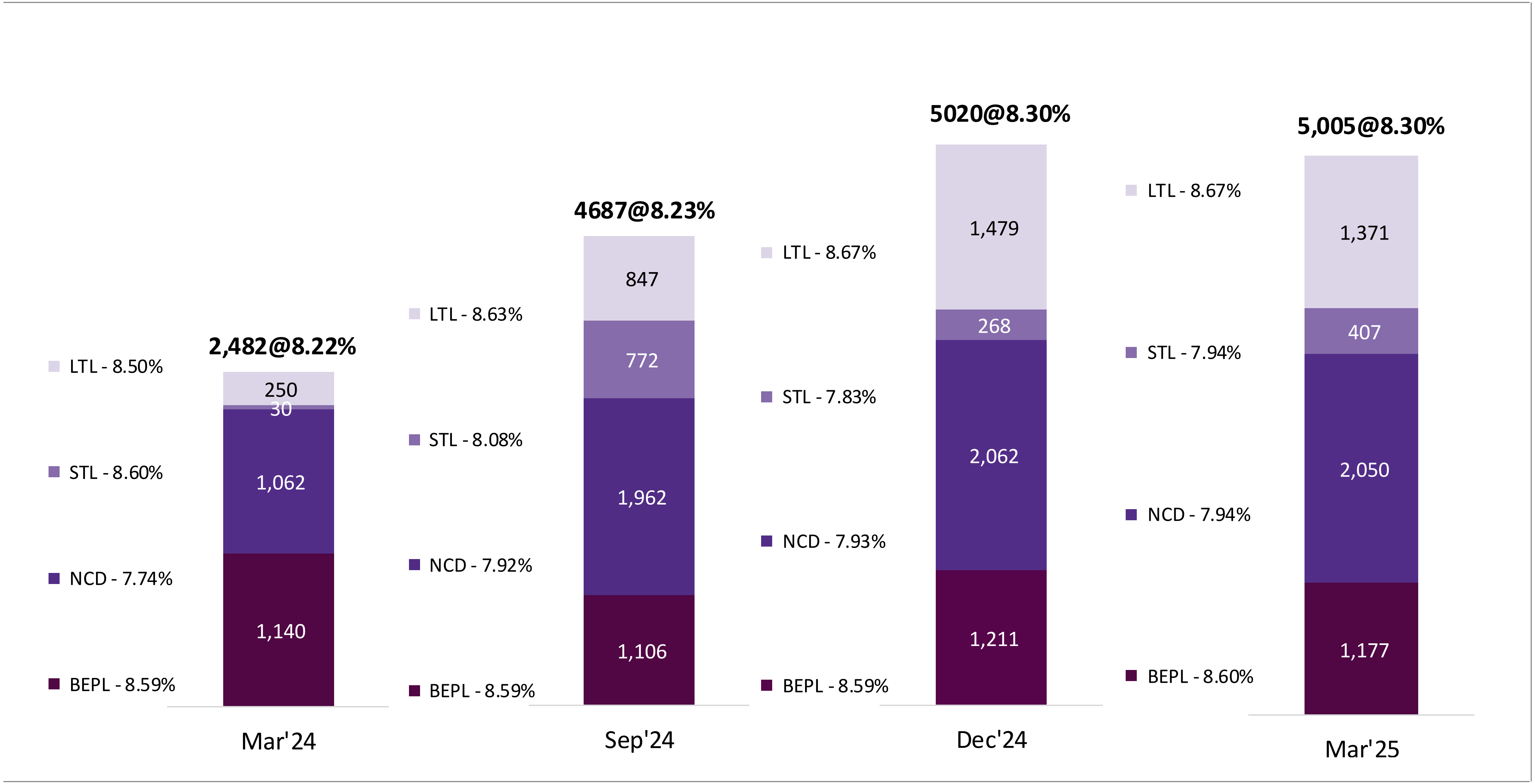
(₹ In Crores)

