

Shareholding Pattern under Regulation 31 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

1.	Name of Listed Entity: Aditya Birla Real Estate Limited
2.	Scrip Code/Name of Scrip/Class of Security: 500040
3.	Share Holding Pattern Filed under: Regulation 31(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for quarter ended on 30th September, 2026
4.	Declaration: The Listed entity is required to submit the following declaration to the extent of submission of information:-

	Particulars	Yes*	No*
1	Whether the Listed Entity has issued any partly paid up shares?		No
2	Whether the Listed Entity has issued any Convertible Securities or Warrants?		No
3	Whether the Listed Entity has any shares against which depository receipts are issued?		No
4	Whether the Listed Entity has any shares in locked-in?		No
5	Whether any shares held by promoters are pledge or otherwise encumbered?		No

[illegible]

Category & Name of the shareholders		Entity Type	Nos. of shareholders	No. of fully paid up equity shares held	Partly paid up equity shares held	No. of shares underlying Depository Receipts	Total nos. shares held	Shareholding % calculated as per SCRR, 1957 As a % of {A+B+C2}	Number of Voting Rights held in each class of securities				No. of Shares Underlying Outstanding convertible securities (Including Warrants, ESOP etc.)	Total No of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.)	Shareholding , as a % assuming full conversion of convertible securities' (as a percentage of diluted share capital)	Number of Locked in shares	Number of Shares pledged			Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered		Number of equity shares held in dematerialised form	
									No of Voting Rights			Total as a % of Total Voting Rights					No. (a)	As a % of total Shares held(b)	No. (a)	As a % of total Shares held(b)	No. (a)	As a % of total Shares held(b)	No. (a)	As a % of total Shares held(b)	No. (a)		As a % of total Shares held(b)
									Class eg: X	Class eg: Y	Total																
	(I)	(II)	(IV)	(V)	(VI)	(VII)	{VIII} = {V}+{vi}+{VII}	{IX} As a % of {A+B+C2}	{X}				{XI}	{XII}={VIII}+{XI}	{XIII}= {VIII}+{XI} As a % of {A+B+C2}	{XIV}	{XV}			{XVI}		{XVII}		{XVIII}=[{XIV}+{XV}+{XVI}]	{XIX}		
1	Indian																										
(a)	Individuals / Hindu Undivided Family		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
(b)	Central Government / President of India		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
(c)	Financial Institutions / Banks		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
(d)	Any Others		6	56079600	0	0	56079600	50.21	56079600	0	56079600	50.21	0	56079600	50.21	0	0	0	0	0	0	0	0	0	56079600		
Z	Bodies Corporate		6	56079600	0	0	56079600	50.21	56079600	0	56079600	50.21	0	56079600	50.21	0	0	0	0	0	0	0	0	0	56079600		
	PILANI INVESTMENT AND INDUSTRIES	Promoter	1	37180000	0	0	37180000	33.29	37180000	0	37180000	33.29	0	37180000	33.29	0	0	0	0	0	0	0	0	0	37180000		
	IGH HOLDINGS PRIVATE LIMITED	Promoter Group	1	11150000	0	0	11150000	9.98	11150000	0	11150000	9.98	0	11150000	9.98	0	0	0	0	0	0	0	0	0	11150000		
	BIRLA GROUP HOLDINGS PRIVATE LIMITED	Promoter Group	1	7560900	0	0	7560900	6.77	7560900	0	7560900	6.77	0	7560900	6.77	0	0	0	0	0	0	0	0	0	7560900		
	PRAKASH EDUCATIONAL SOCIETY	Promoter Group	1	128000	0	0	128000	0.11	128000	0	128000	0.11	0	128000	0.11	0	0	0	0	0	0	0	0	0	128000		
	BIRLA EDUCATIONAL INSTITUTION	Promoter Group	1	44000	0	0	44000	0.04	44000	0	44000	0.04	0	44000	0.04	0	0	0	0	0	0	0	0	0	44000		
	PADMAVATI INVESTMENT PRIVATE LIMITED	Promoter Group	1	16700	0	0	16700	0.02	16700	0	16700	0.02	0	16700	0.02	0	0	0	0	0	0	0	0	0	16700		
	Sub Total (A){1}		6	56079600	0	0	56079600	50.21	56079600	0	56079600	50.21	0	56079600	50.21	0	0	0	0	0	0	0	0	0	56079600		
2	Foreign																										
[a]	Individuals (Non-Resident Individuals / Foreign In		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0		
(b)	Government		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0		
(c)	Institutions		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0		
(d)	Foreign Portfolio Investor		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0		
(e)	Any Others		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0		
	Sub Total (A){2}		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0		
	Total Shareholding Of Promoter And Promoter Group (A)= {A}{1}+{A}{2}		6	56079600	0	0	56079600	50.21	56079600	0	56079600	50.21	0	56079600	50.21	0	0	0	0	0	0	0	0	0	56079600		

