



SH/XII/015/2025

09<sup>th</sup> May, 2025

Corporate Relationship Department

**BSE Limited**

1<sup>st</sup> Floor, Phiroze Jeejeebhoy Towers

Dalal Street, Fort,

Mumbai-400 001.

**Scrip Code: 500040/974571/974877/  
975457/975967/975968**

Dear Sir/ Madam,

**Sub: Disclosure regarding modification in one of the financial covenants of Debenture Trust Deed dated 31<sup>st</sup> May, 2023 in respect of 8.10% Unsecured Listed Redeemable Non-Convertible Debentures of Rs.400 crores issued by Aditya Birla Real Estate Limited ("Company") under ISIN -INE055A08037**

**Ref: Regulations 30 & 51(2) read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")**

Pursuant to the provisions of Regulations 30 and 51(2) of the SEBI Listing Regulations, this is to inform you that the Company has received the in-principle approval from the BSE Limited vide its letter DCS/COMP /PT /IP /05/25-26 dated 8<sup>th</sup> May, 2025 for modification in one of the Financial Covenants in respect of 40,000 8.10% Unsecured, Listed, Redeemable, Non-Convertible Debentures of face value of Rs. 1,00,000/- each aggregating to Rs.400 crores issued under Private Placement basis ("Debentures") pursuant to the Debenture Trust Deed dated 31<sup>st</sup> May, 2023 ("DTD") under ISIN-INE055A08037 and having scrip code 974877. The copy of the BSE in-principle approval is attached herewith which contains the modification of the financial covenant of the Debentures.

Further, the Company has executed the First Amendment Deed to the DTD with the Debenture Trustee viz. SBICap Trustee Company Limited today, i.e. 9<sup>th</sup> May, 2025.

This is for your information and record.

Thanking you,

Yours truly,

For **ADITYA BIRLA REAL ESTATE LIMITED**

(formerly Century Textiles and Industries Limited)



**ATUL K. KEDIA**

**Jt. President (Legal) & Company Secretary**

Encl: as above

Aditya Birla Real Estate Limited

(Formerly known as Century Textiles and Industries Limited)

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

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Corporate ID No.: L17120MH1897PLC000163

DCS/COMP/PT/IP/05/25-26

May 08, 2025

**The Company Secretary**  
**Aditya Birla Real Estate Limited**  
Century Bhavan  
Dr. Annie Besant Road  
Mumbai-400025

Dear Sir/Madam,

**Re: In Principle Approval for Amendment in terms of Unsecured, Listed, Redeemable, Non-Convertible Debentures ("NCDs") of Face Value Rs. 1,00,000/- each of Scrip code – 974877 ISIN - INE055A08037.**

We acknowledge the receipt of your application dated April 30, 2025, seeking In-Principle approval for modifying the terms of Unsecured, Listed, Redeemable, Non-Convertible Debentures ("NCDs") of Face Value Rs. 1,00,000/- each listed with the Exchange, in terms of Regulation 59(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In this regard, the Exchange is pleased to grant In-Principle approval for the modification as given below:

Existing Clause	Revised Clause
2.24 Financial Covenant:  The Company shall maintain the following financial parameters, at all times, until the Final Redemption Date:  i) Net Debt to Equity (consolidated) - Not above 1.10x	2.24 Financial Covenant:  The Company shall maintain the following financial parameters, at all times, until the Final Redemption Date:  i) Net Debt to Equity (Consolidated) – Not to exceed 1.5x up to 31st March 2026 and thereafter Not to exceed 1.75x w.e.f. 01st April 2026 onwards;

Exchange will give effect to the aforesaid modifications in the terms of the NCDs subject to Company fulfilling the following conditions:

1. Submission of letter/s issued by National Securities Depository Ltd. and/or Central Depositories Services (India) Ltd. confirming the proposed modifications in the structure/terms of the NCDs.
2. Certified true copy of the In-principle approval received from National Stock Exchange (if applicable)
3. Compliance with the applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as on date.

4. Compliance with applicable provisions of the Companies Act, 2013 and other applicable laws
5. Compliance with change in the guidelines, regulations, directions of the Exchange or any statutory authorities, documentary requirements from time to time. The Exchange reserves its right to withdraw its In-principle approval at any later stage if the information submitted to the Exchange is found to be incomplete/ incorrect/ misleading/ false or for any contravention of Rules, Bye-laws and Regulations of the Exchange, Listing Agreement, Guidelines/ Regulations issued by the statutory authorities etc.

This In-principle approval is valid for a period of 3 months from the date of issue of this letter.

Yours faithfully,



**Nitinkumar Pujari**  
Senior Manager



**Parag Jain**  
Manager