



SH/XII/060/2025

23rd July, 2025

Corporate Relationship Department
BSE Limited
1st 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, 5th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai - 400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Financial Results of Aditya Birla Real Estate Limited ('the Company')

Ref: Regulations 30, 33 & 52 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Please refer to our letter vide SH/XII/054/2025 dated 16th July, 2025, intimating you about a meeting of the Board of Directors of the Company to be held today i.e. Wednesday, 23rd July, 2025.

This is to inform you pursuant to Regulations 30, 33 & 52 of Listing Regulations that the Board at its meeting held today has approved the Standalone and Consolidated Unaudited Financial Results of the Company for the quarter ended 30th June, 2025;

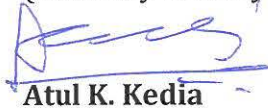
Please find enclosed herewith the following:

- Unaudited Standalone and Consolidated Financial Results for the First quarter (April to June) ended 30th June, 2025;
- Limited Review report by the Auditors of the Company;

The meeting commenced at 12:00 Noon IST and concluded at 12:57 pm IST.

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



Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)

1. We have reviewed the accompanying statement of unaudited standalone financial results of Aditya Birla Real Estate Limited formerly known as Century Textiles and Industries Limited (the "Company") which includes financial results of CTIL Employee Welfare Trust (the "Trust") for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

per Ravi Bansal
Partner

Membership No.: 049365



UDIN: 25049365 BMOAXW7798

Mumbai

July 23, 2025

ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)
UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980
Website : www.adityabirlarealestate.com, Email : ctil.ho@adityabirla.com

Website : www.adityabini realestate.com, Email : cti.ro@adityabini.com					(Rs. in Crores)
	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		(Unaudited)	(Audited) Refer Note 8	(Unaudited)	(Audited)
CONTINUING OPERATIONS					
1	Income from Operations				
	(a) Sales	66.97	103.89	65.33	310.38
	(b) Other operating income (Refer Note 3)	0.07	0.12	12.44	12.70
2	Other Income (Refer Note 4)	60.41	58.86	29.01	174.52
3	Total Income (1 + 2)	127.45	162.87	106.78	497.60
4 Expenses					
	(a) Cost of land, construction, other related real estate development cost and other cost	2.51	7.94	2.05	14.40
	(b) Changes in inventories of finished goods and work-in-progress	(1.95)	(0.19)	(1.05)	2.08
	(c) Employee benefit expenses	6.46	5.72	5.50	23.98
	(d) Finance cost	42.90	40.36	21.69	140.14
	(e) Depreciation and amortisation expenses	13.09	13.36	14.24	55.12
	(f) Other expenditures	21.59	25.43	29.03	104.93
	Total expenses (a to f)	84.60	92.62	71.46	340.65
5	Profit before exceptional items and tax (3 - 4)	42.85	70.25	35.32	156.95
6	Exceptional items (Refer Note 2)	-	(156.89)	-	(156.89)
7	Profit / (Loss) before tax from continuing operations (5 + 6)	42.85	(86.64)	35.32	0.06
8	Tax expenses of continuing operations				
	Current Tax	7.49	17.80	10.48	35.78
	Deferred Tax	7.87	(31.41)	1.96	(20.67)
9	Net Profit / (Loss) for the period / year from continuing operations (7 - 8)	27.49	(73.03)	22.88	(15.05)
10 DISCONTINUED OPERATIONS (Refer Note 5)					
11	Profit / (Loss) before tax from discontinued operations (Refer Note 6)	31.52	(12.64)	11.41	(13.38)
12	Tax expenses of discontinued operations	(11.30)	4.43	(4.02)	4.68
13	Net Profit / (Loss) for the period / year from discontinued operations	20.22	(8.21)	7.39	(8.70)
14	Net Profit / (Loss) for the period / year (9 + 13)	47.71	(81.24)	30.27	(23.75)
	(a) Other comprehensive income - continuing operations				
	(i) Items that will not be reclassified to profit or loss	(1.19)	(57.71)	86.28	70.05
	(ii) Income tax on above	0.23	2.72	(20.20)	(6.84)
	(b) Other comprehensive income - discontinued operations				
	(i) Items that will not be reclassified to profit or loss	-	(5.32)	-	(5.32)
	(ii) Income tax on above	-	1.86	-	1.86
15	Total Other Comprehensive Income / (Loss) for the period / year	(0.96)	(58.45)	66.08	59.75
16	Total Comprehensive Income / (Loss) for the period / year (14 + 15)	46.75	(139.69)	96.35	36.00
17	Paid-up equity share capital (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69
18	Other Equity				4,265.08
	Earnings Per Share in Rs. (not annualised)				
	Basic earnings per share - Continuing operations	2.49	(6.61)	2.05	(1.36)
	Diluted earnings per share - Continuing operations	2.47	(6.61)	2.04	(1.36)
	Basic earnings per share - Discontinued operations	1.83	(0.74)	0.67	(0.79)
	Diluted earnings per share - Discontinued operations	1.82	(0.74)	0.66	(0.79)
	Basic earnings per share - Continuing and discontinued operations	4.32	(7.35)	2.72	(2.15)
	Diluted earnings per share - Continuing and discontinued operations	4.29	(7.35)	2.70	(2.15)

