



SH/XII/023/2026-27

06th May, 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: Outcome of meeting of the Board of Directors 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') and SEBI Master Circular HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated 30th January, 2026 ('SEBI Master Circular')

Please refer to our letter vide SH/XII/019/2026-27 dated 27th April, 2026, intimating you about a meeting of the Board of Directors of the Company to be held today i.e. Wednesday, the 06th May, 2026.

This is to inform you pursuant to Regulations 30, 33, & 52 of Listing Regulations that the Board at its meeting held today has:

- (i) Approved the Standalone and Consolidated Audited Financial Results of the Company for the year ended 31st March, 2026;
- (ii) Approved and recommended appointment of M/s. Singhi & Co., Chartered Accountants Firm's Registration Number: 302049E as the Statutory Auditors of the Company for a term of five consecutive years commencing from the conclusion of the 129th Annual General Meeting until the conclusion of the 134th Annual General Meeting, to conduct audit for the FY2026-27 to FY2030-31, subject to approval of the shareholders of the Company at the ensuing 129th Annual General Meeting.
- (iii) Recommended a dividend of Rs. 2.50 (Rupees two and paise fifty only) per share of Rs.10/- each equivalent to 25% (twenty five percent) on paid up equity share capital of the Company for the year ended 31st March, 2026, as against 20% paid for the previous year. The dividend will be subject to approval of the shareholders in the ensuing 129th Annual General Meeting (AGM) of the Company;

Aditya Birla Real Estate Limited

(Formerly known as Century Textiles and Industries Limited)

Regd. Office: Century Bhavan, Dr. Annie Besant Road, Worli, Mumbai - 400 030, India.

T: +91 22 2495 7000 | F: +91 22 2430 9491, +91 22 2436 1980

E: abrel.info@adityabirla.com | W: www.adityabirlarealestate.com

Corporate ID No.: L17120MH1897PLC000163



ADITYA BIRLA



Please find enclosed herewith the following:

- a. Audited Financial Results (Standalone and Consolidated);
- b. Auditors' report and Declaration on unmodified opinion of Auditors' report;


The meeting commenced at 12:15 P.M. IST and concluded at 01:15 P.M. IST.

The date of AGM and book closure date will be intimated separately.

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 Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

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

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date standalone financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) (the "Company") which includes results of CTIL Employee Welfare Trust (the "Trust") for the quarter and year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive loss and other financial information of the Company for the quarter and year ended March 31, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive loss of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting



records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material-misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.



S R B C & COLLP

Chartered Accountants

**Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)**

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We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The statement includes the results for the quarter ended March 31, 2026 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to limited review by us, as required under the Listing Regulations.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per Ravi Bansal

Partner

Membership No.: 049365



UDIN: 26049365TAE EQ Z4901

Mumbai

May 06, 2026

ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)
AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2026
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980
Website : www.adityabirlarealestate.com, Email : ctil.ho@adityabirla.com

Particulars	Quarter Ended			Year Ended	
	31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
	(Audited) (Refer Note 7)	(Unaudited)	(Audited) (Refer Note 7)	(Audited)	(Audited)
(Rs. in Crores)					
CONTINUING OPERATIONS					
1 Income from Operations					
(a) Sales	62.73	63.05	103.89	259.79	310.38
(b) Other operating income (Refer Note 3)	0.20	0.11	0.12	1.05	12.70
2 Other Income	64.79	63.25	58.86	255.39	174.52
3 Total Income (1 + 2)	127.72	126.41	162.87	516.23	497.60
4 Expenses					
(a) Cost of land, construction, Other related real estate development cost and Other cost	0.45	0.63	7.94	4.71	14.40
(b) Changes in inventories of finished goods and work-in-progress	(0.41)	0.76	(0.19)	(1.50)	2.08
(c) Employee benefits expense	7.25	6.13	5.72	27.81	23.98
(d) Finance cost	44.50	44.04	40.36	175.87	140.14
(e) Depreciation and amortisation expenses	13.35	13.36	13.36	52.97	55.12
(f) Other expenditures	31.73	31.67	25.43	115.15	104.93
Total expenses (a to f)	96.87	96.59	92.62	375.01	340.65
5 Profit before exceptional items and tax (3 - 4)	30.85	29.82	70.25	141.22	156.95
6 Exceptional items (Refer Note 2)	(2.50)	(17.34)	(156.89)	(19.84)	(156.89)
7 Profit / (Loss) before tax from continuing operations (5 + 6)	28.35	12.48	(86.64)	121.38	0.06
8 Tax expenses of continuing operations (Refer Note 9)					
Current Tax	10.60	2.03	17.80	26.85	35.78
Deferred Tax	(47.37)	(1.55)	(31.41)	(34.11)	(20.67)
9 Net Profit / (Loss) for the period / year from continuing operations (7 - 8)	65.12	12.00	(73.03)	128.64	(15.05)
10 DISCONTINUED OPERATIONS (Refer Note 4)					
11 Profit / (Loss) before tax from discontinued operations (Refer Note 5)	52.74	69.70	(12.64)	240.15	(13.38)
12 Exceptional items (Refer Note 2)	-	(29.89)	-	(29.89)	-
13 Tax (expenses) / credit of discontinued operations (Refer Note 9)	62.96	(7.76)	4.43	12.99	4.68
14 Net Profit / (Loss) for the period / year from discontinued operations	115.70	32.05	(8.21)	223.25	(8.70)
15 Net Profit / (Loss) for the period / year (9 + 14)	180.82	44.05	(81.24)	351.89	(23.75)
(a) Other comprehensive income - Continuing operations					
(i) Items that will not be reclassified to profit or loss	(19.14)	(10.49)	(57.71)	(32.91)	70.05
(ii) Income tax on above	7.30	1.99	2.72	9.71	(6.84)
(b) Other comprehensive income - discontinued operations					
(i) Items that will not be reclassified to profit or loss	0.52	(1.04)	(5.32)	(0.52)	(5.32)
(ii) Income tax on above	(0.18)	0.36	1.86	0.18	1.86
16 Total Other Comprehensive Income / (Loss) for the period / year	(11.50)	(9.18)	(58.45)	(23.54)	59.75
17 Total Comprehensive Income / (Loss) for the period / year (15 + 16)	169.32	34.87	(139.69)	328.35	36.00
18 Paid-up equity share capital (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69	111.69
19 Other Equity				4,581.19	4,265.08
20 Earnings Per Share in Rs. (not annualised)					
Basic earnings per share - Continuing operations	5.89	1.09	(6.61)	11.64	(1.36)
Diluted earnings per share - Continuing operations	5.87	1.08	(6.61)	11.58	(1.36)
Basic earnings per share - Discontinued operations	10.46	2.90	(0.74)	20.20	(0.79)
Diluted earnings per share - Discontinued operations	10.42	2.88	(0.74)	20.09	(0.79)
Basic earnings per share - Continuing and discontinued operations	16.35	3.99	(7.35)	31.84	(2.15)
Diluted earnings per share - Continuing and discontinued operations	16.29	3.96	(7.35)	31.67	(2.15)

