



SH/XII/018/2026-27

24th April, 2026

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001.
Scip Code: 500040/974877

Dear Sir/ Madam,

Sub: Certificate regarding payment of interest and redemption of principal amount due in respect of Non-Convertible Debentures ('NCDs') of Aditya Birla Real Estate Limited ('the Company')

Reg:

- 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 the letter dated 03rd April, 2026, and pursuant to the Listing Regulations read with 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 by the Company on private placement basis as per the details given below:

- Whether Interest payment /redemption payment made (yes/æ): **Yes**
- Details of interest payment:

Sl. No.	Particulars	Details
		8.10% Unsecured, Listed, Rated, Senior, Redeemable NCDs (XXI Series)
1	ISIN	INE055A08037
2	Issue size	Rs. 400,00,00,000/- (Rupees Four Hundred crore only)
3	Interest Amount to be paid on due date	Rs. 29,11,56,164/- (Rupees Twenty-Nine Crores Eleven Lakh Fifty-Six Thousand One Hundred Sixty-Four 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	09/04/2026
8	Due date for interest payment (DD/MM/YYYY)	25/04/2026
9	Actual date for interest payment (DD/MM/YYYY)	24/04/2026*
10	Amount of interest paid	Rs. 28,93,36,438/- (Rupees Twenty-Eight Crores Ninety-Three Lakh Thirty-Six Thousand Four Hundred Thirty-Eight only) (Net Amount after TDS)
11	Date of last interest payment	02/06/2025
12	Reason for non-payment/ delay in payment	Not Applicable

***Since 25th April 2026 is not a business day, the payment of interest and redemption of principal amount are made on the immediately preceding business day i.e. 24th April, 2026 as per the terms of placement memorandum.**

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	INE055A08037
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	25/04/2026
10	Actual date for redemption (DD/MM/YYYY)	24/04/2026 *
11	Amount redeemed	Rs. 400,00,00,000/- (Rupees Four Hundred crore only)
12	Outstanding amount (Rs.)	Nil
13	Date of last interest payment	02/06/2025
14	Reason for non-payment/ delay in payment	Not Applicable

This is for information for the investors and your 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

