



SH/XII/105/2025

04th December, 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 Deeds dated 30th August, 2024 and 11th October, 2024 in respect of 8.55% Unsecured, Listed, Redeemable, Non-Convertible Debentures of Rs. 400 crores and Rs. 100 crores aggregating to Rs. 500 Crores issued by Aditya Birla Real Estate Limited ("Company") under ISIN -INE055A08060

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 the in-principle approval from the BSE Limited vide its letter DCS/COMP/RM/IP/48/25-26 dated 03rd December, 2025 for modification in one of the Financial Covenants in respect of 50,000 8.55% Unsecured, Listed, Redeemable, Non-Convertible Debentures of face value of Rs. 1,00,000/- each aggregating to Rs. 500 crores issued under Private Placement basis ("Debentures") pursuant to the Debenture Trust Deeds dated 30th August, 2024 and 11th October, 2024 ("DTDs") under ISIN- INE055A08060 and having scrip code 975968. 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 aforesaid DTDs with the Debenture Trustee viz. SBICAP Trustee Company Limited today, i.e. 04th December, 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



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 – 975968 ISIN - INE055A08060

We acknowledge the receipt of your application dated November 27, 2025, seeking In-Principle approval for modifying the terms of Listed, Redeemable, Non-Convertible Debentures ("NCDs") of Face Value Rs. 1 lakh 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 mentioned below:

| Existing Clause | Revised Clause |
|---|--|
| <p>2.24 Financial Covenant:</p> <p>The Issuer, during the tenure of this Issue will ensure that the following covenants are met on standalone basis:</p> <p>i) The ratio of Net Debt to equity shall not exceed 1.10 times till the final settlement dates;</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> |

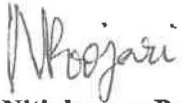
Exchange will give effect to the aforesaid modifications in the terms of the NCDs subject to Company fulfilling the following conditions:

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

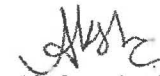
5. Compliance with change in the guidelines, regulations, directions of the Exchange or any statutory authorities, documentary requirements from time to time. The Exchange reserves its right to withdraw its In-principle approval at any later stage if the information submitted to the Exchange is found 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,



Nitinkumar Pujari
Assistant Vice President



Akshay Arolkar
Manager