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BY**


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



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Regd. Office: Century Bhavan, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.
Audited Standalone Segment wise Revenue, Results and Segment Assets and Liabilities,
for the quarter and year ended 31st March, 2026

Particulars	Quarter Ended			Year Ended	
	31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
	(Audited) (Refer Note 7)	(Unaudited)	(Audited) (Refer Note 7)	(Audited)	(Audited)
1 Segment Revenue (Sales)					
(a) Real Estate	48.17	46.70	89.68	201.30	249.99
(b) Others	14.71	16.49	14.34	59.07	60.95
Total	62.88	63.19	104.02	260.37	310.94
Less: Inter Segment Revenue	0.15	0.14	0.13	0.58	0.56
Sales from continuing operations	62.73	63.05	103.89	259.79	310.38
Add: Sales from discontinued operations					
(c) Pulp and Paper (Refer Note 4)	805.40	757.01	765.40	3,062.54	3,147.90
(d) Textiles	-	-	0.78	-	40.87
Total sales (Continuing and discontinued operations)	868.13	820.06	870.07	3,322.33	3,499.15
2 Segment Results					
Profit after depreciation but before finance costs					
(a) Real Estate (Refer Note 2b and 2c)	18.59	15.74	16.11	85.84	106.91
(b) Others	9.86	4.97	8.20	33.84	35.82
Sub - Total	28.45	20.71	24.31	119.68	142.73
(Add) / Less :					
i. Finance Costs (continuing operations)	44.50	44.04	40.36	175.87	140.14
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	(44.40)	(35.81)	70.59	(177.57)	2.53
Profit/ (Loss) Before Tax (continuing operations)	28.35	12.48	(86.64)	121.38	0.06
Profit / (Loss) from discontinued operations (Net of finance cost)					
(c) Pulp and Paper (Refer Note 2c & 4)	53.04	14.06	(10.38)	177.60	28.27
(d) Textiles (Refer Note 5)	(0.30)	25.75	(2.26)	32.66	(41.65)
Total Profit / (Loss) Before Tax (Continuing and discontinued operations)	81.09	52.29	(99.28)	331.64	(13.32)
3 Segment Assets					
(a) Real Estate	5,904.36	5,885.90	5,001.37	5,904.36	5,001.37
(b) Others	204.48	208.58	206.38	204.48	206.38
	6,108.84	6,094.48	5,207.75	6,108.84	5,207.75
(c) Pulp and Paper (Refer Note 4)	3,040.28	3,143.85	2,979.35	3,040.28	2,979.35
(d) Textiles	3.98	4.49	140.80	3.98	140.80
(e) Unallocable Assets	4,383.49	3,628.28	3,610.54	4,383.49	3,610.54
Total Assets	13,536.59	12,871.10	11,938.44	13,536.59	11,938.44
4 Segment Liabilities					
(a) Real Estate	3,463.46	3,026.04	2,262.45	3,463.46	2,262.45
(b) Others	617.81	627.83	543.98	617.81	543.98
	4,081.27	3,653.87	2,806.43	4,081.27	2,806.43
(c) Pulp and Paper (Refer Note 4)	381.44	483.86	498.06	381.44	498.06
(d) Textiles	10.97	11.21	27.92	10.97	27.92
(e) Unallocable Liabilities	4,370.03	4,201.07	4,229.26	4,370.03	4,229.26
Total Liabilities	8,843.71	8,350.01	7,561.67	8,843.71	7,561.67

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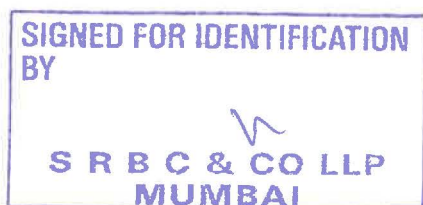
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Notes :

- 1 The above standalone audited financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) ("the Company") for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee and approved by the Board at its meeting held on May 06, 2026.
- 2 The Company has disclosed exceptional items pertaining to:
 - a Post discontinuation of the Company's Textiles business, the economic advantages to its Joint Venture ("JV"), Birla Advanced Knits Private Limited, such as common utilities, shared manpower and integrated operations with Siro yarn spinning, were lost; accordingly, the entity became non-viable and the JV's business operations were discontinued. 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 a provision aggregating to Rs. 114 Cr during the quarter and year ended March 31, 2025, towards its exposure in the JV. The contribution towards the aforesaid provision was made during the quarter ended June 30, 2025. Thereafter, the Company contributed Rs. 2.5 Cr. during the quarter ended March 31, 2026 and Rs. 11 Cr. during the quarter ended December 31, 2025, aggregating to Rs. 13.50 Cr. for the year ended March 31, 2026, towards the JV's working capital requirements, which has been fully impaired and recognised as an exceptional item, considering the exposure in the JV.
 - 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. During the year ended 31st March 2025, 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.
 - c The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz. the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "New Labour Codes"). These Codes have been made effective from 21st November, 2025. The corresponding supporting rules under these Codes are yet to be notified. The labour codes, amongst other things, introduce changes including a uniform definition of wages and enhanced benefits relating to leave. The Company has assessed the financial implications of these changes, resulting in an increase in gratuity and leave liability by Rs 36.23 Cr (both continuing and discontinued operations). Considering that the impact arising out of enactment of the new legislation is an event of a non-recurring nature, the Company has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Items" in the statement of profit and loss for the quarter ended December 31, 2025 and year ended March 31, 2026.
- 3 Other operating income includes gain on sale of Transferable Development Rights (TDR) for the quarter and year ended March 31, 2026 Nil, quarter ended December 31, 2025 Nil, quarter ended March 31, 2025 Nil and year ended March 31, 2025 Rs. 12.35 Cr.
- 4 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 and year ended March 31, 2025 have been presented accordingly. The company is in the process of satisfying conditions precedent in accordance with the BTA.
- 5 The Company has recognized profit arising from transfer of property, plant and equipment Nil for the quarter ended March 31, 2026 , Rs 46.30 Cr. (net of impairment) for the year ended March 31, 2026 and Rs. 25.98 Cr. (net of impairment) for the quarter ended December 31, 2025 which has been disclosed under "Discontinued Operations" in the financial results.
- 6 During the year, the Nomination and Remuneration Committee ("Committee") of the Board of Directors of the Company has granted 8,772 Stock Options (ESOPs) (for the previous year ended March 31, 2025 : 42,439) under the CTIL Employee Stock Option Scheme, 2023 ("the Scheme"), and 50,864 ESOPs were exercised (for the previous year ended March 31, 2025 : 83,780).
- 7 The figures of the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between audited figures in respect of the full financial years and the unaudited published year-to-date figures upto December 31 for respective years 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 accordingly revised its segment classification and disclosure. Revised segment classification is as under:
 - (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.
- 9 During the quarter and year ended March 31, 2026, the Company revised its estimates relating to measurement of Deferred Tax balances in view of amendments under the Income Tax Act, 2025 as amended by the Finance Act, 2026. Further, considering the Tax Benefit & utilization of MAT Credit Entitlement the Company is of the view that from Tax year 2026-27 the company will opt new tax Regime. Accordingly , the Company has reversed the Net Deferred tax liability of INR 123.76 crores on account of lower tax rate, by recognizing the same under Tax Expense in Statement of Profit and Loss.
- 10 The Board of Directors have recommended a dividend of Rs. 2.50/- (previous year Rs.2/-) per equity share of Rs .10/- each equivalent to 25% on paid up equity share capital of the Company for the year ended March 31, 2026.



