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27th March, 2026

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
**Scrip Code: 500040/974877/975457/
975967/975968**

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: Press release of Birla Estates Private Limited, a wholly owned subsidiary of Aditya Birla Real Estate Limited (the Company)

Ref: Regulation 30 and 51 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('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 for 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



Aditya Birla Real Estate Limited

(Formerly known as Century Textiles and Industries Limited)

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Corporate ID No.: L17120MH1897PLC000163



Birla Estates Announces its First Redevelopment Project in Mumbai with a Luxury Residential Development in Khar (W)

A joint venture with Parinee Group to unlock ₹1,700 crore project potential spanning 1.3 acres (approx. 5261 sq.mts)

Mumbai, March 27, 2026: Birla Estates Private Limited (BEPL), a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited), today announced its entry into the redevelopment market with its first project in Mumbai Metropolitan Region (MMR). The company will redevelop Anmol Co-operative Housing Society and Bhartiya Bhavan Co-operative Housing Society in Khar West, Mumbai's Western Suburbs and one of the city's most sought-after residential micro-markets. The project is being developed under a joint redevelopment arrangement with Parinee Real Estate Builders.

With a saleable area of 2.9 lakh sq.ft, the project has an estimated revenue potential of INR 1,700 crore. The development will feature luxury residential apartments designed to meet the evolving lifestyle aspirations of discerning urban homebuyers. This redevelopment further strengthens Birla Estates' growing presence in Mumbai, where the company already has an established footprint through its premium developments and commercial portfolio. Redevelopment remains central to Mumbai's real estate landscape, given the city's limited land availability and sustained demand for quality housing. It enables the transformation of ageing residential communities into modern, well-planned living spaces in established neighbourhoods.

"Mumbai's redevelopment cycle presents a significant growth opportunity in a structurally land-constrained market, reshaping the city's real estate landscape and creating a scalable avenue for well-capitalised, design-led developers. At Birla Estates, our entry into this segment is a natural extension of our growth strategy, leveraging our proven track record in luxury developments. Our ongoing focus remains on design excellence, execution capability, and a long-term vision to create iconic developments that elevate living while delivering value to all stakeholders," **said Ananya Birla, Director, Aditya Birla Group.**

Speaking on the announcement, **K.T. Jithendran, MD & CEO, Birla Estates**, said: *"Our entry into redevelopment marks a significant milestone in Birla Estates' growth journey and reflects our commitment to creating enduring value in India's leading markets. In a supply-constrained city like Mumbai, redevelopment is key to unlocking land potential and enabling modern living environments. Through this project in Khar West, we aim to deliver a future-ready development guided by our design-led approach."*

Strategically located in the heart of Khar West, the site offers excellent connectivity to key social and urban infrastructure, including the planned Khar Metro Station (0.6 km), Khar Railway Station (1.3 km), and Mumbai International Airport (8.5 km). The location is further supported by reputed hospitals, schools, colleges, and premium lifestyle destinations, underlining its position as a prime residential address in Mumbai.

This redevelopment marks a key addition to Birla Estates' expanding portfolio with a foray into western suburbs as the company continues to scale through a mix of new developments, joint ventures, and



redevelopment opportunities. Backed by the Aditya Birla Group's strong brand heritage and coupled with company's focus on premium design and execution excellence, the project is envisioned as a benchmark for contemporary urban living in Mumbai's Western Suburbs.

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 Parinee Group

Parinee Group is a Mumbai-based real estate developer with a rich legacy of over six decades. Established in 1963 by Mr. Dilip Shah, the Group has consistently contributed to the city's evolving skyline through thoughtfully designed residential and commercial developments. Today, the Group is led by Mr. Vipul Shah, Mr. Dhaval Shah and Mr. Jainil Shah, who bring a forward-looking vision focused on design excellence, technical expertise and execution capability. In line with the dynamic transformation of Mumbai's real estate landscape, Parinee Group has strategically expanded its focus towards society redevelopment, a critical driver of urban renewal in the city. The Group adopts a collaborative and resident-first approach, combining technical knowhow and regulatory understanding to deliver enhanced living spaces and long-term value to stakeholders. With a strong commitment to innovation, sustainability, and urban transformation, Parinee Group continues to play a meaningful role in shaping modern Mumbai through developments that reflect global standards and contemporary lifestyles.

For media queries, please contact: Roshni Rai roshnir@avianwe.com