



Aditya Birla Real Estate Limited

COMPANY BACKGROUND.....

- Aditya Birla Real Estate Limited (ABREL), formerly known as Century Textiles and Industries Limited, is a diversified Indian company with a rich history dating back to 1897. Initially established as a single-unit cotton textile entity, it has evolved into a significant player in various sectors, including pulp and paper, and real estate.
- The company's 125-year-old legacy is built on a steadfast commitment to the development of the nation with an unwavering focus on quality and innovation, combined with agility and customer centricity.

BUSINESS MIX (For FY25).....

- Birla Estates** : Launched in 2016, Birla Estates represents ABREL's entry into the real estate sector, focusing on both residential and commercial projects. The company aims to transform the perception of the Indian real estate sector by delivering exceptional LifeDesigned™ home and office spaces. Its portfolio includes high-quality projects in major cities such as the Mumbai Metropolitan Area (MMR), the National Capital Region (NCR), Pune and Bengaluru.
- Century Paper & Pulp** : 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

KEY STRENGTHS.....

- Real Estate:**
 - One of the few players with a presence in 4 key macro markets of India.
 - Owns prime land parcels in key metropolitan cities like Mumbai, Delhi NCR, Bengaluru, and Pune.
 - Projects with a revenue potential of more than INR 70,000 Crores (~35 million sft.) under development
 - Backed by the Aditya Birla Group, a global conglomerate with a strong legacy in multiple industries.
 - Commercial assets with annual lease income of INR 130+ crores.
 - Experienced management with decades of experience in the real estate industry.
 - Guidance of adding INR ~15,000-20,000 crores of GDV every year.
 - Aim to achieve INR 15,000 crores of presales in next 3 years.

FINANCIAL PERFORMANCE (CONSOLIDATED).....

(INR Cr)	Operating Income	Operating EBITDA	Operating EBITDA%	PAT	PAT%	EPS
FY22	4,131	445	10.77%	154	3.73%	14.91
FY23	3,832	568	14.82%	322	8.40%	24.34
FY24	1,101	243	22.07%	128	11.63%	4.56
FY25	1,219	30	2.46%	(149)	NA	(14.24)

Note: All numbers are as per IND-AS

Key Data

BSE Code	500040
NSE Code	ABREL
Reuters	AITE.NS
Bloomberg	ABREL:IN

Market Data (INR) as on 31st March, 2024

Face Value	10.0
CMP	1,969.2
52 Week H/L	3,142/1,630
MCAP (Cr)	21,995
Shares O/S (Mn)	11.17
1 Yr Avg. Vol. ('000)	399.93

Performance as on 31st March, 2024

	3M	6M	12M
ABREL	(20.14)%	(31.19)%	18.56%
SENSEX	(1.09)%	(8.12)%	4.66%
BSE MIDCAP	(10.84)%	(15.95)%	4.76%

Shareholding Pattern as on 31st March, 2024

Promoters	50.2%
Mutual Funds	14.1%
FPI	9.3%
Insurance Company	0.7%
Public & other	25.7%

BUSINESS SEGMENTS.....

Real Estate:

- Launched in 2016, Birla Estates is the real estate arm of Aditya Birla Real Estate Limited (ABREL), developing premium residential and commercial spaces across India.
- The company operates in four major macro markets: Mumbai Metropolitan Region (MMR), National Capital Region (NCR), Bengaluru, and Pune.
- In FY25, the company added over ₹25,000 Cr in new GDV across key projects, including landmark launches in Gurugram, Pune, and Bengaluru.
- Backed by the Aditya Birla Group’s legacy, Birla Estates has become synonymous with design-led, sustainable development and exceptional customer experience.

Commercial Project :

- The company has two commercial real estate projects, namely Birla Aurora and Birla Centurion, both located in prime areas of Mumbai.
- Birla Aurora, at Century Bazaar, offers 2.6 lakh sq. ft. of leasable area, while Birla Centurion, in the Century Mills compound, has 3.2 lakh sq. ft. Together, these assets generate an annual lease rental of over ₹130 crore.

GROWTH DRIVERS.....

Real Estate:

Robust Project Pipeline

- Projects with a total GDV of ~INR 70,000 Cr are under development.
- Additional GDV of INR 15,000–INR 20,000 Cr expected to be added annually.
- FY25 bookings crossed INR 8,000 Cr – a 2x YoY growth.