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BY**

**S R B C & CO LLP
MUMBAI**



Contd.....2
Unaudited Standalone Segment wise Revenue, Results and Segment Assets and Liabilities,
for the quarter and the year ended 30th June, 2025

Particulars	(Rs. in Crores)			
	Quarter Ended			Year Ended
	30.06.2025	31.03.2025	30.06.2024	31.03.2025
	(Unaudited)	(Audited) Refer Note 8	(Unaudited)	(Audited)
1 Segment Revenue (Sales)				
(a) Real Estate	53.02	89.68	50.30	249.99
(b) Others	14.08	14.34	15.17	60.95
Total	67.10	104.02	65.47	310.94
Less: Inter Segment Revenue	0.13	0.13	0.14	0.56
Sales from continuing operations	66.97	103.89	65.33	310.38
Add: Sales from discontinued operations				
(c) Pulp and Paper (Refer Note 5)	678.76	765.40	786.47	3,147.90
(d) Textiles	-	0.78	18.35	40.87
Total sales (Continuing and discontinued operations)	745.73	870.07	870.15	3,499.15
2 Segment Results				
Profit / (Loss) after depreciation but before finance cost				
(a) Real Estate (Refer Note 2 and 3)	29.03	16.11	31.75	106.91
(b) Others	9.91	8.20	9.78	35.82
Sub - Total	38.94	24.31	41.53	142.73
(Add) / Less :				
i. Finance Cost (continuing operations)	42.90	40.36	21.69	140.14
ii. Other un-allocable expenditure (Refer Note 2) net of un-allocable income (continuing operations)	(46.81)	70.59	(15.48)	2.53
Profit / (Loss) Before Tax (continuing operations)	42.85	(86.64)	35.32	0.06
Profit / (Loss) from discontinued operations (Net of finance cost)				
(a) Pulp and Paper (Refer Note 5)	24.15	(10.38)	27.70	28.27
(b) Textiles (Refer Note 6)	7.37	(2.26)	(16.29)	(41.65)
Total Profit / (Loss) Before Tax (Continuing and discontinued operations)	74.37	(99.28)	46.73	(13.32)
3 Segment Assets				
(a) Real Estate	5,131.51	5,001.37	3,264.63	5,001.37
(b) Others	220.33	206.38	226.13	206.38
	5,351.84	5,207.75	3,490.76	5,207.75
(c) Pulp and Paper - discontinued operations (Refer Note 5)	3,015.73	2,979.35	3,151.92	2,979.35
(d) Textiles - discontinued operations	71.04	140.80	230.12	140.80
(e) Unallocable Assets	3,590.64	3,610.54	2,205.16	3,610.54
Total Assets	12,029.25	11,938.44	9,077.96	11,938.44
4 Segment Liabilities				
(a) Real Estate	2,313.87	2,262.45	1,433.96	2,262.45
(b) Others	535.65	543.98	692.30	543.98
	2,849.52	2,806.43	2,126.26	2,806.43
(c) Pulp and Paper - discontinued operations (Refer Note 5)	476.10	498.06	425.27	498.06
(d) Textiles - discontinued operations (Refer Note 6)	12.92	27.92	94.51	27.92
(e) Unallocable Liabilities	4,263.78	4,229.26	1,960.75	4,229.26
Total Liabilities	7,602.32	7,561.67	4,606.79	7,561.67

