

ARL/CS/13607

October 28, 2026

The Secretary,
The National Stock Exchange of India Limited,
"Exchange Plaza", 5th Floor,
Plot No. C/1, G-Block, Bandra – Kurla
Complex, Bandra (E), Mumbai-400051

The Manager
Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Scrip code: ANANTRAJ

Scrip code: 515055

Subject: "Investor Presentation"

Dear Sir/Madam,

Please find enclosed Investor Presentation, in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

You are requested to kindly take the same on your records

Yours Faithfully,

For **Anant Raj Limited**

NEERAJ KUMAR Digitally signed by
NEERAJ KUMAR
Date: 2026.10.28
19:45:03 +05'30'

Neeraj Kumar
Company Secretary
A55302

Encl: As above

ANANT RAJ LIMITED

(CIN: L45400HR1985PLC021622)

Head Office: H-65, Connaught Circus, New Delhi - 110 001 **Regd. Office:** CP-1, Sector-8, IMT Manesar, Haryana-122051

Website: www.anantrajlimited.com

Email: info@anantrajlimited.com

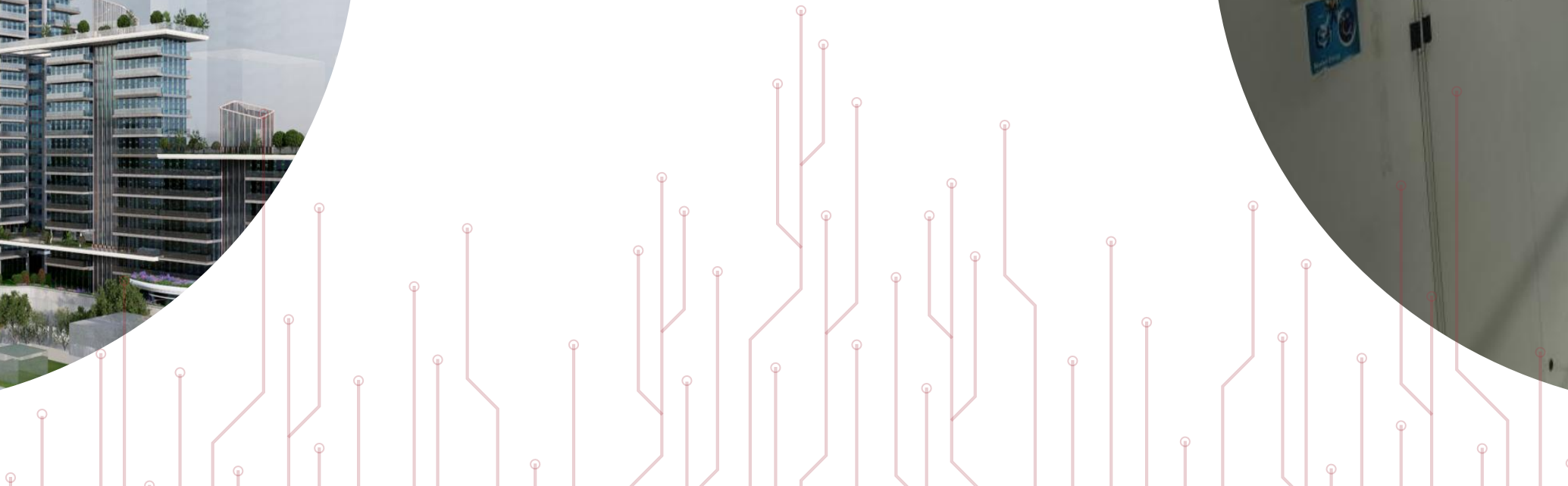
Contact: : 011-43034400, 43559100



THE STANDARD
SINCE 1969

Investor Presentation

Q2 & H1 FY27



This presentation and the accompanying slides (the “Presentation”), which have been prepared by **Anant Raj Limited** (the “Company”), solely for information purposes and do not constitute any offer, recommendation, or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

Certain matters discussed in this Presentation may contain statements regarding the Company’s market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties, and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and worldwide, competition, the Company’s ability to successfully implement its strategy, the Company's future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cashflows, the Company's market preferences, and its exposure to market risks, as well as other risks. The Company's actual results, levels of activity, performance, or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.

All Maps used in the Presentation are not to scale. All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness.

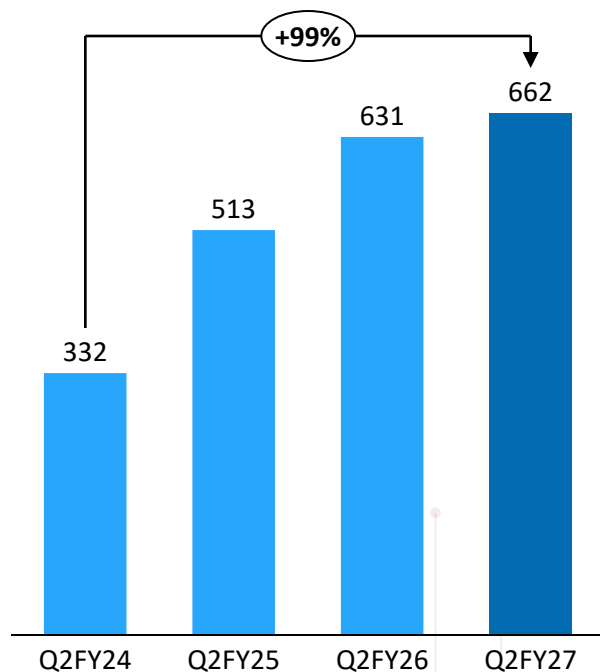


Q2 and H1 FY27 Highlights

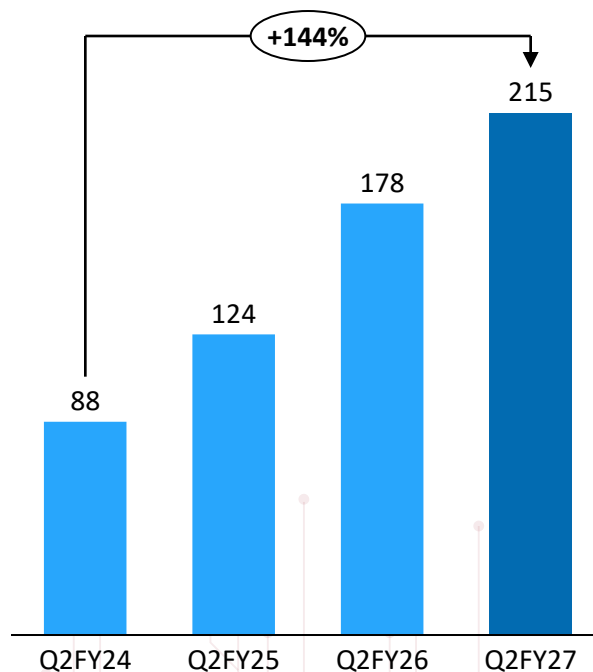
Group Housing (The Estate Residences)
- Artistic image

