



SH/XII/022/2026-27

04th May, 2026

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001.
Scrip Code: 500040/975457

Dear Sir/ Madam,

Sub: Certificate regarding payment of call outstanding amount i.e. principal amount, accrued coupon and premium as per the terms of duly amended Debenture Trust Deed, upon exercise of call option in relation to full redemption of 25,000 (Twenty-Five Thousand) 8.05% unsecured, rated, senior, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000/- (Rupees One Lakh only) each aggregating to Rs. 250 crores ("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.

This has reference to our earlier letter dated 09th April, 2026 regarding intimation of exercise of Call Option, Record Date and Notice of exercise of Call Option to Debenture Trustee and Debenture Holders, in respect of above referred Debentures issued by the Company on Private Placement basis ("NCDs") under ISIN INE055A08078 as per the terms stated in the Second Amendment Debenture Trust Deed dated 30th March, 2026 read with Original Debenture Trust Deed dated 01st March, 2024 (DTD).

Pursuant to the Listing Regulations read with SEBI Master Circular, this is to inform you that in terms of the DTD of the aforesaid NCDs, the Company has exercised the Call Option and redeemed the NCDs in full by making timely payment of call outstanding amount i.e. principal amount, accrued coupon and premium today being the call option date i.e. Monday, 4th May, 2026, as per the details given below:

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

Sl. No.	Particulars	Details
		8.05% Unsecured, Listed, Rated, Senior, Redeemable NCDs (XXII Series)
1	ISIN	INE055A08078
2	Issue size	Rs. 250,00,00,000/- (Rupees Two Hundred Fifty crore only)
3	Interest Amount to be paid on due date	Rs. 3,58,39,041/- (Rupees Three Crore Fifty Eight Lakh Thirty Nine Thousand Forty One only) (Gross Amount)
4	Frequency - quarterly/ monthly	Annual
5	Change in frequency of payment (if any)	Not Applicable
6	Details of such change	Not Applicable
7	Interest payment record date	17/04/2026
8	Due date for interest payment (DD/MM/YYYY)	04/05/2026
9	Actual date for interest payment (DD/MM/YYYY)	04/05/2026
10	Amount of interest paid	Rs. 3,22,55,137/- (Rupees Three Crore Twenty-Two Lakh Fifty-Five Thousand One Hundred Thirty Seven Only) (Net Amount after TDS)
11	Date of last interest payment	27/02/2026
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	INE055A08078
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:	Not Applicable
	a. Lot basis	
	b. Pro- rata basis	
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Exercise of Call Option by the Company
6	Redemption date due to put option (if any)	Not Applicable
7	Redemption date due to call option (if any)	04/05/2026
8	Quantity redeemed (no. of NCDs)	25,000 (Twenty-Five Thousand)
9	Due date for redemption/ maturity	04/05/2026
10	Actual date for redemption (DD/MM/YYYY)	04/05/2026
11	Principal Amount redeemed	Rs. 250,00,00,000/- (Rupees Two Hundred Fifty Crore Only)
12	Call Premium paid on redemption	Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh Only) (Net Amount after TDS) (Gross Amount being Rs. 5,00,00,000/- Rupees Five Crore Only)
13	Outstanding amount (Rs.)	Nil
14	Date of last interest payment	27/02/2026
15	Reason for non-payment/ delay in payment	Not Applicable

This is for information of 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