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BY

S R B C & CO LLP
MUMBAI

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Notes :

- 1 The above standalone unaudited financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) ("the Company") for the quarter ended June 30, 2025 have been reviewed and recommended for adoption by the Audit Committee to the Board of Directors and have been approved by the Board at its meeting held on July 23, 2025.
- 2 The Company has disclosed exceptional items for the quarter and year ended March 31, 2025 pertaining to:
 - a Post discontinuation of the Company's Textiles business, the economic advantages to its Joint Venture (JV) Birla Advanced Knits Private Limited like common utility, shared manpower & integrated operations with Siro yarn spinning were lost, hence entity became non-viable and the said JV business operations had been stopped. Therefore, both the JV partners had decided to sell their respective investments in the JV. Both the JV partners had an obligation to contribute equally towards the liabilities of the JV in excess of their respective investments. Accordingly, the Company had recognised provision aggregating to Rs. 114 Cr. towards its exposure in JV.
During the quarter ended June 30, 2025, the Company has made contribution towards its liabilities in JV of Rs. 89 Cr.
 - b The company was entitled to Worli West Colony comprises C. S. No. 1,546 leasehold land admeasuring 25,543.68 sq mtrs (equivalent to 6.31 acres). Company had filed a writ Petition before the High Court of Bombay seeking a formal conveyance of the land in its favor. The Hon'ble High Court of Bombay had passed a judgment dated March 14, 2022 inter alia directing MCGM to execute a formal conveyance in favor of the Company. MCGM filed an appeal in the Hon'ble Supreme Court against the said High Court Judgement and the Hon'ble Supreme Court had allowed the said Appeal. Pursuant to Supreme Court Judgement the company had surrendered a land parcel to local authority, and as a result the company had written off Rs. 42.89 Cr. pertaining to the said property.
- 3 Other operating income includes gain on sale of Transferable Development Rights (TDR) for the quarter ended June 30, 2025 Nil, quarter ended March 31, 2025 Nil, quarter ended June 30, 2024 Rs.12.35 Cr. & year ended March 31, 2025 Rs. 12.35 Cr.
- 4 Other income includes interest on Income Tax refund pertaining to earlier years for the quarter ended June 30, 2025 Nil, for the quarter ended March 31, 2025 Rs. 0.74 Cr., quarter ended June 30, 2024 Rs. 3.87 Cr. and year ended March 31, 2025 Rs. 4.61 Cr.
- 5 Pursuant to approval of Board of Directors ("Board") of the Company at their meeting held on March 31, 2025, the company had executed a business transfer agreement (BTA) with the ITC Ltd. for sale and transfer of the Company's pulp and paper undertaking operated under the name of Century Pulp and paper. As the operations are discontinued, the financial results of the company for the comparative period for the quarter ended June 30, 2024 have been presented accordingly.
The company is in the process of satisfying conditions precedent in accordance with the BTA.
- 6 For the quarter ended 30th June 2025, the Company recorded a profit of Rs. 17.74 Cr. from the sale of property, plant, and equipment of the Textile business, which has been disclosed under "Discontinued Operations" in the financial results.
- 7 During the year ended March 31, 2025 the Nomination and Remuneration Committee ("Committee") of the Board of Directors of the Company had granted 42,439 Stock Options (ESOP's) under the CTIL Employee Stock Option Scheme 2023 ('the Scheme') and 83,780 Employee stock options had been exercised. No stock options (ESOP's) has been granted and exercised during the quarter ended June 30, 2025.
- 8 The figures of the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2025 and the unaudited published year-to-date figures upto December 31, 2024 which were subjected to limited review.
- 9 In view of discontinuation of its textile business operations and proposed divestment of its paper & pulp business and as per operating results reviewed by the chief operating decision makers, the management has two reportable segments as follows :
 - (a) "Real Estate" includes Residential projects, Leased properties and Investment properties of the Company.
 - (b) "Others" include Viscose Filament Yarn & Tyre Yarn (Rayon), Salt works and Chemicals.



