



SH/XII/023/2025

14th May, 2025

Corporate Relationship Department
BSE Limited
01st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
Scrip Code: 500040/974571/974877
/975457/975967/975968

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 05th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai-400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Press Release 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')

In continuation to our letter vide SH/XII/015/2025 dated 14th May, 2025, vide which we have sent to you the copies of Audited Financial Results (Standalone & Consolidated basis) for the quarter and year ended 31st March, 2025, please find attached herewith a copy of the press release regarding the aforesaid results duly approved by the Board at its meeting held today.

This is for information of the investors and for your records.

Thanking you,

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

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





FINANCIAL SUMMARY – (Continuing Operations)

(Rs. Crores)

| | Standalone | | | | | | Consolidated | | | | | |
|-------------|------------|--------|------|--------|--------|------|--------------|--------|-------|--------|--------|------|
| Particulars | Q4 '25 | Q4 '24 | % | FY '25 | FY '24 | % | Q4 '25 | Q4 '24 | % | FY '25 | FY '24 | % |
| Net Sales | 104 | 231 | -55% | 323 | 466 | -31% | 395 | 814 | -51% | 1219 | 1101 | 11% |
| EBITDA | 124 | 199 | -38% | 352 | 456 | -23% | -18 | 209 | -109% | 55 | 269 | -80% |
| PAT | -73 | 121 | | -15 | 222 | | -127 | 144 | | -149 | 128 | |

*Q4 FY24 & FY24 results have been regrouped for better comparison. Standalone and Consolidated PAT for Q4 FY25 & FY25 includes exceptional item of Rs. 157 Crs. and Rs. 124 Crs. respectively.

Commenting on the Q4 & FY25 results, Mr. R. K. Dalmia - Managing Director, Aditya Birla Real Estate Limited (ABREL) said –

"FY25 has been a landmark year for Aditya Birla Real Estate, where we have streamlined our operations towards solidifying our real estate ambitions. We have accelerated our growth, while prioritising quality and governance, in parallel. In real estate, we set ourselves an ambitious target, and have delivered a stellar performance, doubling both our booking value and collections this year. The macro growth drivers are in place – robust demand in residential segment, augmented by sustained urbanization and evolving lifestyle preferences. Further, we are in the process of divesting our Pulp & Paper business, as a part of our committed corporate restructuring to align with our core business."

SEGMENTAL PERFORMANCE

Real Estate Business

- Achieved Sales (Booking Value) of INR 8,000+ Cr in FY25 doubled compared to FY24 with launch of 5 new projects and 3 new phases of on-going projects across NCR, Bengaluru and Pune regions.
- Birla Arika (Sector 31, Gurugram) became the highest-ever selling project for the company with more than INR 3,150 Cr in booking value.
- Birla Evara, Bengaluru, garnered exceptional market response with sales of over INR 850 Crs. at launch.
- Birla Punya marked a striking entry into the city of Pune, generating sales of over INR 300 Crs. at launch for its Phase 1 featuring two towers.
- We added new projects with Gross Development Value (GDV) exceeding INR 25,000 Cr.
- We received the Golden Peacock National Quality Award (GPNQA) for 2025.
- We elevated our brand presence as the Principal Sponsor of RCB in IPL 2025.
- Achieved collections of INR 2,700+ Cr in FY25, doubling FY24's INR 1,323 Cr.

PULP & PAPER BUSINESS (Being Divested)

- Sales volumes in Q4'FY25 increased by 4% over previous quarter.
- Production volumes in Q4'FY25 increased by 5% over previous quarter.
- Plant achieved overall capacity utilization of 92% during Q4'FY25.



OUTLOOK

REAL ESTATE BUSINESS

The Indian real estate sector is in a phase of steady stabilization after experiencing a rapid expansion earlier. The growth trajectory is expected to sustain on account of strong residential demand and driven by execution excellence, product differentiation and brand trust from developers.

Gated communities, integrated townships and sustainable developments are gaining popularity as buyers prefer a holistic living experience with green spaces, smart home features, and wellness-driven designs. Luxury and premium housing markets continue to attract discerning high-net-worth buyers prioritizing exclusivity, larger spaces and prime locations.

With infrastructure advancements and growing investor appetite, as the Indian Real Estate sector evolves, the ability to integrate innovation, leverage digital technologies and adopt sustainable practices will define competitiveness and long-term leadership.