



SH/XII/126/2025

30th January, 2026

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001.
Scrip Code: 974571

Dear Sir/ Madam,

Sub: Certificate regarding payment of interest and redemption of principal amount due in respect of Unsecured Non-Convertible Debentures of Rs. 400 crores ('NCDs') issued by Aditya Birla Real Estate Limited ('the Company') on private placement basis

Ref:

- 1. Regulation 57 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')**
- 2. SEBI Master Circular No. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 ('SEBI Master Circular') dated 11th July, 2025 as amended from time to time**

In reference to our letter vide SH/XII/115/2025 dated 07th January, 2026 and pursuant to the Listing Regulations and SEBI Master Circular, this is to inform you that the Company has made timely payment of interest and redemption of principal amount due in respect of the following NCDs issued on private placement basis as per the details given below:

- Whether Interest payment /redemption payment made (yes/no): **Yes**
- Details of interest payment:

Sl. No.	Particulars	Details
		7.97% Unsecured, Listed, Rated, Senior, Redeemable NCDs (XX Series)
1	ISIN	INE055A08029
2	Issue size	Rs. 400,00,00,000/- (Rupees Four Hundred crore only)
3	Interest Amount to be paid on due date	Rs. 31,88,00,000/- (Rupees Thirty-One Crore and Eighty-Eight Lakhs only) (Gross Amount)
4	Frequency - quarterly/ monthly	Annually
5	Change in frequency of payment (if any)	Not Applicable
6	Details of such change	Not Applicable
7	Interest payment record date	15/01/2026
8	Due date for interest payment (DD/MM/YYYY)	30/01/2026
9	Actual date for interest payment (DD/MM/YYYY)	30/01/2026
10	Amount of interest paid	Rs. 28,69,20,000/- (Rupees Twenty-Eight Crore Sixty-Nine Lakhs and Twenty Thousand only) (Net Amount after TDS)
11	Date of last interest payment	30/01/2025
12	Reason for non-payment/ delay in payment	Not Applicable

Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)
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E: abrel.info@adityabirla.com | W: www.adityabirlarealestate.com
Corporate ID No.: L17120MH1897PLC000163





c. Details of redemption payments:

Sl. No.	Particulars	Details
1	ISIN	INE055A08029
2	Type of redemption (full/ partial)	Full
3	If partial redemption, then	
	a. By face value redemption	Not Applicable
	b. By quantity redemption	Not Applicable
4	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro- rata basis	Not Applicable
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Maturity
6	Redemption date due to put option (if any)	Not Applicable
7	Redemption date due to call option (if any)	Not Applicable
8	Quantity redeemed (no. of NCDs)	40,000
9	Due date for redemption/ maturity	30/01/2026
10	Actual date for redemption (DD/MM/YYYY)	30/01/2026
11	Amount redeemed	Rs. 400,00,00,000/- (Rupees Four Hundred Crores Only)
12	Outstanding amount (Rs.)	Nil
13	Date of last interest payment	30/01/2025
14	Reason for non-payment/ delay in payment	Not Applicable

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