Demand Tailwinds from the Market

- Indian homebuyers strongly prefer ownership over renting (80%)—especially in core ABREL markets like MMR (85%) and NCR (74%).
- Upgrading to better homes is the biggest motivation (37%)—aligning with Birla Estates’ premium positioning.
- Buyers across income levels and generations increasingly prefer under-construction apartments in gated communities—a key focus for Birla projects.

Source: Knight frank Beyond bricks: The Pulse of Home Buying

Sustainability & Design Differentiation

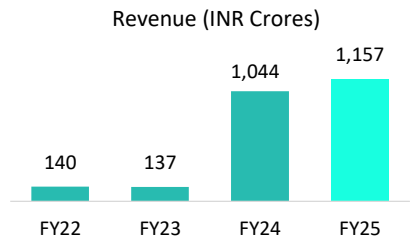
- Emphasis on green buildings and smart infrastructure.
- Birla Aurora (Mumbai) certified as a Net Zero Energy building; Birla Anayu received LEED Gold Pre-Certification.
- ESG benchmarking scores improved significantly in FY25 (GRESB: 96 for Development Benchmark).

PEER COMPARISON (FY25) INR CR

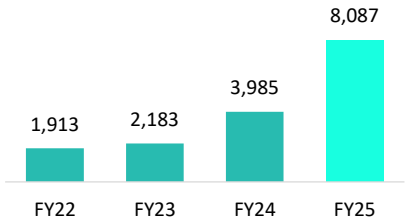
Company	Operating Income	Operating EBITDA	Operating EBITDA%	PAT	PAT%	Market Cap
ABREL	1,219	30	2.46%	(157)	NA	21,995
Macrotech	13,780	3,988	28.94%	2,767	20.08%	1,19,384
Godrej Properties	4,923	44	0.90%	1,389	28.22%	64,073
Oberoi Realty	5,286	3,103	58.70%	2,226	42.10%	59,484
Prestige Estates	7,349	2,559	34.82%	617	8.39%	51,033
DLF	7,994	2,109	26.38%	4,367	54.63%	1,68,445

PAT total for the period (from continued operations)

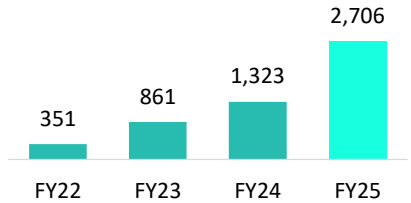
Real Estate



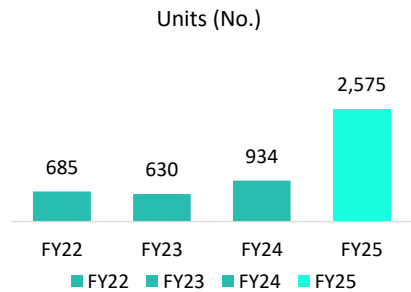
Booking Value (INR Cr)



Collection (INR Cr)



Unit Sold (No.)



INCOME STATEMENT (CONSOLIDATED)

INCOME STATEMENT (INR CR)	FY22	FY23	FY24	FY25
Operating Income	4,131	3,832	1,101	1,219
Expenses	3,686	3,264	880	1,202
Operating EBITDA	445	568	243	30
Operating EBITDA Margins (%)	10.77%	14.82%	22.07%	2.46%
Other Income	43	25	48	38
Depreciation	231	196	59	64
Finance Cost	52	34	30	46
Exceptional Item	0	134	0	-124
PBT	205	497	202	-166
Share of Profit in JV	-	(2)	(22)	(13)
Tax	51	173	52	(30)
Profit After Tax [#]	154	322	128	(149)
PAT Margins (%)	3.73%	8.40%	11.63%	NA
EPS Diluted (INR)	14.91	24.34	4.56	(14.24)

[#] PAT total for the period (from continued operations)

CONSOLIDATED BALANCE SHEET (IND-AS).....