10 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter ended 30th June, 2025 (Standalone)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		(Unaudited)	(Audited) Refer Note 8	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion), Short Term Borrowing and Lease Liabilities]	0.89	0.88	0.40	0.88
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings, including lease liabilities for the period + Scheduled Principal repayment of long term borrowings, including lease liabilities during the period	0.71	0.73	2.91	0.87
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	2.65	2.35	2.92	1.96
(d)	Outstanding redeemable preference shares	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-
(g)	Net Worth (Rs in Crores)	4,426.93	4,376.77	4,471.17	4,376.77
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	47.71	(81.24)	30.27	(23.75)
(i)	Basic earnings per share - Continuing and discontinued operations	4.32	(7.35)	2.72	(2.15)
(j)	Diluted earnings per share - Continuing and discontinued operations	4.29	(7.35)	2.70	(2.15)
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.06	1.19	1.27	1.19
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings + incl. Current Maturities and Lease Liabilities) / (Current Assets - Current Liabilities)	2.64	2.51	1.89	2.51
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.47%	8.44%	0.01%	7.95%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.62	0.56	0.56	0.56
(o)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings + Lease Liabilities) / Total Assets	0.33	0.32	0.20	0.32
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	6.90	6.85	5.92	25.07
(q)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory (excluding Real Estate inventory)	0.86	0.93	0.86	3.91
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	4.37%	4.01%	3.92%	2.91%
(s)	Net Profit Margin (%) (including discontinued operations) Net Profit / Revenue	6.33%	-9.20%	3.38%	-0.67%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	6.33%	8.57%	3.38%	3.75%
(u)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times)* (Assets hypothecated for secured NCDs / Outstanding balance of secured NCDs)	-	2.63	4.96	2.63

* The Company has no Secured Redeemable Non Convertible debentures (NCDs) outstanding as on June 30, 2025 and hence the asset coverage ratio is not applicable for the quarter ended June 30, 2025.



By Order of the Board
For Aditya Birla Real Estate Limited
(Formerly Century Textiles and Industries Limited)



(R. K. Dalmia)
Managing Director
DIN 00040951

Place : Mumbai
Date : 23.07.2025

The financial results of the Company would be available for perusal on the Company's website viz. www.adityabirlarealestate.com and also on websites of BSE Ltd. viz. www.bseindia.com and National Stock Exchange of India Ltd. viz. www.nseindia.com

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Aditya Birla Real Estate Limited formerly known as Century Textiles and Industries Limited (the "Holding Company") which includes financial results of CTIL Employee Welfare Trust (the "Trust") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its joint ventures for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

A. Subsidiary Companies

- a. Birla Estates Private Limited
- b. Avarna Projects LLP (subsidiary of Birla Estates Private Limited)
- c. Birla Tisya LLP (subsidiary of Birla Estates Private Limited)
- d. Birla Arnaa LLP (subsidiary of Birla Estates Private Limited)
- e. Vypak Properties Private Limited (subsidiary of Birla Estates Private Limited)
- f. Ekamaya Properties Private Limited (subsidiary of Birla Estates Private Limited)
- g. Tarusa Properties Private Limited (subsidiary of Birla Estates Private Limited)
- h. Unnatam Properties Private Limited (subsidiary of Birla Estates Private Limited)
- i. Isira Realcon Private Limited (formerly known as Adyasha Properties Private Limited) (subsidiary of Birla Estates Private Limited)
- j. Vibhavya Properties Private Limited (subsidiary of Birla Estates Private Limited)
- k. CTIL Community Welfare Foundation