11 Standalone statement of Assets and Liabilities

(Rs. in Crores)

Sr. No.	Particulars	As at 31.03.2026 (Audited)	As at 31.03.2025 (Audited)
	ASSETS		
	Non-current assets		
	Property, plant and equipments	548.90	642.04
	Capital work-in-progress	3.83	2.82
	Investment property	700.34	734.28
	Investment property under development	33.99	23.09
	Intangible assets	3.50	3.90
	Financial assets		
	Investments	695.46	699.41
	Loans	2,574.70	2,461.45
	Others	67.06	23.34
	Deferred tax assets (net)	53.18	-
	Advance tax (net of provisions)	58.54	31.02
	Other non-current assets	19.98	6.07
	Total Non Current Assets (A)	4,759.48	4,627.42
	Current assets		
	Inventories	4,427.60	3,596.99
	Financial assets		
	Current Investments	508.78	49.09
	Trade receivables	13.81	50.54
	Cash and cash equivalents	352.44	225.98
	Other bank balances	25.26	65.28
	Others	76.61	84.11
	Other current assets	331.61	263.66
	Total Current Assets (B)	5,736.11	4,335.65
	Assets classified as held for sale (C)	3,041.00	2,975.37
		8,777.11	7,311.02
	TOTAL ASSETS (A + B+ C)	13,536.59	11,938.44
	EQUITY AND LIABILITIES		
	Equity		
	Equity share capital	111.69	111.69
	Other equity	4,581.19	4,265.08
	Total Equity (A)	4,692.88	4,376.77
	Non-current liabilities		
	Financial liabilities		
	Borrowings	2,446.47	2,772.20
	Other financial liabilities	173.41	117.72
	Deferred tax liabilities (net)	-	49.93
	Other non-current liabilities	301.91	363.88
	Total Non Current Liabilities (B)	2,921.79	3,303.73
	Current liabilities		
	Financial liabilities		
	Borrowings	1,723.76	1,050.60
	Trade payables		
	1. total outstanding dues of micro enterprises and small enterprises	3.48	3.29
	2. total outstanding dues of trade payables other than micro and small enterprises	142.22	98.35
	Other financial liabilities	149.17	271.72
	Provisions	209.20	159.32
	Other current liabilities	3,292.40	2,160.52
	Total Current Liabilities (C)	5,520.23	3,743.80
	Liabilities directly associated with assets held for sale (D)	401.69	514.14
		5,921.92	4,257.94
	TOTAL EQUITY AND LIABILITIES (A + B + C + D)	13,536.59	11,938.44

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Sr. No.	Particulars	Year Ended	
		31.03.2026 (Audited)	31.03.2025 (Audited)
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	NET PROFIT / (LOSS) BEFORE TAX FROM CONTINUING OPERATIONS AFTER EXCEPTIONAL ITEM	121.38	0.06
	NET PROFIT / (LOSS) BEFORE TAX FROM DISCONTINUED OPERATION AFTER EXCEPTIONAL ITEM	210.26	(13.38)
	Add / (Less) :		
	Depreciation and Amortisation Expense	28.17	181.20
	Depreciation on investment property	29.86	30.49
	Amortisation on intangible assets	0.90	2.33
	Impairment Provision on PPE	59.24	-
	Impairment provision on inventory	5.33	6.75
	Loss / (gain) on sale of property plant and equipments and investment properties	(103.09)	(4.88)
	Unrealized exchange (gain) / loss	1.76	(2.19)
	Allowance for credit loss	5.28	1.62
	Interest income	(232.21)	(53.92)
	Gain on sale of investment (Realized and unrealized)	(5.92)	-
	Provision for Advances paid	10.74	-
	Sundry Debit Balances written Off	2.96	0.19
	Carrying Value of Asset Written Off (Refer Note 2)		42.89
	Bad Debt Written Off	0.54	11.10
	Interest expense	181.50	149.65
	Liabilities written back	(2.93)	(11.02)
	Provision recognised for share of liabilities in Joint Venture (Refer Note 2)	13.50	114.00
	Dividend on investments	(2.85)	(8.97)
		(7.22)	459.24
	Working capital adjustments :		
	Decrease / (increase) in inventory	(702.47)	(1,822.50)
	Decrease / (increase) in trade receivables	71.79	(6.77)
	Decrease / (increase) in other financial assets	10.44	(33.55)
	Decrease / (increase) in other assets	(55.19)	(99.37)
	(Decrease) / increase in other financial liabilities	34.82	(46.51)
	(Decrease) / increase in trade payables	(97.41)	(176.33)
	(Decrease) / increase in provisions	54.60	(3.72)
	(Decrease) / increase in other liabilities	1,076.26	1,047.73
	Decrease / (increase) in other bank balance	(8.61)	3.81
		384.23	(1,137.21)
	Cash generated from operations	708.65	(691.29)
	Direct tax paid	(101.37)	(13.52)
	NET CASH GENERATED FORM / (USED IN) OPERATING ACTIVITIES*	607.28	(704.81)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of property plant and equipments, Investment properties and intangible assets	(161.19)	(251.41)
	Proceeds from sale of property plant and equipments and investment properties	125.52	165.63
	Investment in subsidiary	(100.00)	-
	Investment in joint venture	(102.50)	-
	(Purchase) / sale of investments (net)	(371.01)	249.34
	Interest received (finance income)	238.24	56.05
	Dividend on investments	2.85	8.97
	Loan given to subsidiary (net)	(113.25)	(1,717.61)
	NET CASH FLOWS USED IN INVESTING ACTIVITIES	(481.34)	(1,489.03)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Proceeds from borrowings (net of processing fees)	1,443.03	2,027.37
	Repayment of borrowings	(1,264.73)	(30.91)
	Net proceeds / (repayment) of short term borrowings	230.26	421.26
	Treasury Shares (acquired) / issued by ESOP trust	3.86	6.35
	Dividend paid	(22.22)	(55.32)
	Interest paid	(328.10)	(195.87)
	Lease liability paid	(2.42)	(2.75)
	NET CASH FLOWS FROM FINANCING ACTIVITIES	59.68	2,170.13
	NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	185.62	(23.71)
	Cash and cash equivalents at the beginning of the period	166.57	190.28
	Cash and cash equivalents at the end of the period (refer reconciliation below)	352.19	166.57
	Reconciliation of cash and cash equivalents as per the cash flow statement		
	Cash and cash equivalents as per the above comprise of the following		
	Cash and cash equivalents	352.49	227.98
	Cash credit and overdraft facilities from banks	(0.30)	(61.41)
	Balance as per cash flow statement	352.19	166.57