Q2 FY27 Performance at a glance

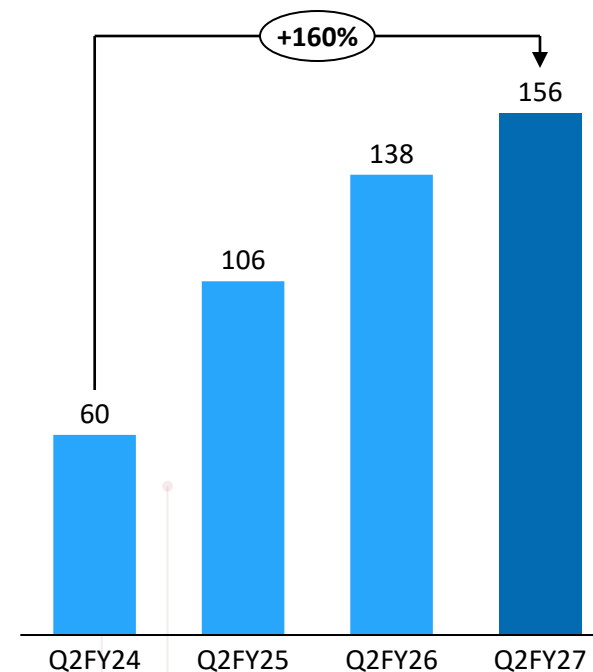
Revenue (₹ Cr)



EBITDA (₹ Cr)*

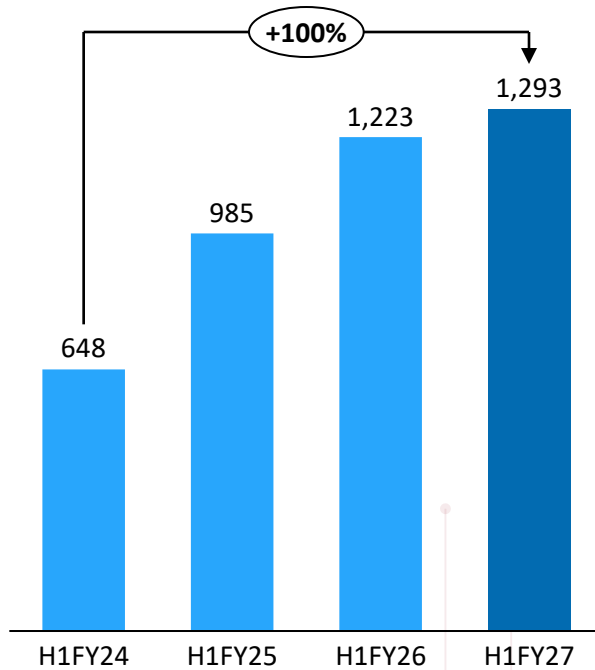


PAT (₹ Cr)

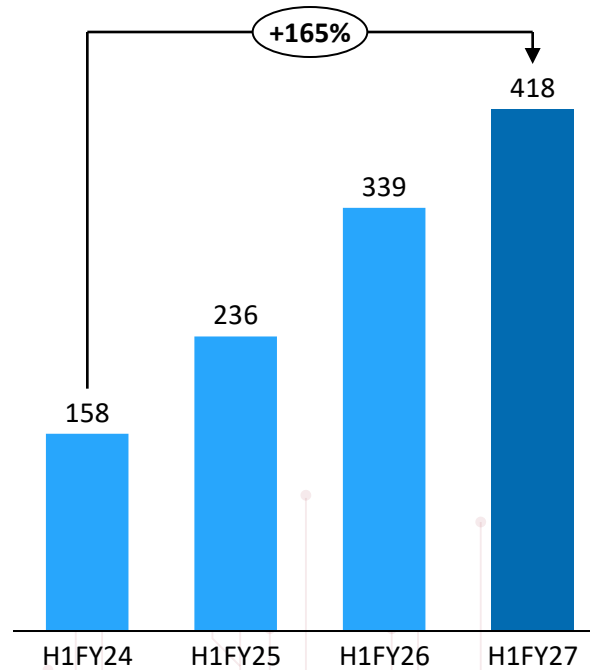


H1 FY27 Performance at a glance

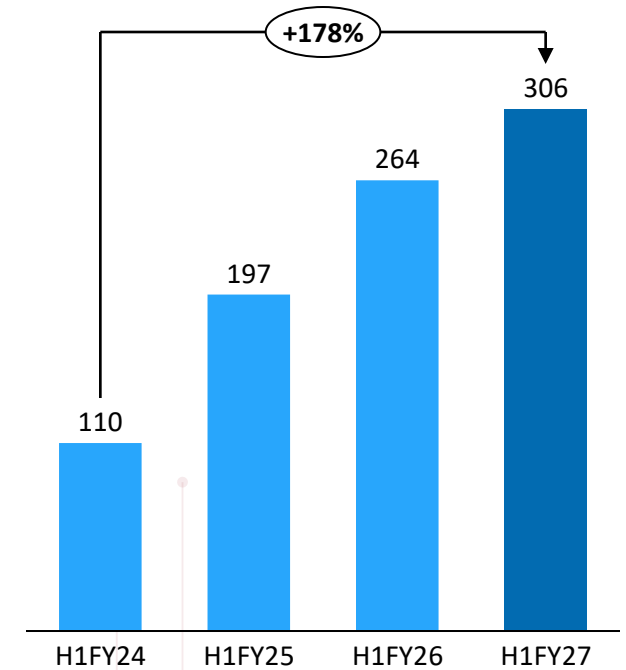
Revenue (₹ Cr)