Table III - Statement showing shareholding pattern of the Public shareholders

	Category & Name of the shareholders	Nos. of shareholders	No. of fully paid up equity shares held	Partly paid-up equity shares held	No. of shares underlying Depository Receipts	Total nos. shares held	Shareholding % calculated as per SCRR, 1957 As a % of (A+B+C2)	Number of Voting Rights held in each class of securities			No. of Shares Underlying Outstanding convertible securities (including Warrants, ESOP etc.)	Total No of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.)	Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital)	Number of Locked in shares		Number of Shares pledged		Non-Disposal Undertaking		Other encumbrances , if any		Total Number of Shares encumbered		Number of equity shares held in dematerialise d form	Sub-categorization of shares			
								No of Voting Rights						Total as a % of Total Voting Rights	No. (a)	As a % of total Shares held(b)	No. (a)	As a % of total Shares held(b)	No. (a)	As a % of total Shares held(b)	No. (a)	As a % of total Shares held(b)	No. (a)		As a % of total Shares held(b)	Shareholding(No. of shares) under		
								Class eg: X	Class eg: Y	Total																Sub-category(I)	Sub-category(II)	Sub-category(III)
	(I)	(II)	(IV)	(V)	(VI)	(VII) = (IV)+(V)+(VI)	(VII) As a % of (A+B+C2)	(IX)			(X)	(XI)=(VII)+(X)	(XII)= (VII)+(X) As a % of (A+B+C2)	(XIII)		(XIV)		(XV)		(XVI)		(XVII)=(XIV+XV+XVI)	(XVIII)	(XIX)				
1	Institutions (Domestic)																											
(a)	Mutual Funds / UTI	28	17257064	0	0	17257064	15.45	17257064	0	17257064	15.45	0	17257064	15.45	0	0	0	0	0	0	0	0	0	17257014	0	0	0	
	CANARA ROBOCO MUTUAL FUND A/C CANARA ROBOCO MULTI CAP FUND	1	3259408	0	0	3259408	2.92	3259408	0	3259408	2.92	0	3259408	2.92	0	0	0	0	0	0	0	0	0	3259408	0	0	0	
	INVESCO INDIA CONTRA FUND	1	3154260	0	0	3154260	2.82	3154260	0	3154260	2.82	0	3154260	2.82	0	0	0	0	0	0	0	0	0	3154260	0	0	0	
	BANDHAN NIFTY SMALL CAP 250 INDEX FUND	1	2630520	0	0	2630520	2.36	2630520	0	2630520	2.36	0	2630520	2.36	0	0	0	0	0	0	0	0	0	2630520	0	0	0	
	ADITYA BIRLA SUN LIFE MUTUAL FUND - ADITYA BIRLA SUN LIFE MANUFACTURING EQUITY FUND	1	2182993	0	0	2182993	1.95	2182993	0	2182993	1.95	0	2182993	1.95	0	0	0	0	0	0	0	0	0	2182993	0	0	0	
	NIPPON LIFE INDIA TRUSTEE LTD-A/C NIPPON INDIA NIFTY REALTY INDEX FUND	1	1823998	0	0	1823998	1.63	1823998	0	1823998	1.63	0	1823998	1.63	0	0	0	0	0	0	0	0	0	1823998	0	0	0	
(b)	Venture Capital Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(c)	Alternate Investment Funds	7	530337	0	0	530337	0.47	530337	0	530337	0.47	0	530337	0.47	0	0	0	0	0	0	0	0	0	530337	0	0	0	
(d)	Banks	16	89800	0	0	89800	0.08	89800	0	89800	0.08	0	89800	0.08	0	0	0	0	0	0	0	0	0	54686	0	0	0	
(e)	Insurance Companies	6	897326	0	0	897326	0.80	897326	0	897326	0.80	0	897326	0.80	0	0	0	0	0	0	0	0	0	897296	0	0	0	
(f)	Provident Funds/ Pension Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(g)	Asset Reconstruction Companies	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(h)	Sovereign Wealth Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(i)	NBFCs registered with RBI	1	25000	0	0	25000	0.02	25000	0	25000	0.02	0	25000	0.02	0	0	0	0	0	0	0	0	0	25000	0	0	0	
(j)	Other Financial Institutions	1	6420	0	0	6420	0.01	6420	0	6420	0.01	0	6420	0.01	0	0	0	0	0	0	0	0	0	0	0	0	0	
(k)	Any Others	6	10620	0	0	10620	0.01	10620	0	10620	0.01	0	10620	0.01	0	0	0	0	0	0	0	0	0	10620	0	0	0	
z	Trust	6	10620	0	0	10620	0.01	10620	0	10620	0.01	0	10620	0.01	0	0	0	0	0	0	0	0	0	10620	0	0	0	
	Sub Total (B)(1)	65	18816567	0	0	18816567	16.85	18816567	0	18816567	16.85	0	18816567	16.85	0	0	0	0	0	0	0	0	0	18774953	0	0	0	
2	Institutions (Foreign)																											
(a)	Foreign Direct Investment	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Foreign Venture Capital Investors	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(c)	Sovereign Wealth Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(d)	Foreign Portfolio Investors Category I	109	9609104	0	0	9609104	8.60	9609104	0	9609104	8.60	0	9609104	8.60	0	0	0	0	0	0	0	0	0	9609104	0	0	0	
	GOLDMAN SACHS FUNDS - GOLDMAN SACHS INDIA EQUITY PORTFOLIO	1	1567923	0	0	1567923	1.40	1567923	0	1567923	1.40	0	1567923	1.40	0	0	0	0	0	0	0	0	0	1567923	0	0	0	
(e)	Foreign Portfolio Investors Category II	11	435557	0	0	435557	0.39	435557	0	435557	0.39	0	435557	0.39	0	0	0	0	0	0	0	0	0	435557	0	0	0	
(f)	Overseas Depositories(holding DRs) (balancing figure)	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
(g)	Any Others	4	855	0	0	855	0.00	855	0	855	0.00	0	855	0.00	0	0	0	0	0	0	0	0	0	655	0	0	0	
z	Venture Capital Fund	3	655	0	0	655	0.00	655	0	655	0.00	0	655	0.00	0	0	0	0	0	0	0	0	0	655	0	0	0	
z	Other	1	200	0	0	200	0.00	200	0	200	0.00	0	200	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Sub Total (B)(2)	124	10045516	0	0	10045516	8.99	10045516	0	10045516	8.99	0	10045516	8.99	0	0	0	0	0	0	0	0	0	10045316	0	0	0	
3	Central Government/ State Government(s)																											
(a)	Central Government / President of India	2	491	0	0	491	0.00	491	0	491	0.00	0	491	0.00	0	0	0	0	0	0	0	0	0	11	0	0	0	
(b)	State Government / Governor	1	150	0	0	150	0.00	150	0	150	0.00	0	150	0.00	0	0	0	0	0	0	0	0	0	150	0	0	0	