* Includes value of land purchased

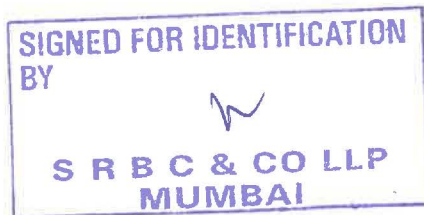


13 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and year ended 31st March, 2026 (Standalone)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
		(Audited) (Refer Note 7)	(Unaudited)	(Audited) (Refer Note 7)	(Audited)	(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	0.87	0.88	0.89	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	0.12	0.13	0.73	0.28	0.87
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	2.83	3.20	2.35	3.10	1.96
(d)	Outstanding redeemable preference shares	-	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-	-
(g)	Net Worth (Rs in Crores)	4,692.88	4,521.09	4376.77	4,692.88	4376.77
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	180.82	44.05	(81.24)	351.89	(23.75)
(i)	Basic earnings per share - Continuing and discontinued operations	16.35	3.99	(7.35)	31.84	(2.15)
(j)	Diluted earnings per share - Continuing and discontinued operations	16.29	3.96	(7.35)	31.67	(2.15)
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.08	1.02	1.19	1.08	1.19
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	2.33	2.88	2.51	2.33	2.51
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.00%	0.04%	8.44%	0.55%	7.95%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.67	0.67	0.56	0.67	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	0.31	0.31	0.32	0.31	0.32
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	11.96	10.18	6.85	34.02	25.07
(q)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory (excluding Real Estate inventory)	0.92	0.87	0.93	3.74	3.91
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	7.72%	-0.49%	4.01%	5.80%	2.91%
(s)	Net Profit Margin after exceptional item (%) (including discontinued operations) Net Profit after exceptional items (net of tax expense) / Revenue	20.67%	5.30%	-9.20%	10.47%	-0.67%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	20.85%	8.99%	8.57%	11.44%	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	-	2.63

* The Company has no Secured Redeemable Non Convertible debentures (NCDs) outstanding as on March 31, 2026 and December 31, 2025, hence the asset coverage ratio is not applicable for the quarter and year ended March 31, 2026 & quarter ended December 31, 2025.

By order of the Board
ADITYA BIRLA REAL ESTATE LIMITED
(Formerly known as Century Textiles and Industries Limited)



(R. K. Dalmia)
Managing Director
DIN No: 00040951

Place : Mumbai
Date : 06.05.2026

The financial results of the Company would be available for perusal on the Company's website viz. www.centurytextind.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 Report on the Quarterly and Year to Date 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

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

Report on the audit of the Consolidated Financial Results**Opinion**

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) ("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 and year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statement of the subsidiary, the Statement:

i. 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)

ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and

iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net loss and other comprehensive loss and other financial information of the Group for the quarter ended March 31, 2026 and for the year ended March 31, 2026.



Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group and its joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net loss and other comprehensive loss and other financial information of the Group including its associates and joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act 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 respective Board of Directors of the companies included in the Group and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and joint ventures are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and joint ventures are also responsible for overseeing the financial reporting process of their respective companies.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and joint ventures of which we are the independent auditors to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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



S R B C & COLLP

Chartered Accountants

**Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)**

Page 4 of 4

Other Matter

The accompanying Statement includes the audited financial results and other financial information, in respect of:

- One subsidiary, whose financial results include total assets of Rs 0.01 crore as at March 31, 2026, total revenues of Rs Nil and Rs Nil, total net (loss) after tax of Rs. (0.01) crore and Rs. (0.01) crore, total comprehensive loss of Rs. (0.01) crore and Rs. (0.01) crore, for the quarter and the year ended on that date respectively, and net cash outflows of Rs. 0.01 crore for the year ended March 31, 2026, as considered in the Statement which have been audited by their respective independent auditors.