No	Particulars	Continuing operations				Discontinuing Operations			Grand Total
		Real Estates	Rayon	H.O.	Total	Pulp & Paper	Textiles	Total	
	EBITDA-Normal Business	25	57	(27)	55	193	(37)	156	211
	EBITDA-Exceptional Item	(43)	-	(81)	(124)				(124)
	MAT/Advance Tax Paid	(41)		(16)	(57)				(57)
	Income Tax Refund			31	31				31
	Collections	2,662			2,662				2,662
	Project Development Cost	(6,071)			(6,071)				(6,071)
	Deposit to Landowner	(218)			(218)				(218)
	Net Change in Working Capital	2,211	(52)	109	2,268	52	(116)	(64)	2,204
A)	Operating Cash Flow	(1,475)	5	16	(1,454)	245	(153)	92	(1,362)
	Capital Expenditure	(38)		(2)	(40)	(180)	-	(180)	(220)
	Sale of Assets						142	142	142
	Investment in Vardhita Properties	(286)			(286)				(286)
B)	Investing Cash Flow	(324)	-	(2)	(326)	(180)	142	(38)	(364)
	Interest	(4)	(9)	-	(13)	(15)	(3)	(18)	(31)
	Dividend Paid (Including Tax)			(56)	(56)				(56)
	Tisya Partner Payment	(18)			(18)				(18)
C)	Financing Cash Flow	(22)	(9)	(56)	(87)	(15)	(3)	(18)	(105)
D)	Free Cash Flow (A+B+C)	(1,821)	(4)	(42)	(1,867)	50	(14)	36	(1,831)

CASH FLOW : FY25 CONSOLIDATED



OUTSTANDING LOAN

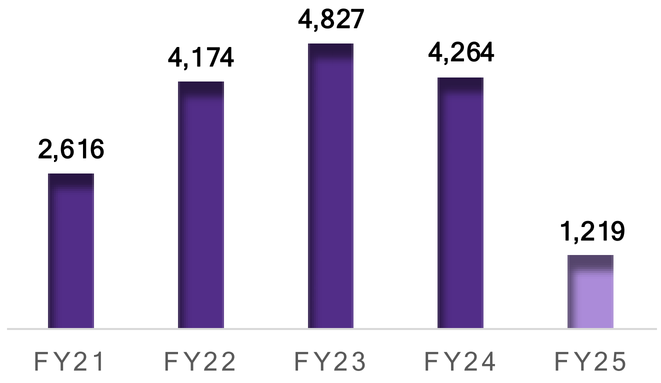


* Cash equivalents & MF Balances - Rs. 1,430 Crs. Hence, Net Debt Outstanding - Rs. 3,575 Crs.

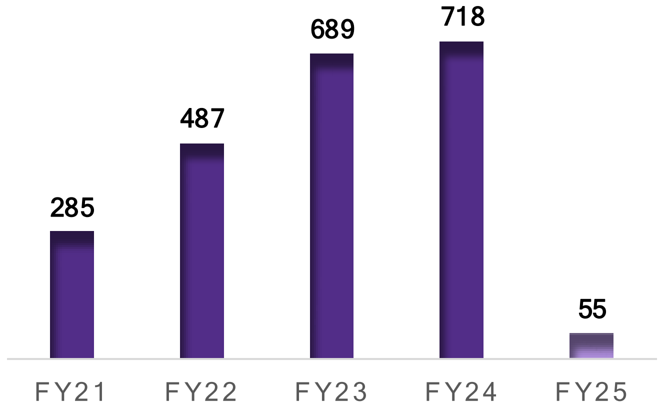
FINANCIAL PERFORMANCE

For Continuing operations

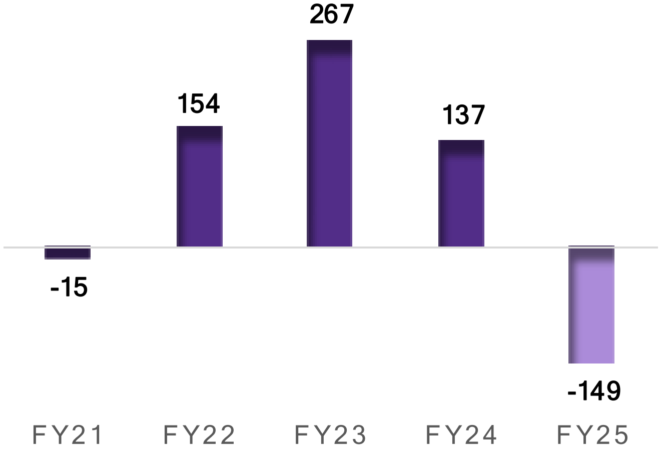
REVENUES* (₹ in Crores)