PARTICULARS (INR MN)	FY22	FY23	FY24	FY25
EQUITIES & LIABILITIES				
Equity				
(A) Equity Share Capital	112	112	112	112
(B) Other Equity	3,607	3,775	3,867	3,728
(C) Non Controlling Interest	158	152	116	48
Total Equity	3,877	4,039	4,095	3,888
Non-Current Liabilities				
(A) Financial Liabilities				
(i) Borrowings	382	399	2,356	3,708
(ii) Lease liabilities	19	19	18	-
(iii) Other Financial Liabilities	98	118	128	118
(B) Provisions	1	2	8	10
(C) Deferred Tax Liabilities (Net)	-	41	12	50
(D) Other Non-Current Liabilities	520	455	392	342
Total Non – Current Liabilities	1,020	1,034	2,913	4,228
Current Liabilities				
(A) Financial Liabilities				
(i) Borrowings	934	639	126	1,288
(ii) Lease liabilities	2	2	2	-
(iii) Trade Payables	858	786	732	827
(iv) Other Financial Liabilities	149	175	226	359
(B) Other Current Liabilities	717	1,595	2,236	5,254
(C) Provisions	182	182	180	174
Total Current Liabilities	2,842	3,379	3,502	7,903
Liabilities directly associated with assets held for sale	-	-	-	514
GRAND TOTAL - EQUITIES & LIABILITIES	7,739	8,452	10,510	16,533

PARTICULARS (INR MN)	FY22	FY23	FY24	FY25
ASSETS				
Non-Current Assets				
(A) Property, Plant and Equipment	3,213	3,112	2,922	671
(B) Capital Work-in-progress	174	190	57	24
(C) Investment Property	839	797	765	736
(D) Investment Property under development	36	36	38	23
(E) Intangible Assets	7	8	10	7
(F) Intangible sssets under development	1	-	1	2
(G) Investment under equity method	15	23	1	-
Financial Assets				
(i) Investments	263	201	408	672
(ii) Loans	-	-	-	-
(iii) Other Financial Assets	58	20	70	24
(G) Deferred Tax Assets (Net)	57	48	95	255
(H) Other Non-Current Assets	26	21	36	7
(I) Advance Tax (Net of provision)	61	69	87	93
Total Non – Current Assets	4,750	4,525	4,490	2,514
Current Assets				
(A) Inventories	2,339	3,256	4,726	8,943
Financial Assets				
(i) Current Investments	131	3	283	413
(ii) Trade Receivables	217	156	166	105
(iii) Cash & Cash Equivalents	35	49	373	872
(iv) Bank Balances	31	103	29	129
(v) Loans	-	-	-	-
(vi) Other Financial Assets	13	16	23	46
(C) Other Current Assets	232	344	370	536
Total Current Assets	2,989	3,927	5,970	11,044
Assets classified as held for sale	-	-	50	2,975
GRAND TOTAL – ASSETS	7,739	8,452	10,510	16,533

INVESTOR RELATIONS TEAM AT VALOREM ADVISORS

Name	Designation	Email	Phone
Anuj Sonpal	CEO	anuj@valoremadvisors.com	+91-22-4903-9500
Purvangi Jain	AVP	purvangi@valoremadvisors.com	+91-22-4903-9536
Nupur Jainkunia	AVP	nupurj@valoremadvisors.com	+91-22-4903-9536

Valorem Advisors Disclaimer:

Valorem Advisors is an Independent Investor Relations Management Service company. This factsheet has been prepared by Valorem Advisors based on information and data which the Company considers reliable, but Valorem Advisors and the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded. Valorem Advisors also hereby certifies that the directors or employees of Valorem Advisors do not own any stock in personal or company capacity of the Company under review.

Aditya Birla Real Estate Limited Disclaimer:

No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Such information and opinions are in all events not current after the date of this presentation. Certain statements made in this presentation may not be based on historical information or facts and may be “forward looking statements” based on the currently held beliefs and assumptions of the management of Aditya Birla Real Estate Ltd. which are expressed in good faith and in their opinion reasonable, including those relating to the Company’s general business plans and strategy, its future financial condition and growth prospects and future developments in its industry and its competitive and regulatory environment.

Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance or achievements of the Company or industry results to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements, including future changes or developments in the Company’s business, its competitive environment and political, economic, legal and social conditions. Further, past performance is not necessarily indicative of future results. Given these risks, uncertainties and other factors, viewers of this presentation are cautioned not to place undue reliance on these forward-looking statements. The Company disclaims any obligation to update these forward-looking statements to reflect future events or developments.

This presentation is for general information purposes only, without regard to any specific objectives, financial situations or informational needs of any particular person. This presentation does not constitute an offer or invitation to purchase or subscribe for any securities in any jurisdiction, including the United States. No part of it should form the basis of or be relied upon in connection with any investment decision or any contract or commitment to purchase or subscribe for any securities. None of our securities may be offered or sold in the United States, without registration under the U.S. Securities Act of 1933, as amended, or pursuant to an exemption from registration there from.

This document is confidential and may not be copied or disseminated, in whole or in part, and in any manner.