The independent auditor's report on the financial statements of above subsidiary have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

The Statement includes the results for the quarter ended March 31, 2026 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2026 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



**per Ravi Bansal
Partner**

Membership No.: 049365



UDIN: 26049365PVHAZP3933

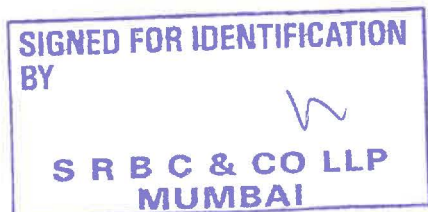
Mumbai

May 06, 2026

ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)
AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2026
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980
Website : www.adityabirlarealestate.com, Email : ctillho@adityabirla.com

Particulars	Quarter Ended			Year Ended	
	31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
	(Audited) (Refer Note 6)	(Unaudited)	(Audited) (Refer Note 6)	(Audited)	(Audited)
(Rs. in Crores)					
CONTINUING OPERATIONS					
1 Income from Operations					
(a) Sales	82.00	80.79	391.87	403.77	1,203.37
(b) Other operating income	0.61	0.38	2.89	3.41	15.51
2 Other Income	15.58	9.16	13.02	51.98	38.45
3 Total Income (1 + 2)	98.19	90.33	407.78	459.16	1,257.33
4 Expenses					
(a) Cost of land, construction, other related real estate development cost and other cost	31.57	22.47	266.63	170.56	739.92
(b) Changes in inventories of finished goods and work-in-progress	(0.41)	0.76	(0.19)	(1.50)	2.08
(c) Employee benefits expense	59.07	59.61	47.42	228.73	171.54
(d) Finance cost	20.60	19.01	11.50	64.40	45.75
(e) Depreciation and amortisation expenses	18.50	17.77	15.83	67.50	63.79
(f) Other expenditures	152.49	87.40	105.92	368.58	275.75
Total expenses (a to f)	281.82	207.02	447.11	898.27	1,298.83
5 (Loss) before tax and share of profit / (loss) of joint venture (3 - 4)	(183.63)	(116.69)	(39.33)	(439.11)	(41.50)
6 Share of Loss of Joint Venture	(5.45)	(1.57)	(5.61)	(13.16)	(13.53)
7 (Loss) before exceptional items and tax (5 + 6)	(189.08)	(118.26)	(44.94)	(452.27)	(55.03)
8 Exceptional items (Refer Note 2)	(2.50)	(22.29)	(123.97)	(24.79)	(123.97)
9 (Loss) before tax from continuing operations (7 + 8)	(191.58)	(140.55)	(168.91)	(477.06)	(179.00)
10 Tax expenses of continuing operations (Refer Note 8)					
Current Tax	11.56	2.46	19.48	35.46	86.18
Tax pertaining to earlier years	(0.44)	-	-	(0.44)	1.08
Deferred Tax	(92.39)	(35.65)	(61.40)	(174.01)	(117.52)
11 (Loss) for the period / year from continuing operations (9- 10)	(110.31)	(107.36)	(126.99)	(338.07)	(148.74)
DISCONTINUED OPERATIONS (Refer Note 3)					
12 Profit / (Loss) before tax from discontinued operations (Refer Note 4)	52.74	69.70	(12.64)	240.15	(13.38)
13 Exceptional items (Refer Note 2)	-	(29.89)	-	(29.89)	-
14 Tax (expenses) / credit of discontinued operations (Refer Note 8)	62.96	(7.76)	4.43	12.99	4.68
15 Net Profit / (Loss) for the period / year from discontinued operations	115.70	32.05	(8.21)	223.25	(8.70)
16 Net Profit / (Loss) for the period / year (11+ 15)	5.39	(75.31)	(135.20)	(114.82)	(157.44)
17 (a) Other comprehensive income - Continuing operations					
(i) Items that will not be reclassified to profit or loss	(19.77)	(10.31)	(57.96)	(33.36)	69.80
(ii) Income tax on above	7.30	1.99	2.72	9.71	(6.84)
(b) Other comprehensive income - Discontinued operations					
(i) Items that will not be reclassified to profit or loss	0.52	(1.04)	(5.32)	(0.52)	(5.32)
(ii) Income tax on above	(0.18)	0.36	1.86	0.18	1.86
Total Other Comprehensive Income / (Loss) for the period / year (a + b)	(12.13)	(9.00)	(58.70)	(23.99)	59.50
18 Total Comprehensive (Loss) for the period / year (16 + 17)	(6.74)	(84.31)	(193.90)	(138.81)	(97.94)
Profit / (Loss) for the period / year attributable to:					
Owners of the Company	10.84	(72.85)	(131.01)	(103.22)	(161.28)
Non-controlling Interest	(5.45)	(2.46)	(4.19)	(11.60)	3.84
Other comprehensive Income / (Loss) attributable to:					
Owners of the Company	(12.13)	(9.00)	(58.70)	(23.99)	59.50
Non-controlling Interest	-	-	-	-	-
Total comprehensive (Loss) attributable to:					
Owners of the Company	(1.29)	(81.85)	(189.71)	(127.21)	(101.78)
Non-controlling Interest	(5.45)	(2.46)	(4.19)	(11.60)	3.84
19 Paid-up equity share capital (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69	111.69
20 Other Equity				3,589.13	3,728.57
21 Earnings Per Share in Rs. (not annualised)					
Basic earnings per share - Continuing operations	(9.48)	(9.49)	(11.49)	(29.53)	(13.46)
Diluted earnings per share - Continuing operations	(9.45)	(9.49)	(11.49)	(29.53)	(13.46)
Basic earnings per share - Discontinued operations	10.46	2.90	(0.78)	20.20	(0.78)
Diluted earnings per share - Discontinued operations	10.42	2.90	(0.78)	20.20	(0.78)
Basic earnings per share - Continuing and discontinued operations	0.98	(6.59)	(12.27)	(9.33)	(14.24)
Diluted earnings per share - Continuing and discontinued operations	0.97	(6.59)	(12.27)	(9.33)	(14.24)

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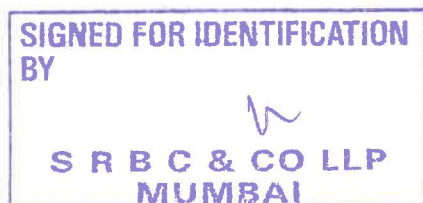


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Regd. Office: Century Bhavan, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.
Audited Consolidated Segment wise Revenue, Results and Segment Assets and Liabilities,
for the quarter and year ended 31st March, 2026