EBITDA (₹ Cr)*

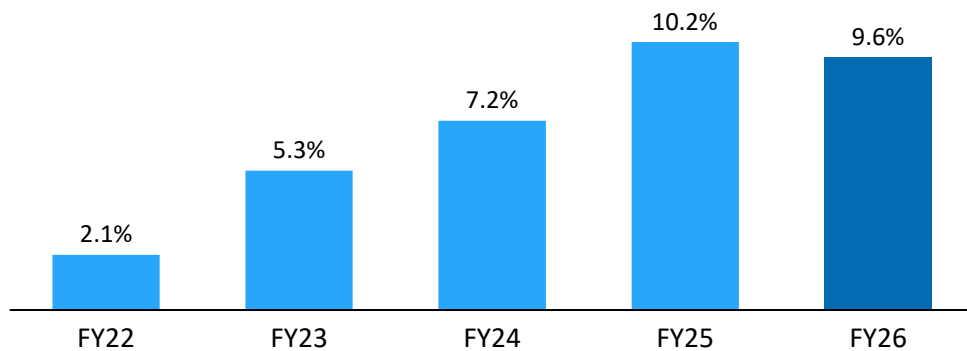


PAT (₹ Cr)

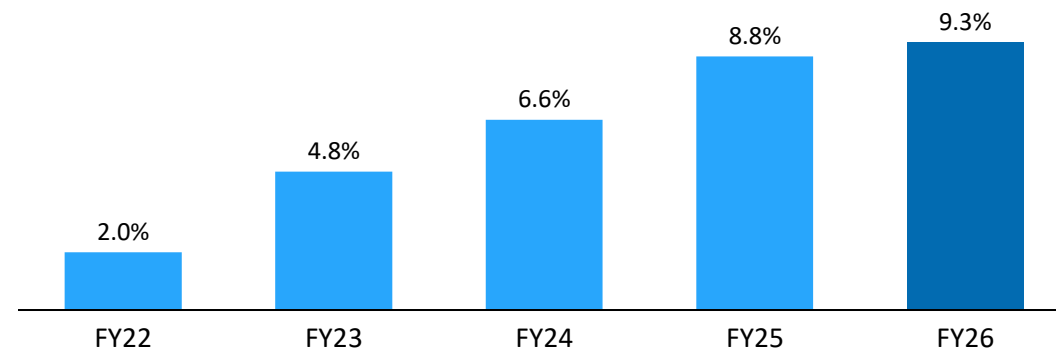


Key financial metrics

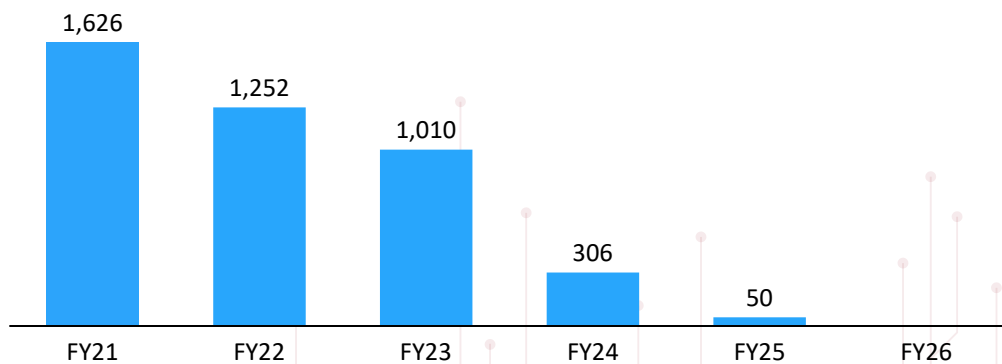
Return on Equity



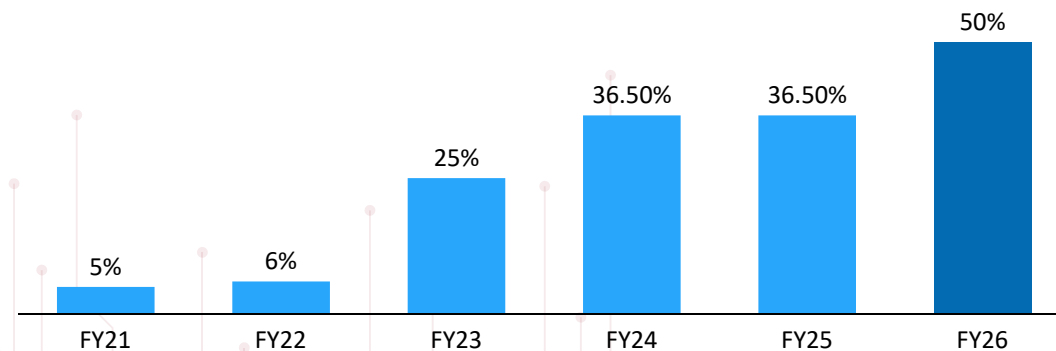
Return on Capital Employed



Net Debt (₹ Cr)



Dividend*



*As a % of face value

Key Highlights of Q2 and H1 FY27

Q2 FY27 Highlights



- Revenue from Operations (including income from Data Centers) stood at ₹ **661.53 Cr**, up **4.87% YoY**
- **Revenue from Data Center, Infrastructure and Allied services** stood at ₹ **115.41 Cr**.
- EBITDA stood at ₹ **215.37 Cr**, up **21.04 % YoY**.
- EBITDA Margins for the quarter stood at **31.72 %** up **395.65 bps** YoY from **27.76 %**
- PBT grew by **14.20% YoY** to ₹ **187.78 Cr**
- PAT grew by **13.25% YoY** to ₹ **156.49 Cr**
- PAT Margins for the quarter stood at **23.05%** up **148.82 bps** YoY from **21.56 %**
- Infomerics Valuation and Rating Ltd. has upgraded rating of the Company to **'A- Stable'** outlook.

H1 FY27 Highlights



- Revenue from Operations (including income from Data Centers) grew by ₹ **1,292.93 %** YoY to ₹ **1,223.20 Cr**.
- **Revenue from Data Center, Infrastructure and Allied services** stood at ₹ **205.41 Cr**.
- EBIDTA stood at ₹ **418.11 Cr**, up **23.49% YoY**.
- EBIDTA margins for the H1 FY26 stood at **31.44 %** up **421.14 bps** YoY from **27.23 %**
- PBT grew by **18.52 % YoY** to ₹ **373.11 Cr**
- PAT grew by **15.75 % YoY** to ₹ **305.68 Cr**
- PAT Margins stood at **22.99%** up **174.82 bps** YoY from **21.24 %**
- Credit Rating improved for Long Term **IVR A -/Stable** and Short Term **IVR A2+**