B. Joint Venture

- a. Birla Advanced Knits Private Limited
- b. Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited) (Joint Venture of Birla Estates Private Limited)



S R B C & CO LLP

Chartered Accountants

Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)
Page 2 of 2

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited interim financial results, in respect of:
 - 1 subsidiary, whose unaudited interim financial results include total revenues of Rs NIL, total net loss after tax of Rs. (0.00) crore, total comprehensive income of Rs. (0.00) crore, for the quarter ended June 30, 2025 and the period ended on that date respectively.

The unaudited interim financial results and other unaudited financial information of this subsidiary have not been reviewed by their auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiary, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 6 above is not modified with respect to our reliance on the work done and the financial results/financial information certified by the Management.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003



per Ravi Bansal
Partner
Membership No.: 049365



UDIN: 25049365 BMOAXX6544

Mumbai
July 23, 2025

ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)
UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 30TH JUNE, 2025
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980
Website : www.adityabirlarealestate.com Email : ctii.ho@adityabirla.com

(Rs. in Crores)				
Particulars	Quarter Ended			Year Ended
	30.06.2025	31.03.2025	30.06.2024	31.03.2025
	(Unaudited)	(Audited) Refer Note 7	(Unaudited)	(Audited)
CONTINUING OPERATIONS				
1 Income from Operations				
(a) Sales	144.21	391.87	348.96	1,203.37
(b) Other operating income	1.35	2.89	4.33	15.51
2 Other Income (Refer Note 3)	11.85	13.02	11.95	38.45
3 Total Income (1 + 2)	157.41	407.78	365.24	1,257.33
4 Expenses				
(a) Cost of land, construction, other related real estate development cost and other cost	73.23	266.63	206.02	739.92
(b) Changes in inventories of finished goods and work-in-progress	(1.95)	(0.19)	(1.05)	2.08
(c) Employee benefit expenses	50.38	47.42	37.39	171.54
(d) Finance cost	7.06	11.50	11.00	45.75
(e) Depreciation and amortisation expenses	15.50	15.83	16.12	63.79
(f) Other expenditures	63.82	105.92	65.41	275.75
Total expenses (a to f)	208.04	447.11	334.89	1,298.83
5 Profit / (Loss) before tax and share of profit of joint venture (3 - 4)	(50.63)	(39.33)	30.35	(41.50)
6 Share of (Loss) of Joint Venture	(2.47)	(5.61)	(7.92)	(13.53)
7 Profit / (Loss) before exceptional items and tax (5 + 6)	(53.10)	(44.94)	22.43	(55.03)
8 Exceptional items (Refer Note 2)	-	(123.97)	-	(123.97)
9 Profit / (Loss) before tax from continuing operations (7 + 8)	(53.10)	(168.91)	22.43	(179.00)
10 Tax expenses of continuing operations				
Current Tax	13.00	19.48	18.83	86.18
Tax pertaining to earlier years	-	-	-	1.08
Deferred Tax	(18.80)	(61.40)	(6.36)	(117.52)
11 Net Profit / (Loss) for the period / year from continuing operations (9- 10)	(47.30)	(126.99)	9.96	(148.74)
DISCONTINUED OPERATIONS (Refer Note 4)				
12 Profit/ (Loss) before tax from discontinued operations (Refer Note 5)	31.52	(12.64)	11.41	(13.38)
13 Tax expenses of discontinued operations	(11.30)	4.43	(4.02)	4.68
14 Net Profit / (Loss) for the period / year from discontinued operations (12+13)	20.22	(8.21)	7.39	(8.70)
15 Net Profit / (Loss) for the period / year (11+ 14)	(27.08)	(135.20)	17.35	(157.44)
16 (a) Other comprehensive income - Continuing operations				
(i) Items that will not be reclassified to profit or loss	(1.19)	(57.96)	86.28	69.80
(ii) Income tax on above	0.23	2.72	(20.20)	(6.84)
(b) Other comprehensive income - Discontinued operations				
(i) Items that will not be reclassified to profit or loss	-	(5.32)	-	(5.32)
(ii) Income tax on above	-	1.86	-	1.86
Total Other Comprehensive Income / (Loss) for the period / year (a + b)	(0.96)	(58.70)	66.08	59.50
17 Total Comprehensive Income / (Loss) for the period / year (15 + 16)	(28.04)	(193.90)	83.43	(97.94)
Profit / (Loss) for the period attributable to:				
Owners of the Company	(25.47)	(131.01)	7.78	(161.28)
Non-controlling Interest	(1.61)	(4.19)	9.57	3.84
Other comprehensive Income / (Loss) attributable to:				
Owners of the Company	(0.96)	(58.70)	66.08	59.50
Non-controlling Interest	-	-	-	-
Total comprehensive Income / (Loss) attributable to:				
Owners of the Company	(26.43)	(189.71)	73.86	(101.78)
Non-controlling Interest	(1.61)	(4.19)	9.57	3.84
18 Paid-up equity share capital (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69
19 Other Equity				3,728.57
20 Earnings Per Share in Rs. (not annualised)				
Basic earnings per share - Continuing operations	(4.13)	(11.49)	0.03	(13.46)
Diluted earnings per share - Continuing operations	(4.13)	(11.49)	0.03	(13.46)
Basic earnings per share - Discontinued operations	1.83	(0.78)	0.67	(0.78)
Diluted earnings per share - Discontinued operations	1.83	(0.78)	0.67	(0.78)
Basic earnings per share - Continuing and discontinued operations	(2.30)	(12.27)	0.70	(14.24)
Diluted earnings per share - Continuing and discontinued operations	(2.30)	(12.27)	0.70	(14.24)