[illegible]

Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholders

[illegible]

DETAILS OF SBO OF ADITYA BIRLA REAL ESTATE LIMITED FOR QUARTER ENDED ON 30.09.2026

Sr. No.	Details of the SBO				Details of the registered owner				Details of holding/ exercise of right of the SBO in the reporting company, whether direct or indirect*:					Date of creation / acquisition of significant beneficial interest
	Name	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Name	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Whether by virtue of:					
									Shares	Voting rights	Rights on distributable dividend or any other distribution	Exercise of control	Exercise of significant influence	
Significant Beneficial Owners														
1	Kumar Mangalam Birla	--	India		Pilani Investment and Industries Corporation Limited	--	India		33.29			No	No	08-02-2019
2	Kumar Mangalam Birla	--	India		Birla Group Holdings Private Limited	--	India		6.77			No	No	24-05-2024
3	Kumar Mangalam Birla	--	India		Padmavati Investment Private Limited	--	India		0.02			No	No	08-02-2019
4	Kumar Mangalam Birla	--	India		IGH Holdings Private Limited	--	India		9.98			No	No	08-02-2019

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Particular	Approved limits (%)	Limits utilized (%)
As on shareholding date	100.00	9.61
As on the end of previous 1st quarter	100.00	9.88
As on the end of previous 2nd quarter	100.00	9.66
As on the end of previous 3rd quarter	100.00	9.56
As on the end of previous 4th quarter	100.00	9.76

Notes :-

- 1) "Approved Limits (%)" means the limit approved by Board of Directors / shareholders of the Listed entity. In case the listed entity has no Board approved limit, provide details of sectoral / statutory cap prescribed by Government / Regulatory Authorities
- 2) Details of Foreign ownership includes foreign ownership / investments as specified in Rule 2(s) of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019, made under the Foreign Exchange Management Act, 1999.