Real Estate



- RERA approval for the new Group Housing , **(The Estate One)**, spread across 5.09 acres of land in Sector 63 A, Gurugram has been received besides license and other approvals. The project, comprising 352 units, will have approximately built-up area potential of **1.22 million sq. ft.** having mix of 3 BHK+SQ and 4 BHK+SQ with ultra-modern amenities and facilities. The Project is to be launched soon.
- **License** of another group housing over 6.38 acres in Sector 63 A, Gurugram, is at an advanced stage and expected to be received in Q3 of the current year. The project will have tentative saleable area of approx. **1.20 million sq. ft.** and is in advanced stage. Another Group Housing Project is proposed in the luxury segment, further enhancing the value to our existing development in vicinity.
- **Commenced Phase IV of the Anant Raj Estate** having an additional project area of 6.075 acres with potential development of **~ 5 lakh sq. ft.**, this will add value to **The Estate Apartments** and **The Estate Floors**..
- The approvals for additional 9.11875 acres for **Phase V of Anant Raj Estate**, the luxury residential development on Golf Course Extension Road, Sector-63A, Gurugram (Haryana) is expected to be received in Q4 FY27. This will further enhance the total development in the Township.

Delivery of Projects:

- Phase I of the **Birla Navya** Project has been delivered. Occupancy certificates for Phase II units are received and deliveries commenced. Deliveries for Phase III are planned by end of FY28.
- Delivery of **Ashok Estate** of over **20 Acres**, having developmental area of approx. **1.34 million sq. ft.** nearing completion.
- Construction of **The Estate Residences** (Luxury Group Housing) is progressing fast and remains on track for delivery within the stated timelines.
- Construction of **Ashray-II at Tirupati**, Andhra Pradesh is on track and is on advance stage.
- Construction for **Anant Raj Estate Club** is nearing completion and is in advanced stage of operationalisation.

Data Center & Cloud Services



- **Anant Raj Cloud Private Limited** continues to expand its cloud services and data Centre infrastructure. The Company has operationalized two data Centre campuses with a combined capacity of **28 MW** and is targeting an aggregate IT load capacity of **357 MW by FY 2031–32** in North and South India.
- The Company expects to achieve an aggregate IT load capacity of **63 MW** by the end of FY 2026–27 along with AI enabled Infrastructure/ Workload. The expansion of additional cloud services (including AI enabled Infrastructure) under the brand name “**Ashok Cloud**” at Manesar and Panchkula is progressing as scheduled.
- Further, the Company is on track to commence Artificial Intelligence (AI) enabled services during the current financial year, in line with its planned expansion into AI-led digital infrastructure and services.
- **Anant Raj Cloud Singapore Pte. Ltd.** (“AR Cloud Singapore”), a wholly owned subsidiary of Anant Raj Limited, is established in Singapore with the objective of sourcing clients from Singapore, Southeast Asia and other global markets for the data centres established by Anant Raj Cloud Private Limited at three locations in Haryana. Furthermore, **Anant Raj Cloud Singapore Pte. Ltd.** and **Orange Business Services Singapore Pte. Ltd.**, a Singapore-based digital technology and network services company, have signed a Memorandum of Understanding (MoU) with the Government of Haryana, through the Department of Industries & Commerce. The collaboration aims to promote Haryana-based cloud and data centre services to global markets and facilitate the hosting of overseas data in the state.
- The Company has filed the **Composite Scheme of Arrangement** with the National Stock Exchange of India Limited and BSE Limited for obtaining their respective No Objection Letters/Observation Letters (NOCs). The requisite formalities have been completed, including the receipt of the necessary in-principle no-objection certificates/no-objection certificates from all the Banks and submission to the Stock Exchanges/ the Securities and Exchange Board of India (“SEBI”). The Company expects to receive the requisite NOCs from the Stock Exchanges/SEBI shortly.

Expanding Global Reach in Cloud & Data Center Services

Data Center & Cloud Services



Anant Raj Cloud Singapore Pte. Ltd., a wholly owned subsidiary of Anant Raj Limited, and Orange Business Services Singapore Pte. Ltd, a Singapore-based digital technology and network services company, have signed a Memorandum of Understanding (MoU) with the Government of Haryana, through the Department of Industries & Commerce. The collaboration aims to take Haryana-based cloud and data centre services to global markets and facilitate the hosting of overseas data within the state.

Strategic Demerger to Create Two Focused Independent Listed Companies

DEMERGER JOURNEY



ANANT RAJ LIMITED
One integrated company



Composite Scheme of Arrangement
Approved by the Board of Directors



Consolidation of Data Centre & Cloud Services Business
Into a single entity



Strategic Demerger into Ashok Cloud Ltd.
Dedicated digital infrastructure platform



TWO INDEPENDENTLY LISTED COMPANIES
Each with a Clear Focus and Growth Strategy

TWO DISTINCT BUSINESSES WITH CLEAR FOCUS



ANANT RAJ LIMITED

REAL ESTATE & INFRASTRUCTURE



Residential Townships



Luxury Housing



Commercial Developments



Hospitality



Infrastructure Development

Focused on execution excellence and sustainable growth in real estate and infrastructure



ASHOK CLOUD

DIGITAL INFRASTRUCTURE & CLOUD SERVICES



Data Centres



Cloud Services



AI-ready Cloud Infrastructure



Sovereign Public Cloud



Co-location Services



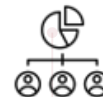
DC & DR Services including Cloud Migration, Data Backup and other allied services

Focused on capturing India's rapidly expanding digital infrastructure opportunity

KEY BENEFITS FOR SHAREHOLDERS



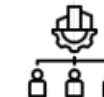
GREATER STRATEGIC FOCUS
Independent management and dedicated growth strategy for each business.



UNLOCK SHAREHOLDER VALUE
Pure-play businesses expected to receive independent market recognition and valuation.



DIRECT SHAREHOLDER PARTICIPATION
Eligible shareholders will receive 1 equity share of Ashok Cloud (FV ₹2) for every 1 equity share of Anant Raj (FV ₹2) held on the record date.



SIMPLIFIED CORPORATE STRUCTURE
Consolidation of all Data Centre & Cloud operations into a single entity, enhancing governance, transparency and operational agility.



Company Overview



ASHOK SARIN
(Founder Chairman)

His Vision is our Mission

Upholding the three core principles: **location**, **permission**, and **execution**
we are driving operational excellence, maintaining financial resilience, executing with discipline, diversifying revenue streams, enhancing strategic partnerships, and developing scalable, future-ready platforms.