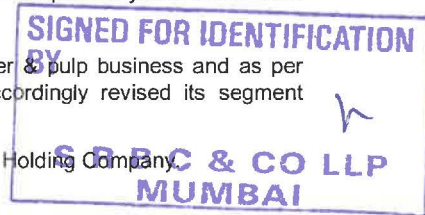
Particulars	(Rs. in Crores)				
	Quarter Ended			Year Ended	
	31.03.2026 (Audited) (Refer Note 6)	31.12.2025 (Unaudited)	31.03.2025 (Audited) (Refer Note 6)	31.03.2026 (Audited)	31.03.2025 (Audited)
1 Segment Revenue (Sales)					
(a) Real Estate	67.44	64.44	377.65	345.29	1,142.98
(b) Others	14.70	16.50	14.35	59.06	60.95
Total	82.14	80.94	392.00	404.35	1,203.93
Less: Inter Segment Revenue	0.14	0.15	0.13	0.58	0.56
Sales from continuing operations	82.00	80.79	391.87	403.77	1,203.37
Add: Sales from discontinued operations					
(c) Pulp and Paper (Refer Note 3)	805.40	757.01	765.40	3,062.54	3,147.90
(d) Textiles	-	-	0.78	-	40.87
Total sales (Continuing and discontinued operations)	887.40	837.80	1,158.05	3,466.31	4,392.14
2 Segment Results					
items					
(a) Real Estate (Refer Note 2b and 2c)	(162.41)	(101.70)	(207.63)	(380.73)	(180.07)
(b) Others	9.17	3.96	8.20	30.13	35.82
Sub - Total	(153.24)	(97.74)	(199.43)	(350.60)	(144.25)
(Add) / Less :					
i. Finance Costs (continuing operations)	20.60	19.01	11.50	64.40	45.75
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	17.74	23.80	(42.02)	62.06	(11.00)
(Loss) Before Tax (continuing operations)	(191.58)	(140.55)	(168.91)	(477.06)	(179.00)
Profit / (Loss) from discontinued operations (Net of finance cost)					
(c) Pulp and Paper (Refer Note 2c and 3)	53.05	14.06	(10.38)	177.60	28.27
(d) Textiles (Refer Note 4)	(0.31)	25.75	(2.26)	32.66	(41.65)
Total (Loss) Before Tax (Continuing and discontinued operations)	(138.84)	(100.74)	(181.55)	(266.80)	(192.38)
3 Segment Assets					
(a) Real Estate	13,578.74	12,294.02	10,733.82	13,578.74	10,733.82
(b) Others	200.66	204.75	206.38	200.66	206.38
Total Assets	13,779.40	12,498.77	10,940.20	13,779.40	10,940.20
(c) Pulp and Paper - discontinued operations (Refer Note 3)	3,040.28	3,143.85	2,979.35	3,040.28	2,979.35
(d) Textiles - discontinued operations	3.98	4.49	140.80	3.98	140.80
(e) Unallocable Assets	3,409.10	2,552.78	2,472.82	3,409.10	2,472.82
Total Assets	20,232.76	18,199.89	16,533.17	20,232.76	16,533.17
4 Segment Liabilities					
(a) Real Estate	9,511.07	7,787.60	6,163.08	9,511.07	6,163.08
(b) Others	617.81	627.83	543.98	617.81	543.98
Total Liabilities	10,128.88	8,415.43	6,707.06	10,128.88	6,707.06
(c) Pulp and Paper - discontinued operations (Refer Note 3)	381.44	483.86	498.06	381.44	498.06
(d) Textiles - discontinued operations	10.97	11.21	27.92	10.97	27.92
(e) Unallocable Liabilities	6,012.27	5,575.55	5,411.86	6,012.27	5,411.86
Total Liabilities	16,533.56	14,486.05	12,644.90	16,533.56	12,644.90

Contd.....3



Notes :

- 1 The above consolidated audited financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles & Industries Limited) ("the Holding Company") , subsidiaries and its Joint Ventures ("the group") for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee and approved by the Board at its meeting held on May 06, 2026.
- 2 The Holding Company has disclosed exceptional items pertaining to:
- 2 a Post discontinuation of the holding company's Textiles business, the economic advantages to its Joint Venture ("JV"), Birla Advanced Knits Private Limited, such as common utilities, shared manpower and integrated operations with Siro yarn spinning, were lost; accordingly, the entity became non-viable and the JV's business operations were discontinued. 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 a provision aggregating to Rs. 81.84 Cr during the quarter and year ended March 31, 2025, towards its exposure in the JV. The contribution towards the aforesaid provision was made during the quarter ended June 30, 2025. Thereafter, the Holding Company contributed Rs. 2.50 Cr. during the quarter ended March 31, 2026 and Rs. 11 Cr. during the quarter ended December 31, 2025, aggregating to Rs. 13.50 Cr. for the year ended March 31, 2026, towards the JV's working capital requirements, which has been fully impaired and recognised as an exceptional item, considering the exposure in the JV.
- 2 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 has allowed the said Appeal. Pursuant to Supreme Court Judgement the Holding Company has surrendered a land parcel to local authority, and as a result the Holding Company has provided INR 42.89 Cr pertaining to the said property.
- 2 c The Government of India has consolidated 29 existing labour legislations into a united framework comprising four Labour Codes viz. the Code on Wages, 2019, the Code on Social Security, 2020, the Industrial Relations Code, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (collectively referred to as the "New Labour Codes"). These Codes have been made effective from 21st November, 2025. The corresponding supporting rules under these Codes are yet to be notified. The labour codes, amongst other things, introduce changes including a uniform definition of wages and enhanced benefits relating to leave. The Group has assessed the financial implications of these changes, resulting in an increase in gratuity and leave liability by Rs 41.18 Cr (both continuing and discontinued operations). Considering that the impact arising out of enactment of the new legislation is an event of a non-recurring nature, the Group has presented this incremental amount as "Impact of Labour Codes" under "Exceptional Items" in the statement of profit and loss for the quarter ended December 31, 2025 and year ended March 31, 2026.
- 3 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 and year ended March 31, 2025 have been presented accordingly. The Holding Company is in the process of satisfying conditions precedent in accordance with the BTA.
- 4 The Holding Company has recognized profit (net of impairment) arising from transfer of property, plant and equipment Nil for the quarter ended March 31, 2026 , Rs 46.30 Cr. for the year ended March 31, 2026 and Rs. 25.98 Cr. for the quarter ended December 31, 2025 which has been disclosed under "Discontinued Operations" in the financial results.
- 5 During the year, the Nomination and Remuneration Committee ("Committee") of the Board of Directors of the Holding Company has granted 8,772 Stock Options (ESOPs) (for the previous year ended March 31, 2025 : 42,439) under the CTIL Employee Stock Option Scheme, 2023 ("the Scheme"), and 50,864 ESOPs were exercised (for the previous year ended March 31, 2025 : 83,780).
- 6 The figures of the quarter ended March 31, 2026 and March 31, 2025 are the balancing figures between audited figures in respect of the full financial years and the unaudited published year-to-date figures upto December 31 for respective years which were subjected to limited review.
- 7 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 accordingly revised its segment classification and disclosure. Revised segment classification is as under:
- (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.
- 8 During the quarter and year ended March 31, 2026, the Company revised its estimates relating to measurement of Deferred Tax balances in view of amendments under the Income Tax Act, 2025 as amended by the Finance Act, 2026. Further, considering the Tax Benefit & utilization of MAT Credit Entitlement the Holding Company is of the view that from Tax year 2026-27, the Holding company will opt new tax Regime. Accordingly , the Company has reversed the Net Deferred tax liability of INR 123.76 crores on account of lower tax rate, by recognizing the same under Tax Expense in Statement of Profit and Loss.
- 9 The Board of Directors have recommended a dividend of Rs. 2.50/- (previous year Rs.2/-) per equity share of Rs .10/- each equivalent to 25% on paid up equity share capital of the Company for the year ended March 31, 2026.