EBITDA (₹ in Crores)

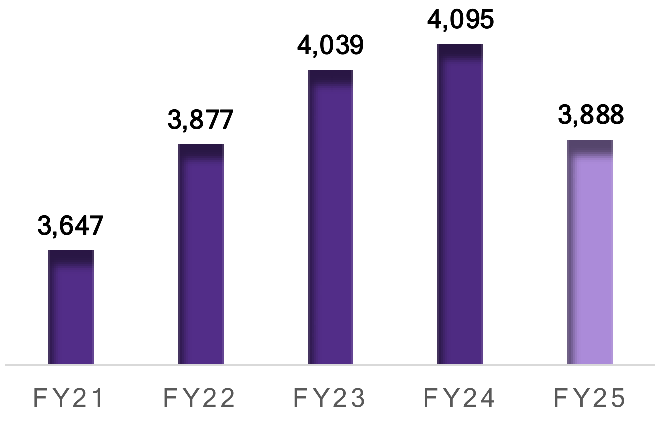


PAT# (₹ in Crores)

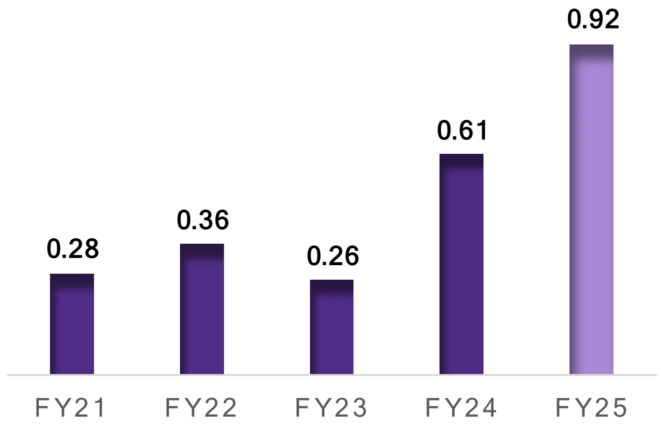


PAT represents net profit from continuing operations

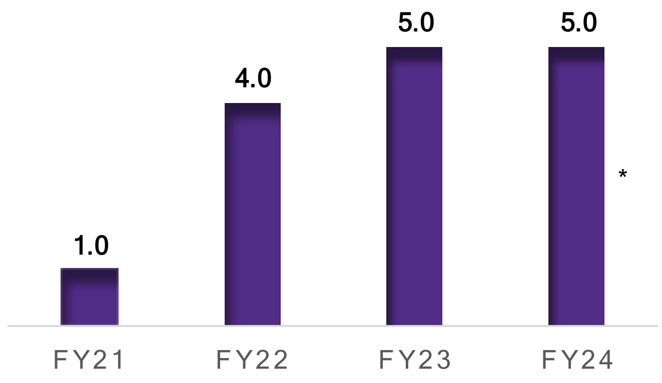
Net Worth (₹ in Crores)



Net Debt to Equity (X)



Dividend Per Share (₹)

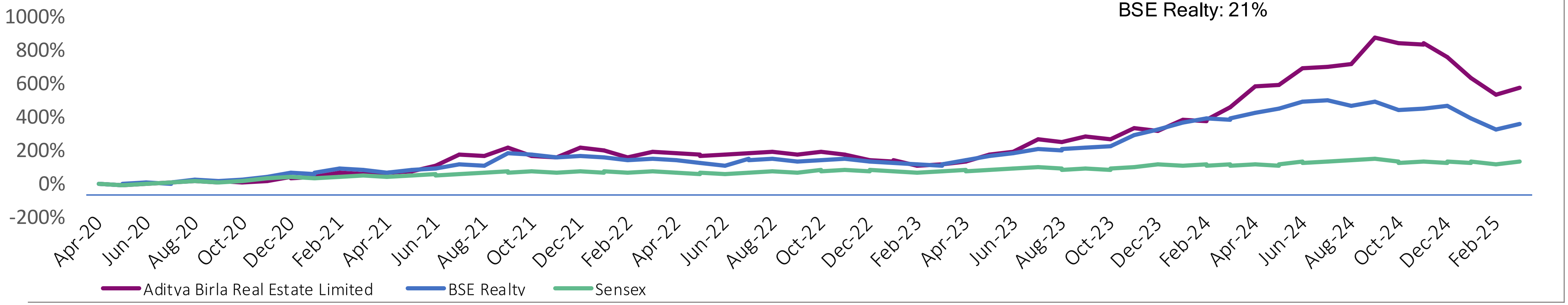


For FY25 Board has recommended dividend of Rs. 2/share.