5 Decades of
Excellence in
Real Estate



Presence across
4 Key States
of India



28 MW
Operational
Data Center along
with Cloud Services



Presence across
~320 Acres of Prime,
Debt-Free Land in
Delhi-NCR

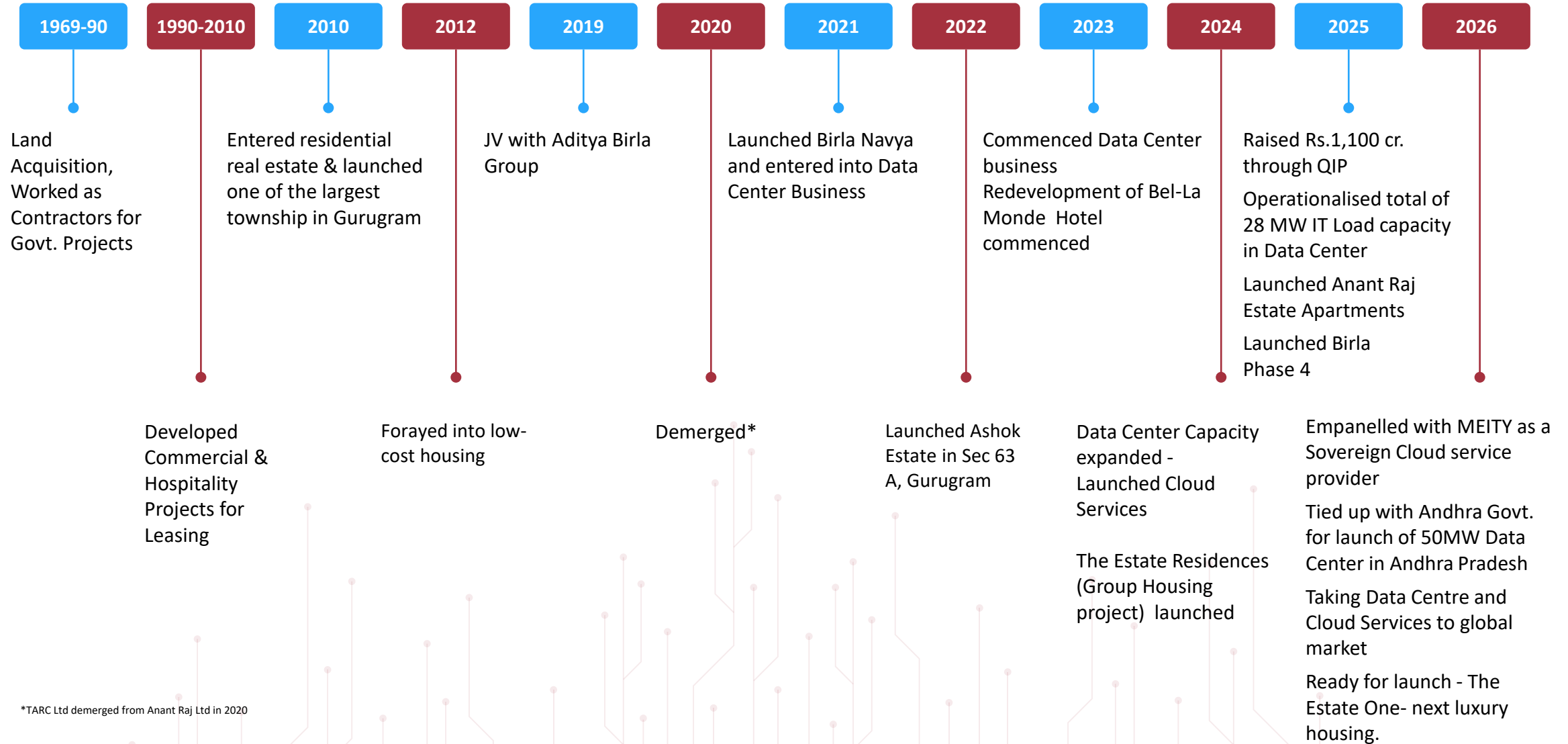


11.30 msf completed
Residential and
Commercial Projects



2,663 Units of
Affordable Housing
– Completed

50 Years of Excellence: Real Estate Legacy & Proven Execution



Business Portfolio Overview



*Render image

Residential Business

Residential Projects



Luxury Group Housing Projects

*Affordable Housing Projects



Plots & Villas Projects

Annuity Business

Data Centers



Commercial Buildings

Hotels



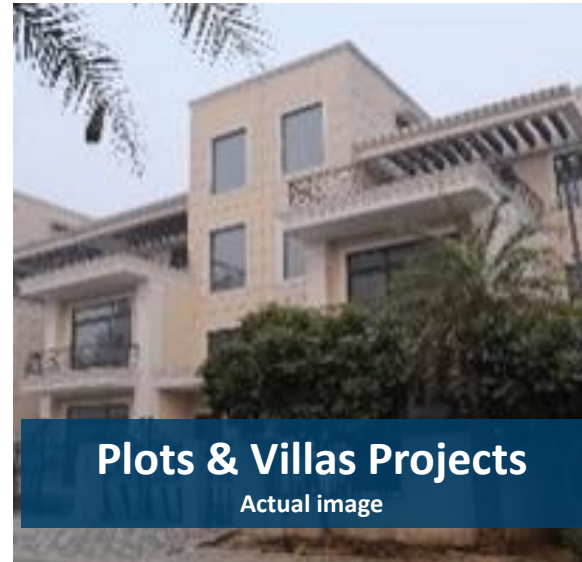
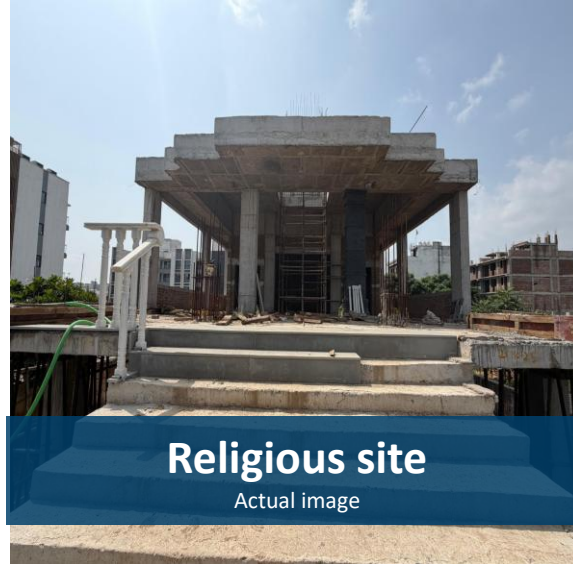
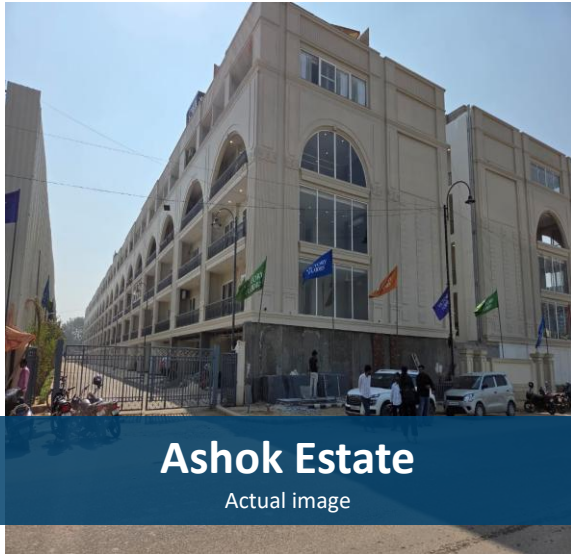
IT Parks & Office Space