SIGNED FOR IDENTIFICATION
BY

S R B C & CO LLP
MUMBAI



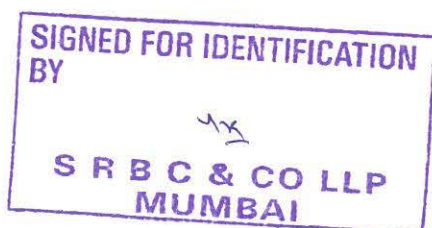
Regd. Office: Century Bhavan, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.
Unaudited Consolidated Segment wise Revenue, Results and Segment Assets and Liabilities,
for the quarter ended 30th June, 2025

Particulars	(Rs. in Crores)			
	Quarter Ended			Year Ended
	30.06.2025 (Unaudited)	31.03.2025 (Audited) Refer Note 6	30.06.2024 (Unaudited)	31.03.2025 (Audited)
1 Segment Revenue (Sales)				
(a) Real Estate	130.26	377.65	333.93	1,142.98
(b) Others	14.08	14.35	15.17	60.95
Total	144.34	392.00	349.10	1,203.93
Less: Inter Segment Revenue	0.13	0.13	0.14	0.56
Sales from continuing operations	144.21	391.87	348.96	1,203.37
Add: Sales from discontinued operations				
(c) Pulp and Paper (Refer Note 4)	678.76	765.40	786.47	3,147.90
(d) Textiles	-	0.78	18.35	40.87
Total sales (Continuing and discontinued operations)	822.97	1,158.05	1,153.78	4,392.14
2 Segment Results				
Profit / (Loss) after depreciation but before finance cost				
(a) Real Estate (Refer Note 2)	(43.96)	(207.63)	33.80	(180.07)
(b) Others	8.91	8.20	9.78	35.82
Sub - Total	(35.05)	(199.43)	43.58	(144.25)
(Add) / Less :				
i. Finance Cost (continuing operations)	7.06	11.50	11.00	45.75
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	10.99	(42.02)	10.15	(11.00)
Profit / (Loss) Before Tax (continuing operations)	(53.10)	(168.91)	22.43	(179.00)
Profit / (Loss) from discontinued operations (Net of finance cost)				
(c) Pulp and Paper (Refer Note 4)	24.15	(10.38)	27.70	28.27
(d) Textiles (Refer note 5)	7.37	(2.26)	(16.29)	(41.65)
Total Profit / (Loss) Before Tax (Continuing and discontinued operations)	(21.58)	(181.55)	33.84	(192.38)
3 Segment Assets				
(a) Real Estate	11,116.30	10,733.82	6,493.78	10,733.82
(b) Others	218.89	206.38	226.13	206.38
	11,335.19	10,940.20	6,719.91	10,940.20
(c) Pulp and Paper - discontinued operations (Refer Note 4)	3,015.73	2,979.35	3,151.92	2,979.35
(d) Textiles - discontinued operations (Refer note 5)	71.04	140.80	230.12	140.80
(e) Unallocable Assets	2,096.22	2,472.82	1,074.72	2,472.82
Total Assets	16,518.18	16,533.17	11,176.67	16,533.17
4 Segment Liabilities				
(a) Real Estate	6,260.11	6,163.08	2,805.95	6,163.08
(b) Others	535.65	543.98	692.30	543.98
	6,795.76	6,707.06	3,498.25	6,707.06
(c) Pulp and Paper - discontinued operations (Refer Note 4)	476.10	498.06	425.27	498.06
(d) Textiles - discontinued operations	12.92	27.92	94.51	27.92
(e) Unallocable Assets	5,397.84	5,411.86	3,031.55	5,411.86
Total Liabilities	12,682.62	12,644.90	7,049.58	12,644.90



Notes :

- 1 The above consolidated unaudited financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) ("the Holding Company"), subsidiaries and its Joint Ventures ("the group") for the quarter ended June 30, 2025 have been reviewed and recommended for adoption by the Audit Committee to the Board of Directors and have been approved by the Board at its meeting held on July 23, 2025.
- 2 The Holding Company has disclosed exceptional items for the quarter and year ended March 31, 2025 pertaining to:
 - a Post discontinuation of the Holding Company's Textiles business, the economic advantages to its Joint Venture (JV) Birla Advanced Knits Private Limited like common utility, shared manpower & integrated operations with Siro yarn spinning were lost, hence entity became non-viable and the said JV business operations had been stopped. Therefore, both the JV partners had decided to sell their respective investments in the JV. Both the JV partners had an obligation to contribute equally towards the liabilities of the JV in excess of their respective investments. Accordingly, the Holding Company had recognised provision aggregating to Rs. 81.08 Cr.