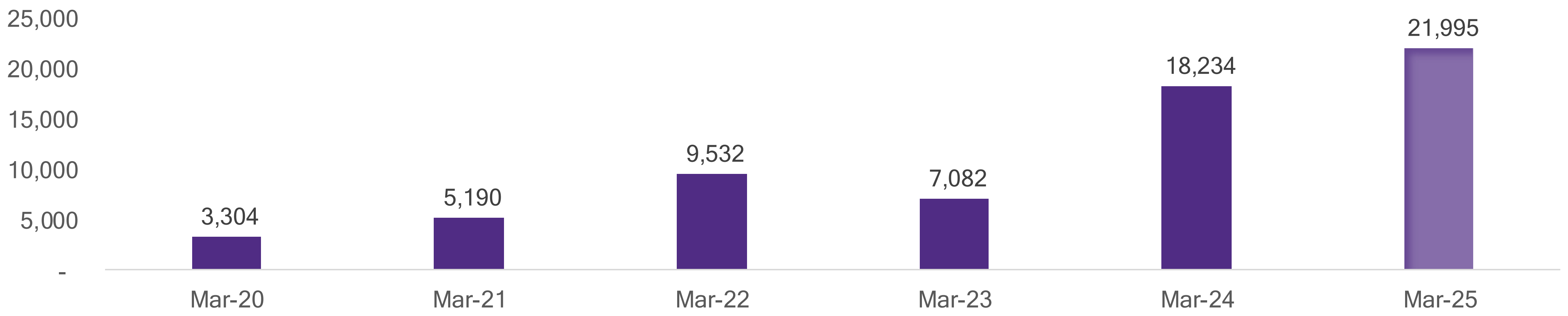
CREATING SHAREHOLDER VALUE: A TRANSFORMATIVE JOURNEY

Relative Price Performance up to 31st March, 2025

3 Year Price CAGR:
Aditya Birla Real Estate Limited: 32%
Sensex: 10%
BSE Realty: 21%



Market Capitalisation (₹ Crores)



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"Your Partners in Value Creation"

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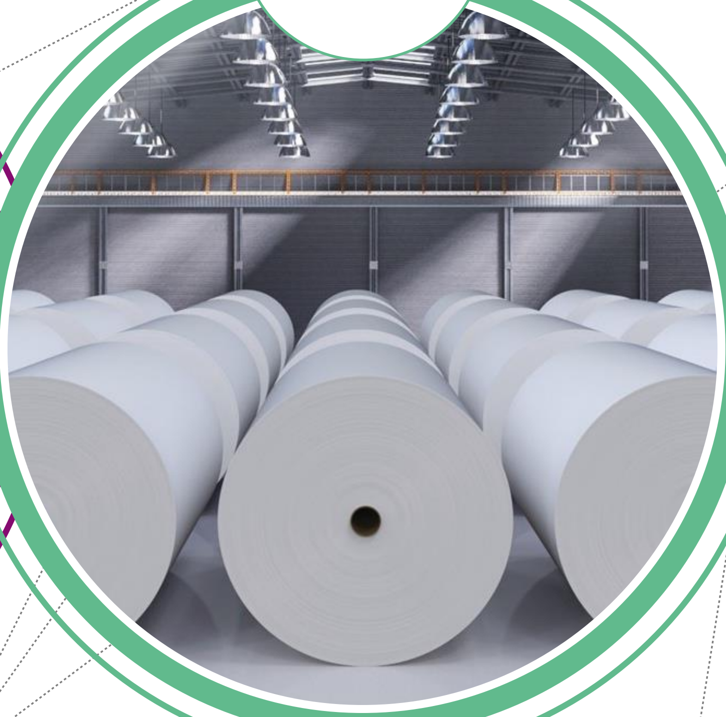
Email: century@valoremadvisors.com

THANK YOU

BIRLA ESTATES

Century



Bringing our century old legacy and expertise into all our businesses while focusing on sustainability, customer centricity, technology and innovation to be future ready