Residential Business



Residential Portfolio



Anant Raj Estate – Flagship residential township in Sector 63 A, Gurugram (1/2)



Project Highlight

- 3-4 bhk luxury floors launched considering the potential demand for luxury homes

Project Status

- Independent Floors
- Phase 1: Completed, handed over & occupied

Expansion Outlook



Project Highlight

- Spread across 20.14 acres of land
- Offerings include plots of various sizes

Project Status

- Project successfully sold
- Development of infrastructure completed
- Possession delivered in record time

Expansion Outlook

- Construction of dedicated club over 2 acres commenced



Project Highlight

- Launched in Q1 FY26 with Total area 0.40 msf
- Offerings include flats in luxury category

Project Status

- Excellent response to launched project
- Construction, development & marketing are underway
- Estimated revenue of Rs. 750 Cr.

Expansion Outlook

- The Estate Apartments 2 – to be launched soon.
- Total Saleable Area: 0.40 msf

Anant Raj Estate – Flagship residential township in Sector 63 A, Gurugram (2/2)



Project Highlight

- JV project with Birla Estate Private Ltd
- 191 residential plots, planned in 4 phases with 764 luxury independent floors

Project Status

- Fourth phase launched in March 2025
- First phase delivered and delivery of second phase commenced.
- Completion of third phase by April 2027.

Expansion Outlook

- Expected cash flow of ₹1,000 Cr* across all phases

*Estimated cash flow for Anant Raj including received and to be received amount



Project Highlight

- High rise luxury residences with 248, 4 BHK units
- Spread across 5.43 acres with saleable area of 0.99 msf.

Project Status

- Construction & development is in full swing
- Achieved an impressive average selling price of ₹18,000/sq.ft.

Expansion Outlook

- Upcoming Luxury Group Housing (The Estate One) with saleable area; 0.90 msf , built-up area 1.22 msf & estimated revenue: ₹2,180 Cr
- Another Luxury Group Housing with saleable area of 1.20 msf, built-up area 1.60 msf & estimated revenue: ₹2,886 Cr



Project Highlight

- Land allocated by APIIC
- Spread across 10.14 acres
- Comprises of 1848 units

Project Status

- Construction & development is in full swing
- Completion is expected in June 2027

Expansion Outlook

- Projected revenue of ₹ 350 Cr

The Estate One



- **The Estate One** is an upcoming luxury residential development located in Sector 63A, Gurugram, and is proposed for launch shortly.
- The project is planned over **5.09 acres** within the well-established **Anant Raj Estate**, Golf Course Extension Road, Gurugram.
- Comprises **352 premium residences**, featuring a mix of **3 BHK** and **4 BHK** apartments with dedicated staff accommodation.
- Envisioned as an integrated lifestyle development with a clubhouse and retail amenities.
- Key regulatory approvals, including **Revised FAR, Green Building FAR, Zoning Plan, AAI clearance and Building Plan** have been secured.
- **RERA obtained**, ready for launch.
- **Strategically positioned** to address the growing demand for luxury housing in the Golf Course Extension Road micro-market of Gurugram.



Commercial Business



Presence across diversified portfolio (1/2)



Ashok Tower, Ashok Estate, Sector 63 A, Gurugram

Project Highlight

- To be developed in 0.80 acres having branded outlets and 2 Screen Multiplex
- Comprises of commercial shops and offices having total space of 1,60,000 sq. ft.
- To be operated on lease model

Expansion Outlook

- Lease rental expected: ₹.100 per sq.ft./month
- Target date of completion: FY2029



Commercial Building @ Sector 44, Gurugram

Project Highlight

- Built on a land area of 8,400 sq. mts.
- Total leasable area of 0.12 msf.
- LEED certified Grade A building
- Fully operational & leased

Expansion Outlook

- Similar projects are proposed in Sector 63 A, Gurugram



Anant Raj Tech Park, Panchkula

Project Highlight

- Spread over 9.24 Acres, the Project has a total Constructed Area of approx. 0.55 msf, of which 0.44 msf is leasable area
- This project is fully operational with Data Center of 7 MW with part of the building is leased to various firms.

Expansion Outlook

- Data Center of 50 MW to come up in adjacent vacant land

Presence across diversified portfolio (2/2)



