



SH/XII/017/2026-27

23<sup>rd</sup> April, 2026

Corporate Relationship Department  
**BSE Limited**  
1<sup>st</sup> 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" 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 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





## Annual Performance Release (FY26)

### **Birla Estates Delivers Strong FY26 Performance with ₹8,136 Cr Booking Value; Sales Momentum driven by NCR, followed by Bengaluru and MMR**

- Collections up by 23.5% Y-o-Y
- 8 launches in FY26 evenly spread across 4 regions

**Mumbai, April 23, 2026:** Birla Estates, a wholly owned subsidiary of Aditya Birla Real Estate Limited (ABREL), reported a booking value of 8,136 crores for FY2026 following an exceptionally strong previous year, highlighting robust demand across key markets.

FY26 performance was driven by tapping into the continued premium residential demand with focus on catering to homebuyer needs of integrated community ecosystems coupled with the assurance of a trusted legacy-led developer brand. These evolving preferences have translated into stronger absorption across company's well-located, thoughtfully planned developments in key markets NCR, MMR, Bengaluru and Pune.

India's residential real estate sector remained resilient through FY2026, supported by stable macroeconomic fundamentals, rising urban incomes, and sustained end-user demand. Within this environment, Birla Estates continued to focus on design differentiation, and execution excellence.

**Mr. KT Jithendran, MD & CEO Birla Estates** said, "FY2026 reflects the strength of our growth strategy, anchored in thoughtfully-designed development and disciplined capital allocation. Our performance has been driven by strong demand for differentiated, premium offerings, particularly in NCR and Bengaluru. As we look ahead, we remain focused on deepening our presence in key markets, accelerating launches, and delivering high-quality living experiences."

#### **Market-wise Performance**

**NCR** led the company's overall performance in FY2026, driven by strong demand for newly launched projects and sustained traction in established developments.

- Birla Arika, Sector 31, Gurugram (Phase 2) achieved bookings exceeding ₹1,600 crores with nearly 97% of the residences -152 of 156 units sold within a month of launch, underlining strong buyer confidence in the brand's luxury developments in Gurugram
- Birla Pravaah, Sector 71, Gurugram achieved a booking value of approximately ₹1,851 crores, with all 492 units sold out within 24 hours of launch

**Bengaluru** witnessed strong traction with launch of Phase 4 of Birla Trimaya, generated booking value of approximately ₹649 crores while Birla Evara, a premium project in Sarjapur, Bengaluru clocked a booking value of over ₹1,044 crores, further supporting overall market demand.

**Pune** emerged as a high-growth market driven by strong absorption in new launches of Birla Evam and Birla Punya.

**MMR** marked by a strong expansion-led strategy alongside healthy demand across key projects. The company announced its entry into the redevelopment market with first project in Khar West, Mumbai, one of the city's most sought-after residential micro-markets, with an estimated revenue potential of INR 1,700 crore. Expanding its footprint, the company launched Birla Taranya in the Thane micro-market, which





recorded a booking value of approximately ₹952 crores with around 627 units sold. This was followed by foray into the plotted development segment with the successful launch of Birla Mrida in Boisar.

During the year, Birla Estates further strengthened its brand and organisational credentials through strategic associations and key recognitions. The company announced its partnership with Gujarat Titans as the team's Principal Sponsor for the Indian T20 League 2026 season, strengthening its commitment to high-performance and purpose-driven collaborations. It was also recognised for its workplace and operational excellence, including being named among ET Now's Best Organisations for Women 2026, and receiving the prestigious 'Sword of Honour' from the British Safety Council, while being recognised as a Sector Leader in the 2025 GRESB (Global Real Estate Sustainability Benchmark) Real Estate Assessment, achieving top honours across multiple categories in sustainability.

The company remains well-positioned to capitalise on sustained end-user demand and evolving consumer preferences in India's residential real estate market.

**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.

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