9 Consolidated statement of Assets and Liabilities


(Rs. in Crores)

Sr. No.	Particulars	As at 31.03.2026 (Audited)	As at 31.03.2025 (Audited)
	ASSETS		
	Non-current assets		
	Property, plant and equipments	620.93	671.26
	Capital work-in-progress	17.63	24.17
	Investment property	702.36	736.31
	Investment property under development	33.99	23.09
	Intangible assets	8.83	6.75
	Intangible assets under development	0.99	2.13
	Financial assets		
	Investments	529.47	672.12
	Others	67.45	24.19
	Deferred tax assets (Net)	447.83	254.74
	Advance tax (net of provisions)	130.04	92.74
	Other non-current assets	22.57	6.88
	Total Non Current Assets (A)	2,582.09	2,514.38
	Current assets		
	Inventories	11,060.48	8,943.40
	Financial assets		
	Current Investments	982.18	412.63
	Trade receivables	16.71	104.65
	Cash and cash equivalents	1,362.46	871.55
	Other bank balances	36.30	129.07
	Others	176.63	45.77
	Other current assets	974.91	536.35
	Total Current Assets (B)	14,609.67	11,043.42
	Assets classified as held for sale (C)	3,041.00	2,975.37
		17,650.67	14,018.79
	TOTAL ASSETS (A + B + C)	20,232.76	16,533.17
	EQUITY AND LIABILITIES		
	Equity		
	Equity share capital	111.69	111.69
	Other equity	3,589.13	3,728.57
	Non controlling interest	(1.62)	48.01
	Total Equity (A)	3,699.20	3,888.27
	Non-current liabilities		
	Financial liabilities		
	Borrowings	3,761.04	3,708.60
	Other financial liabilities	173.41	117.72
	Provisions	17.18	9.62
	Deferred tax liabilities (net)	-	49.93
	Other non-current liabilities	296.91	342.02
	Total Non Current Liabilities (B)	4,248.54	4,227.89
	Current liabilities		
	Financial liabilities		
	Borrowings	1,875.45	1,287.94
	Trade payables		
	1. total outstanding dues of micro enterprises and small enterprises	11.17	13.22
	2. total outstanding dues of trade payables other than micro and small enterprises	650.21	813.93
	Other financial liabilities	247.68	358.88
	Provisions	216.22	174.49
	Other current liabilities	8,882.60	5,254.41
	Total Current Liabilities (C)	11,883.33	7,902.87
	Liabilities directly associated with assets held for sale (D)	401.69	514.14
		12,285.02	8,417.01
	TOTAL EQUITY AND LIABILITIES (A + B + C + D)	20,232.76	16,533.17

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BY
S R B C & CO LLP
MUMBAI



Sr. No.	Particulars	Year Ended	
		31.03.2026 (Audited)	31.03.2025 (Audited)
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	NET PROFIT / (LOSS) BEFORE TAX FROM CONTINUING OPERATIONS AFTER EXCEPTIONAL ITEM	(477.06)	(179.00)
	NET PROFIT / (LOSS) BEFORE TAX FROM DISCONTINUED OPERATION AFTER EXCEPTIONAL ITEM	210.26	(13.38)
	Add / (Less) :		
	Depreciation and Amortisation Expense	41.64	189.10
	Depreciation on investment property	30.88	31.26
	Amortisation on intangible assets	0.95	2.33
	Employee stock option expenses	5.99	11.78
	Impairment provision on inventory	5.33	6.75
	Loss / (gain) on sale of property plant and equipments and investment properties	(102.25)	(4.73)
	Unrealized exchange (gain) / loss	1.76	1.59
	Allowance for credit loss	5.28	1.62
	Sundry Debit Balances written Off	2.96	0.19
	Interest income	(9.17)	(6.29)
	Share of loss in Joint venture	13.16	13.53
	Interest expense	70.04	55.26
	Liabilities written back	(2.93)	(11.02)
	Bad Debt Written Off	0.54	11.10
	Provision recognised for share of liabilities in Joint Venture	13.50	81.08
	Impairment of Property Plant and Equipments	59.24	-
	Provision for advances	10.74	-
	Carrying Value of Asset Written Off	-	42.89
	Gain on sale of investment (Realized and unrealized)	(25.90)	(2.56)
	Dividend on investments	(2.85)	(8.97)
		118.91	414.91
	Working capital adjustments :		
	Decrease / (increase) in inventory	(1,897.90)	(4,604.64)
	Decrease / (increase) in trade receivables	122.90	(37.58)
	Decrease / (increase) in other financial assets	(124.36)	(20.59)
	Decrease / (increase) in other assets	(427.64)	(233.27)
	(Decrease) / increase in other financial liabilities	(36.75)	48.44
	(Decrease) / increase in trade payables	(307.24)	500.42
	(Decrease) / increase in provisions	52.73	9.63
	(Decrease) / increase in other liabilities	3,589.53	2,984.76
	Decrease / (increase) in other bank balance	43.16	(66.56)
		1,014.43	(1,419.39)
	Cash generated from operations	866.54	(1,196.86)
	Direct tax paid	(119.31)	(96.58)
	NET CASH FLOWS FROM / (USED IN) OPERATING ACTIVITIES*	747.23	(1,293.44)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of property plant and equipments, Investment properties and intangible assets	(212.39)	(286.07)
	Proceeds from sale of property plant and equipments and investment properties	125.83	166.07
	Investment in joint venture	(102.50)	-
	(Purchase) / sale of investments (net)	(441.47)	(334.95)
	Interest received (finance income)	39.94	8.03
	Dividend on investments	2.85	8.97
	NET CASH FLOWS USED IN INVESTING ACTIVITIES	(587.74)	(437.95)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Distribution from non-controlling interest	(38.03)	(71.40)
	Proceeds from borrowings (net of processing fees)	1,868.03	2,088.57
	Repayment of borrowings	(1,466.70)	(31.10)
	Net proceeds / (repayment) of short term borrowings	207.76	443.75
	Issue of Treasury shares by ESOP Trust	3.86	6.35
	Dividend paid	(22.22)	(55.32)
	Interest paid	(251.68)	(159.67)
	Lease liability paid	(2.42)	(2.75)
	NET CASH FLOWS FROM FINANCING ACTIVITIES	298.60	2,218.43
	NET INCREASE IN CASH AND CASH EQUIVALENTS	458.09	487.04
	Cash and cash equivalents at the beginning of the period	799.37	312.33
	Cash and cash equivalents at the end of the period (refer reconciliation below)	1,257.46	799.37
	Reconciliation of cash and cash equivalents as per the cash flow statement		
	Cash and cash equivalents as per the above comprise of the following		
	Cash and cash equivalents	1,362.51	873.55
	Cash credit and overdraft facilities from banks	(105.05)	(74.18)
	Balance as per cash flow statement	1,257.46	799.37