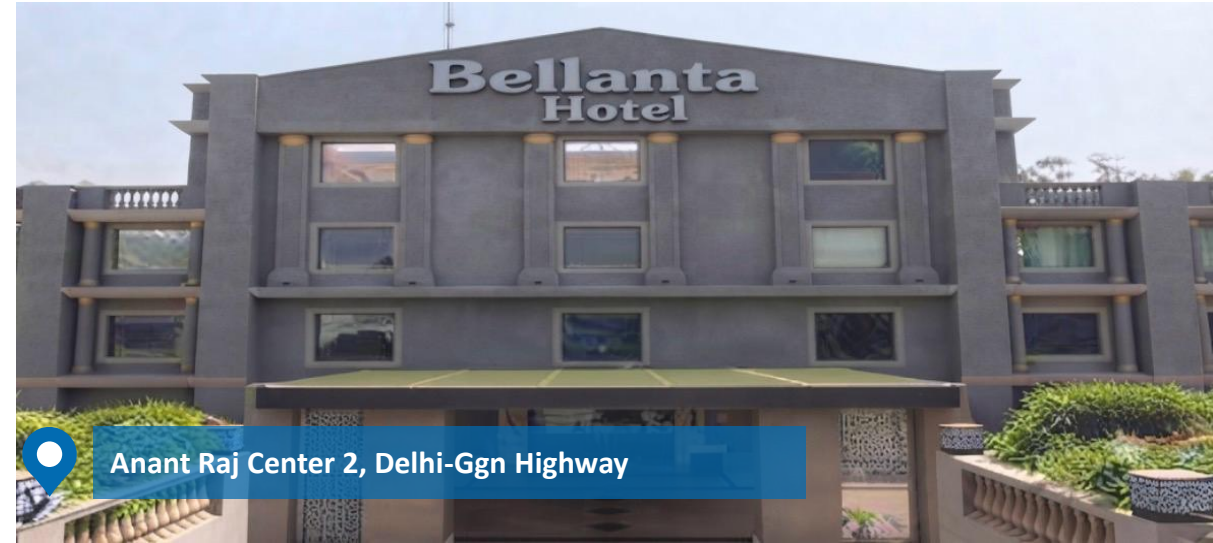
Anant Raj Center 1, Chattarpur, Delhi

Project Highlight

- Hotel Bel-La Monde is an existing revenue generating project with operation leasable area of 70,000 sq.ft

Expansion Outlook

- Approval for increasing FSI from 0.15 to 1.75 already received
- Additional developable area of 4.90 lakh sq. ft. is currently under development, with construction ongoing
- Expected additional rental after completion: ₹ 55 Cr p.a.



Anant Raj Center 2, Delhi-Ggn Highway

Project Highlight

- Hotel Bellanta Resorts is an existing revenue generating project
- The hotel has an operational leased area of 90,000 sq. ft.

Expansion Outlook

- Additional developable area of 6.10 lakh sq. ft. to be developed after receipt of approval for increasing FSI from 0.15 to 1.75
- Expected additional rental after completion: ₹ 75 Cr p.a.

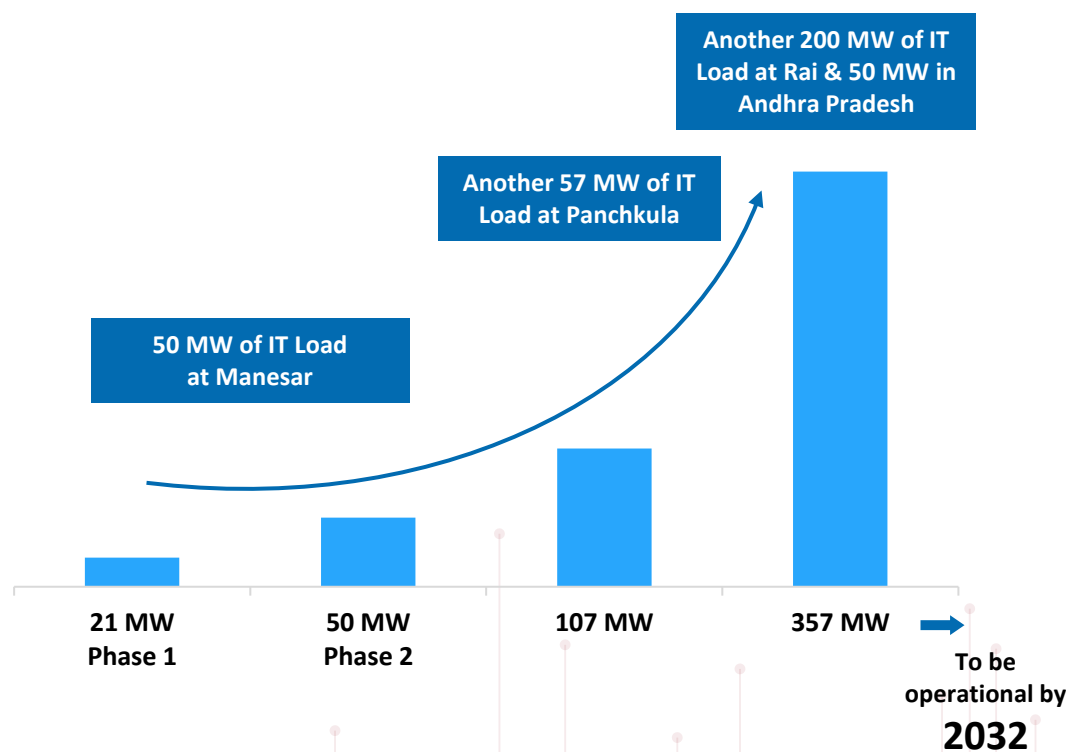


Data Centres & Cloud Services



Scaling Up Our Data Center Capacity for the Digital Future

Roadmap to our journey to 357 MW



Key Drivers Fueling Our Growth



Strategic Partnerships



TIA certifications
Tier III Certificate



Ready Commercial Property and Land Availability for major expansions



Partnership for development of cloud services



Advanced DC Design and Low Power Usage Efficiency



Cost advantage due to preowned facility and land



End-to-End Services Ranging from Colocation to Cloud Platform Solutions



Favourable Macro & Regulatory Factors

Ensuring Unmatched Reliability

Strategic Alliances with PSUs



Certifications



Technology Partner for Cloud Services



Global Vendors for Data Center Development

Racks & UPS



IT Design

COMMScope®



HVAC - PAHUs



CLIMAVENETA

Floor Tiles



Gas Suppression System



On Floor Electrical Panels

TRICOLITE
Pledged to Excellence

With Resilient and Scalable Data Center Properties



Operational Capacity 28 MW IT load

21 MW IT Load operationalised including Cloud Services	Building for 100 MW IT Load ready	7 MW IT Load operationalised including Cloud services.	Signed MOU with the AP Government for development of new Data Center facilities along with IT Park and to make investment for development of Data Center and Cloud Services.
Expansion of Colocation and Cloud services is ongoing.	Work commenced for 20 MW	Integration of incremental cloud services is in advanced stage	