During the quarter ended June 30, 2025, the Holding Company has made contribution towards its liabilities in JV Rs. 89 Cr.
 - b The Holding Company was entitled to Worli West Colony comprises C. S. No. 1,546 leasehold land admeasuring 25,543.68 sq mtrs (equivalent to 6.31 acres). Holding Company had filed a writ Petition before the High Court of Bombay seeking a formal conveyance of the land in its favor. The Hon'ble High Court of Bombay had passed a judgment dated March 14, 2022 inter alia directing MCGM to execute a formal conveyance in favor of the Holding Company. MCGM filed an appeal in the Hon'ble Supreme Court against the said High Court Judgement and the Hon'ble Supreme Court had allowed the said Appeal. Pursuant to Supreme Court Judgement the holding company had surrendered a land parcel to local authority, and as a result the holding company had written off Rs. 42.89 Cr. pertaining to the said property.
- 3 Other income includes interest on Income Tax refund pertaining to earlier years for the quarter ended June 30, 2025 Rs. 1.20 Cr., for the quarter ended March 31, 2025 Rs. 0.74 Cr., quarter ended June 30, 2024 Rs. 3.87 Cr. and year ended March 31, 2025 Rs. 4.61 Cr.
- 4 Pursuant to approval of Board of Directors ("Board") of the Holding Company at their meeting held on March 31, 2025, the Holding Company had executed a business transfer agreement (BTA) with the ITC Ltd. for sale and transfer of the Holding Company's pulp and paper undertaking operated under the name of Century Pulp and Paper. As the operations are discontinued, the financial results of the Holding Company for the comparative periods and for the quarter ended June 30, 2024 have been presented accordingly.
The Holding Company is in the process of satisfying conditions precedent in accordance with the BTA.
- 5 For the quarter ended 30th June 2025, the Holding Company recorded a profit of Rs. 17.74 Cr. from the sale of property, plant, and equipment of the Textile business, which has been disclosed under "Discontinued Operations" in the financial results.
- 6 During the year ended March 31, 2025 the Nomination and Remuneration Committee ("Committee") of the Board of Directors of the Holding Company had granted 42,439 Stock Options (ESOP's) under the CTIL Employee Stock Option Scheme 2023 ('the Scheme') and 83,780 Employee stock options had been exercised. No stock options (ESOP's) has been granted and exercised during the quarter ended June 30, 2025.
- 7 The figures of the quarter ended March 31, 2025 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2025 and the unaudited published year-to-date figures upto December 31, 2024 which were subjected to limited review.
- 8 In view of discontinuation of its textile business operations and proposed divestment of its paper & pulp business and as per operating results reviewed by the chief operating decision makers, the management has two reportable segments as follows :
 - (a) "Real Estate" includes Residential projects, Leased properties and Investment properties of the Holding Company.
 - (b) "Others" include Viscose Filament Yarn & Tyre Yarn (Rayon), Salt works and Chemicals.