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BY

S R B C & CO LLP
MUMBAI

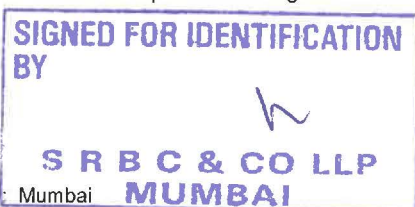


11 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the for the quarter ended 31st March, 2026 (Consolidated):

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
		(Audited) (Refer Note 6)	(Unaudited)	(Audited) (Refer Note 6)	(Audited)	(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]	1.53	1.43	1.29	1.53	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	**	**	**	**	0.62
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	**	**	**	**	0.01
(d)	Outstanding redeemable preference shares	-	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-	-
(g)	Net Worth (Rs in Crores)	3,699.20	3,713.84	3,888.27	3,699.20	3,888.27
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	5.39	(75.31)	(135.20)	(114.82)	(157.44)
(i)	Basic earnings per share - Continuing and discontinued operations	0.98	(6.59)	(12.27)	(9.33)	(14.24)
(j)	Diluted earnings per share - Continuing and discontinued operations	0.97	(6.59)	(12.27)	(9.33)	(14.24)
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.24	1.26	1.40	1.24	1.40
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	1.20	1.20	1.10	1.20	1.10
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.00%	0.04%	6.84%	0.43%	6.23%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.74	0.72	0.66	0.74	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	0.28	0.29	0.30	0.28	0.30
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	11.73	9.94	7.39	27.48	24.65
(q)	Inventory turnover (in times) Cost of goods sold / Average Inventory (excl. Real Estate inventory)	0.97	0.90	1.36	4.05	7.44
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	-13.60%	-14.31%	-4.87%	-8.37%	-1.20%
(s)	Net Profit Margin after exceptional item (%) (including discontinued operations) Net Profit after exceptional items (net of tax expense) / Revenue	0.60%	-8.87%	-11.52%	-3.28%	-3.54%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	0.78%	-4.82%	-5.03%	-2.25%	-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	-	2.30

* The Company has no Secured Redeemable Non Convertible debentures (NCDs) outstanding as on March 31, 2026 and December 31, 2025, hence the asset coverage ratio is not applicable for the quarter and year ended March 31, 2026.

** Since the computed ratio is ngeative and hence not disclosed.



Place : Mumbai
Date : 06.05.2026



By order of the Board
ADITYA BIRLA REAL ESTATE LIMITED
(Formerly known as Century Textiles and Industries Limited)

(R. K. Dalmia)
Managing Director
DIN No: 00040951



06th May, 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: Declaration pursuant to Regulations 33(3)(d) & 52(3)(a) of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Pursuant to the provisions of Regulations 33(3)(d) & 52(3)(a) of Listing Regulations, we hereby confirm that the Statutory Auditors of the Company viz. S R B C & CO LLP, Chartered Accountants, Mumbai (ICAI Firm Registration No.324982E/E300003) have issued an Audit Report with unmodified opinion on the Audited Financial Results of the Company (Standalone and Consolidated) for the year ended 31st March, 2026.

This declaration is for your information and record.

Thanking you,

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

Keyur Shah
Chief Financial Officer



Aditya Birla Real Estate Limited

(Formerly known as Century Textiles and Industries Limited)

Regd. Office: Century Bhavan, Dr. Annie Besant Road, Worli, Mumbai - 400 030, India.

T: +91 22 2495 7000 | F: +91 22 2430 9491, +91 22 2436 1980

E: abrel.info@adityabirla.com | W: www.adityabirlarealestate.com

Corporate ID No.: L17120MH1897PLC000163



Annexure

Details under amended Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read along with SEBI Master Circular HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated 30th January, 2026 ('SEBI Master Circular')

S.No.	Particulars	Details of Appointment
a)	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise;	The Second term of five years of Appointment of Statutory Auditors M/s. S R B C & CO. LLP (SRBC). ICAI Firm Registration Number: 324982E/E300003, will come to an end on conclusion of the 129 th Annual General Meeting. M/s. Singhi & Co., Chartered Accountants Firm's Registration Number: 302049E have been appointed as the Statutory Auditors of the Company, subject to approval of the Members.
b)	Date of appointment/ reappointment/ cessation (as applicable) & term of appointment/ reappointment ;	The Board at its meeting held today i.e. Wednesday, the 06 th May, 2026, approved the appointment of M/s. Singhi & Co., Chartered Accountants Firm's Registration Number: 302049E as the Statutory Auditors of the Company for a term of five consecutive years commencing from the conclusion of the 129 th Annual General Meeting until the conclusion of the 134 th Annual General Meeting, to conduct audit from FY2026-27 to FY2030-31, subject to the approval of shareholders of the Company at the ensuing 129 th Annual General Meeting
c)	Brief profile (in case of appointment)	M/s. Singhi & Co. Chartered Accountants Firm's Registration Number is 302049E. Singhi & Co. ranks as the 7th largest Assurance and Advisory firm serving 150+ listed entities in India. The firm is The Institute of Chartered Accountants of India (ICAI) Peer Reviewed.
d)	Disclosure of relationships between directors (in case of appointment of a director)	Not applicable