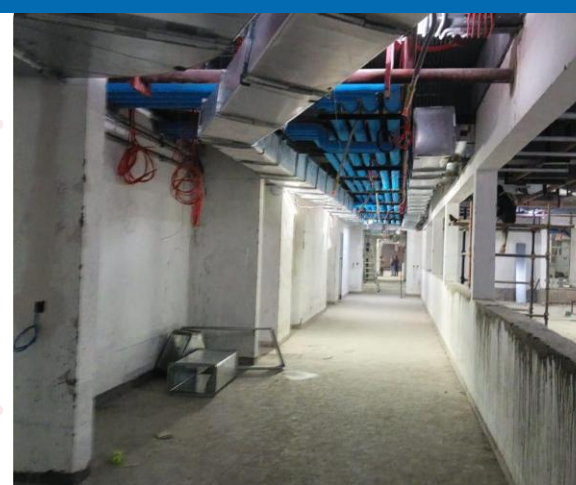
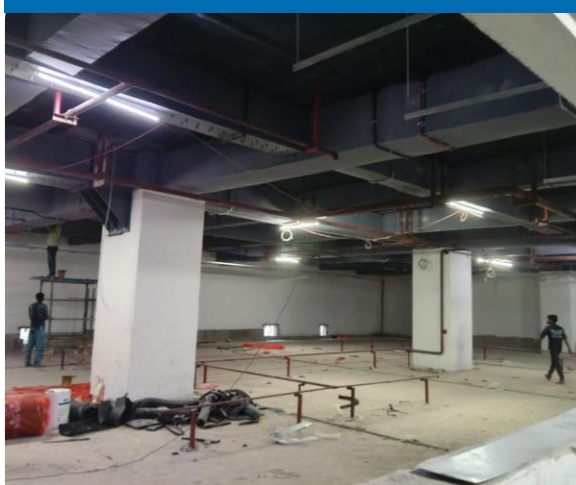
Future Plan

Incremental IT Load planned in subsequent years	Opportunity to develop a Data Center with 100 MW IT Load capacity within the existing building. Additional 100 MW IT Load planned through a greenfield development project	5.25 acres of greenfield land available with an FSI of 0.6 million sq. ft. wherein 50 MW IT Load capacity is envisaged	50 MW IT Load to be executed in 2 phases with approx. direct investment of Rs. 4,500 Cr by ARCPL
--	--	---	---

Data Centre – Construction work in progress



Data Centre - construction work in progress



Comprehensive Cloud Solutions Tailored to Your Needs



Compute



Storage



Backup and DR



Network And Security



Containerised Service



Migration



OS Management



Consulting Services



Monitoring And Support



Migration Assistance

Empowering the Future of Data with Next-Generation Infrastructure



Priorities for Future Growth



Projects in Sector 63A, Gurugram

11.41 msf* ongoing and planned residential projects.



Further Expansion in Sector 63A, Gurugram

Plan to acquire additional land adjacent to existing land.



Explore JV Opportunities

Asset light growth through JDA with other developers/landowners.



Greenfield Township development

Potential to develop townships in other key micro markets.



Data Center Expansion

Incremental Capacity of 35 MW IT Load at Manesar and Rai to be operationalised along with Cloud services



Co-Location Expansion

Scale up to 357 MW IT Load by 2032



Cloud Service Adoption

Cloud Services operationalised offering Infrastructure as a Service ("IaaS")



Offer Full Array of Services in Cloud with AI enabled Infrastructure

Anant Raj Cloud has partnered with Submer to develop fully operational, AI-ready data centers across India.



Trusted Joint Go-to Market framework for Large scale deployments

Empanelment with MeitY as a Sovereign Cloud Service Provider & BSNL as a Data Centre Service Provider positions Anant Raj Cloud to serve government, telecom, & enterprise digital infrastructure needs, while enabling access to compliant public-sector opportunities & mission-critical deployments.

Strategic Growth & Investment Highlights



Future-Ready Data Center Infrastructure

The data center business offers substantial revenue potential, underpinned by long-term client engagements that ensure consistent and recurring income streams



Financial Stability

Consistent topline growth, healthy margins, and a track record of dividend payouts signals financial strength



Annuity Business

The portfolio comprises 1.92 million square feet of commercial leasable area, fully leased under long-term agreements, providing strong visibility and stability of cash flows over the extended term



Robust Land Reserves

Prime land bank and developments in high-demand micro-markets ensure long-term value creation.
Extensive land bank provides significant opportunities for future development and strategic expansion



Strong execution capability & experience

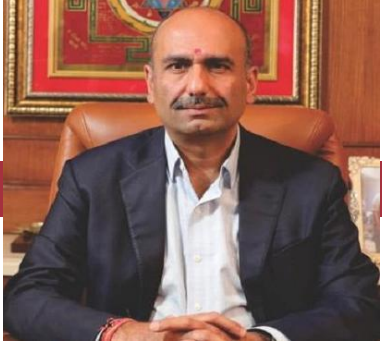
With over 50 years of proven experience, the company brings unmatched execution capability, delivering projects with precision, consistency and excellence across every stage



Strategically Synced with PSUs & Tech Allies

Strategically aligned with leading PSUs and tech partners, ensuring strong synergies and long-term business visibility

Board of Directors



Amit Sarin

Managing Director



Aman Sarin

Whole-time Director & CEO



Ashim Sarin

Whole-time Director & COO



Anish Sarin

Whole-time Director



Kosaraju Veerayya Chowdary

Independent Director



Kulpreet Sond

Independent Director



Rajesh Tuteja

Independent Director



Dr. Rajendra Prasad Sharma

Independent Director

**Dynamic & Diverse
Board Driving
Strategic and
Sustainable Growth,
innovation and long-
term value creation**

Building Stronger Social and Community Bonds at Anant Raj



CSR Focus Areas



Education



Rural
Development



Community
Development



Employment



Healthcare



Skill
Development
and Vocational
Training

The Monica Sarin Foundation and Ashok Sarin Health Center are instrumental in advancing our CSR efforts like Mixology Magic for students, Digital Sakhi (Embracing Technology for Digital Empowerment) and World Paramedics Day.

Building Stronger Social and Community Bonds at Anant Raj



Function of Janamashtami and World First Aid Day was celebrated by the Students.



Digital Sakhi, a CSR programme for creating awareness amongst women and empowering them with Technology of today. The training covered key aspects of digital empowerment, including digital banking, UPI transactions, secure online payments, two-step verification, cyber safety, identifying online frauds and scams, and prudent financial management while using digital platforms.

COMPANY :



Anant Raj Limited

CIN :L45400HR1985PLC021622

Mr. Gaurav Sharma

Tel:+91 8826188442

E-mail: investorrelations@anantrajlimited.com

anantrajlimited.com

INVESTOR RELATIONS ADVISORS :



MUFG Intime India Private Limited

A part of MUFG Corporate Markets, a division of MUFG Pension & Market Services

Mr. Prathmesh Parab

prathmesh.parab@in.mpms.mufg.com

Mr. Nikunj Jain

nikunj.jain@in.mpms.mufg.com

Meeting Request

[Link](#)

