



SH/XII/86/2025

01st October, 2025

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
Scrip Code: 500040

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: Disclosure regarding the assignment of the leasehold rights relating to the leasehold land of Birla Century Division of Aditya Birla Real Estate Limited ("the Company")

Ref: Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 ("SEBI circular")

This is to inform you that the Company has executed a Deed of Assignment with respect to its leasehold rights in the leasehold land admeasuring area of 4,22,778.84 sq. mt. (about 104.47 acres) situated at plot no. 826, Jhagadia Industrial Area/Estate of the Gujarat Industrial Development Corporation (GIDC), Jhagadia, Bharuch, Gujarat, a part of Birla Century division of the Company to UltraTech Cement Limited for a total consideration of Rs. 93.01 crores.

The disclosure as required under Regulation 30 of Listing Regulations read with SEBI circular to the extent applicable is provided herewith:

Sr. No.	Particulars	Remarks
a)	The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division of the listed entity during the last financial year	Not Applicable, since there is no sale of Unit/ Division.
b)	The date on which the agreement for sale has been entered into	The Deed of Assignment dated 30th September, 2025 executed between the Company and UltraTech Cement Limited for assignment /transfer of leasehold rights of the said land pursuant to GIDC provisional order dated 25th September, 2025.



Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)
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Corporate ID No.: L17120MH1897PLC000163



c)	The expected date of completion of the sale/disposal	The Deed of Assignment dated 30 th September, 2025 has already been executed as per the terms of GIDC Provisional Order dated 25 th September, 2025 and submitted to GIDC to issue the Final Transfer Order upon which possession of the aforesaid leasehold land will be completed to UltraTech Cement Limited.
d)	Consideration received from such sale/disposal	Consideration to be received - Rs. 93.01 crores
e)	Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	UltraTech Cement Limited CIN No.: L26940MH2000PLC128420 Registered office: 'B' Wing, 2nd floor, Ahura Centre, Mahakali Caves Road, Andheri (East), Mumbai - 400 093, India. The buyer does not belong to Promoter /Promoter group of the Company.
f)	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	The transaction does not fall within the purview of related party transactions.
g)	Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations.	Not applicable.
h)	Additionally, in case of a slump sale, five disclosures provided for amalgamation/merger, shall be disclosed by the entity with respect to such slump sale.	No slump sale is involved in the transaction.

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