9 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter ended 30th June, 2025 (Consolidated)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
		(Unaudited)	(Audited) Refer Note 6	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion), Short Term Borrowing and Lease Liabilities]	1.32	1.29	0.71	1.29
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings, including lease liabilities for the period + Scheduled Principal repayment of long term borrowings, including lease liabilities during the period	(0.73)	(0.02)	4.65	0.62
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	(1.12)	(2.76)	4.05	0.01
(d)	Outstanding redeemable preference shares	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-
(g)	Net Worth (Rs in Crores)	3,835.56	3,888.27	4,127.09	3,888.27
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	(27.08)	(135.20)	17.35	(157.44)
(i)	Basic earnings per share - Continuing and discontinued operations	(2.30)	(12.27)	0.70	(14.24)
(j)	Diluted earnings per share - Continuing and discontinued operations	(2.30)	(12.27)	0.70	(14.24)
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.31	1.40	1.65	1.40
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	1.13	1.10	0.94	1.10
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.32%	6.84%	0.01%	6.23%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.70	0.66	0.57	0.66
(o)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings + Lease Liabilities) / Total Assets	0.31	0.30	0.26	0.30
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	5.15	7.39	7.26	24.65
(q)	Inventory turnover (in times) Cost of goods sold / Average Inventory (excl. Real Estate inventory)	1.00	1.36	2.77	7.44
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	-5.73%	-4.87%	3.11%	-1.20%
(s)	Net Profit Margin (%) (including discontinued operations) Net Profit / Revenue	-3.25%	-11.52%	1.48%	-3.54%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	-3.25%	-5.03%	1.48%	-1.83%
(u)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times)* (Assets hypothecated for secured NCDs / Outstanding balance of secured NCDs)	-	2.30	4.96	2.30

* The Company has no Secured Redeemable Non Convertible debentures (NCDs) outstanding as on June 30, 2025 and hence the asset coverage ratio is not applicable for the quarter ended June 30, 2025.



By Order of the Board
For Aditya Birla Real Estate Limited
(Formerly Century Textiles and Industries Limited)



(R. K. Dalmia)
Managing Director
DIN 00040951

Place : Mumbai
Date : 23.07.2025

The financial results of the Company would be available for perusal on the Company's website viz. www.adityabirlarealestate.com and also on websites of BSE Ltd. viz. www.bseindia.com and National Stock Exchange of India Ltd. viz. www.nseindia.com