



SH/XII/037/2025

09<sup>th</sup> June, 2025

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

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

Dear Sir/ Madam,

**Sub: Press release of Birla Estates Private Limited, a wholly owned subsidiary 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')**

Pursuant to Regulation 30 of Listing Regulations, please find attached herewith a copy of Press Release of Birla Estates Private Limited, a wholly-owned subsidiary of the Company the contents of which are self-explanatory.

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



## **Birla Estates secures financial investment of INR 420 crores from International Finance Corporation (IFC) for two projects**

**Mumbai, June 09, 2025** – Birla Estates Private Limited (BEPL), a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited), announced signing of agreements for an investment from International Finance Corporation (IFC), a member of the World Bank Group. This investment underscores Birla Estates' commitment to delivering sustainable and superior real estate developments across India. The investment, approximately USD 50 million (**INR 420 crores**), will be directed towards two of Birla Estates' key developments: with approx. INR 148 crores in Birla Estates' Manjri project (Pune) having approx. 3.13mn sq. ft saleable area and approx. INR 272 crores in Birla Estates' Thane project with approx. 6.43mn sq. ft saleable area.

The projects will be developed through two Special Purpose Vehicles (SPVs) owned and controlled by Birla Estates. IFC's investment will be made into these SPVs, which will serve as the development platform for both projects. Under the structure, Birla Estates will hold a 56% economic interest, whereas IFC will hold a 44% economic interest in the SPVs.

**Mr. K. T. Jithendran, MD & CEO of Birla Estates**, said, *"We are proud to welcome IFC as a valuable investor in our mission to reshape urban living through sustainable and high-quality real estate development. This investment validates our development philosophy and strengthens our ability to scale responsibly. With IFC's global expertise in sustainable investments and our deep-rooted market insights, we aim to set new benchmarks in Indian real estate."*

**Imad N. Fakhoury, Regional Director for South Asia, IFC**, said, *"Housing is a powerful driver of jobs, resilience, economic growth—and a key priority for IFC. Our partnership with Birla Estates will bridge the gap in India's housing sector by expanding availability of and access to sustainable, high-quality housing for the country's growing population, with a focus on first-time homeowners. The investment will create jobs, support inclusive urban development aligned with India's net-zero ambitions, and deepen private sector participation in this critical sector."*

Birla Estates continues to expand its presence in India's most sought-after real estate markets. In the last quarter of FY25, the company launched 5 projects across its key markets of NCR, Bengaluru and forayed into the Pune market recording its biggest quarter sales.

**About Birla Estates:** Birla Estates Private Limited, is a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited). In a short span of time Birla Estates has established itself as a brand of choice in the real estate industry. Birla Estates develops premium residential housing in key markets. The company is developing land parcels both through outright purchases as well as asset light Joint Ventures apart from developing its own land parcels. In the long term, the company is focused on developing world class residential, commercial and mixed use properties and aims to be amongst the top real estate companies in India. The company's focus is on differentiating through sustainability, execution excellence, customer centricity and thoughtful design. The company is headquartered at Mumbai and currently has regional offices in NCR, Bengaluru and Pune and also has a well- established commercial portfolio with 2 grade-A commercial buildings located in Worli, Mumbai with ~6 lakh square feet of leasable area.

**About IFC**

IFC — a member of the World Bank Group — is the largest global development institution focused on the private sector in emerging markets. We work in more than 100 countries, using our capital, expertise, and influence to create markets and opportunities in developing countries. In fiscal year 2024, IFC committed a record \$56 billion to private companies and financial institutions in developing countries, leveraging private sector solutions and mobilizing private capital to create a world free of poverty on a livable planet. For more information, visit [www.ifc.org](http://www.ifc.org).

**Media Contact:** Email: [be@adfactorspr.com](mailto:be@adfactorspr.com)