



SH/XII/045/2025

01st 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**

Dear Sir/ Madam,

Sub: Disclosure regarding modification in one of the financial covenants of Debenture Trust Deed dated 30th January, 2023 in respect of 7.97% Unsecured, Listed, Rated, Senior, Redeemable, Non-Convertible Debentures of Rs. 400 crores issued by Aditya Birla Real Estate Limited ("Company") under ISIN -INE055A08029

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 & 51(2) of the SEBI Listing Regulations, this is to inform you that the Company has received today the in-principle approval from the BSE Limited vide its letter DCS/COMP/PT/IP/15/25-26 dated 01st July, 2025 for modification in one of the Financial Covenants in respect of 40,000 7.97% Unsecured, Listed, Rated, Senior, 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 30th January, 2023 ("DTD") under ISIN- INE055A08029 and having scrip code 974571. 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 will execute the First Amendment Deed to the DTD with the Debenture Trustee viz. Axis Trustee Services Limited to effect above modification in the DTD.

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)

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Corporate ID No.: L17120MH1897PLC000163

DCS/COMP/PT/IP/15/25-26

July 01, 2025

The Company Secretary
Aditya Birla Real Estate Limited
Century Bhavan
Dr. Annie Besant Road, Worli
Mumbai-400030

Dear Sir/Madam,

Re: In Principle Approval for Amendments in Financial Covenants in Debenture Trust Deed of Unsecured, Listed, Redeemable, Non-Convertible Debentures ("NCDs") of Face Value Rs. 1,00,000/- each of Scrip code – 974571 ISIN - INE055A08029.

We acknowledge the receipt of your application dated June 23, 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
<p>2.24 Financial Covenant:</p> <p>The Company shall maintain the following financial parameters, at all times, until the Final Redemption Date:</p> <p>i) Net Debt to Equity (consolidated) - Not above 1.10x</p>	<p>2.24 Financial Covenant:</p> <p>The Company shall maintain the following financial parameters, at all times, until the Final Redemption Date:</p> <p>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;</p>

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.

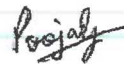
4. Compliance with applicable provisions of the Companies Act, 2013 and other applicable laws
5. Compliance with change in the guidelines, regulations, directions of the Exchange or any statutory authorities, documentary requirements from time to time. The Exchange reserves its right to withdraw its 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,



Akshay Arolkar
Manager



Pooja Trivedi
Deputy Manager