



SH/XII/007/2026-27

9<sup>th</sup> April, 2026

**BSE Limited**

Corporate Relationship Department  
1<sup>st</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai-400 001.

**Scrip Code: 500040/ 975457**

Listing Department

**National Stock Exchange of India Limited**

“Exchange Plaza” 5<sup>th</sup> floor,  
Bandra-Kurla Complex  
Bandra (East), Mumbai-400 051.

**Scrip Code: ABREL**

Dear Sir/ Madam,

**Sub: Intimation of exercise of Call Option, Record Date and Notice of exercise of Call Option to Debenture Trustee and Debenture Holders in respect of 8.05% Unsecured, Listed, Rated, Senior, Redeemable, Non-Convertible Debentures of Rs.250 crores issued by Aditya Birla Real Estate Limited (“Company”) under ISIN - INE055A08078**

**Ref: Regulations 30, 51 and 60 read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”) and Regulation 15 of Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (“SEBI NCS Regulations”) and SEBI Master Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 (“SEBI Master Circular”) dated 15th October, 2025 as amended from time to time**

Pursuant to the provisions of the SEBI Listing Regulations and SEBI NCS Regulations as amended, this is to inform you that the Company has decided to exercise Call Option for early redemption in respect of 25,000 8.05% Unsecured, Listed, Rated, Senior, Redeemable, Non-Convertible Debentures of face value of Rs. 1,00,000/- each aggregating to Rs. 250 crores issued under Private Placement basis (“Debentures”) as per the terms stated in the Second Amendment Debenture Trust Deed dated 30<sup>th</sup> March, 2026 read with Original Debenture Trust Deed dated 01<sup>st</sup> March, 2024 (DTD).

In compliance with Regulation 15(6) of SEBI NCS Regulations, a Call Option notice to this effect has been issued and sent today i.e. 9<sup>th</sup> April, 2026, to SBICAP Trustee Company Limited, debenture trustee and the eligible Debenture holders intimating the Company’s intent of exercising the call option and redeeming the said Debentures on Monday, 4<sup>th</sup> May, 2026, being the Call Option date by making payment of call outstanding amount i.e. principal amount, accrued coupon and premium as per the terms of DTD. A copy of the said Notice is enclosed herewith as ‘Annexure A’.

Further, pursuant to Regulation 60(2) of the SEBI Listing Regulations, SEBI NCS Regulations read with SEBI Master Circular, the Company has fixed the Record Date for the purpose of early redemption of the aforesaid Debentures pursuant to the exercise of the call option by the Company as per the terms of DTD, as mentioned below:

Sl. No.	ISIN	Record date	Interest/Redemption	Date of payment of interest/redemption
1.	INE055A08078 (Series XXII)	17 <sup>th</sup> April, 2026*	Interest payment, Redemption and Premium	04 <sup>th</sup> May, 2026

**\*Since, 19<sup>th</sup> April, 2026 is not a business day, the record date has been fixed on the immediately preceding business day i.e. 17<sup>th</sup> April, 2026 as per the Placement Memorandum.**

Aditya Birla Real Estate Limited  
(Formerly known as Century Textiles and Industries Limited)  
Regd. Office: Century Bhavan, Dr. Annie Besant Road, Worli, Mumbai - 400 030, India.  
T: +91 22 2495 7000 | F: +91 22 2430 9491, +91 22 2436 1980  
E: abrel.info@adityabirla.com | W: www.adityabirlarealestate.com  
Corporate ID No.: L17120MH1897PLC000163





Further, a letter will be submitted to National Securities Depository Limited and Central Depository Services (India) Limited for solicited BENPOS for abovementioned purpose.

The Intimation will also be made available on the website of the Company at [www.adityabirlarealestate.com](http://www.adityabirlarealestate.com).

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





**CALL OPTION NOTICE**

09<sup>th</sup> April, 2026

To  
**SBICAP Trustee Company Limited**  
 ("Debenture Trustee")  
 04th Floor, Mistry Bhavan,  
 122 Dinshaw Vachha Road,  
 Churchgate, Mumbai -400020

To  
**ICICI Bank Limited**  
 ("Debentureholders")  
 Treasury Middle Office Group  
 2nd Floor, North Tower, East Wing,  
 ICICI Bank Tower, BKC,  
 Mumbai - 400 051.

**Attn: Ms. Shaanya Srivastava-SBICap Trustee / Ms. Divya Prim, ICICI Bank**

**Sub: Call Option notice under the Debenture Trust Deed dated 01 March 2024, as amended from time to time ("Debenture Trust Deed") executed between SBICAP Trustee Company Limited ("Trustee") and Aditya Birla Real Estate Limited (formerly Century Textile and Industries Limited) ("Company").**

- 1) We refer to the Debenture Trust Deed.
- 2) Terms defined in the Debenture Trust Deed shall have the same meanings in this Call Option notice unless the context requires otherwise.
- 3) This Call Option notice is being issued to you in terms of Part B of the Debenture Trust Deed.
- 4) We hereby notify you that we intend to exercise the Call Option in accordance with the terms of the Debenture Trust Deed in respect of 25,000 8.05% Unsecured, Listed, Rated, Senior, Redeemable, Non-Convertible Debentures of face value of INR1,00,000/- (Indian Rupees One Lakh Only) each aggregating to INR 250,00,00,000/- (Indian Rupees Two Hundred and Fifty Crores Only), on Monday, 4<sup>th</sup> May, 2026 ("**Call Option Date**").
- 5) In accordance with Part B of the Debenture Trust Deed, we shall redeem the Debentures for an amount aggregating to \*INR 258,58,39,041/- (Indian Rupees Two Hundred Fifty Eight Crore Fifty Eight Lakh Thirty Nine Thousand Forty One Only) being the Call Option Outstanding Amount on the Call Option Date.

*\*[Call Outstanding Amount = Principal Amount + Accrued Interest + Premium i.e. Gross Amount of INR 250,00,00,000 + INR 3,58,39,041 + INR 5,00,00,000]*

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 Corporate ID No.: L17120MH1897PLC000163





- 6) In the event of any delay in payment of the Call Option Outstanding Amount, the Company shall be liable to pay an interest on the overdue amount at the rate of 15% (fifteen percent) per annum for the period of delay commencing on and from the Call Option Date until the date of actual payment.
- 7) This letter and any obligations arising out of or in connection with it shall be governed by and construed in accordance with Indian laws and the Parties agree to the dispute resolution mechanism as set out in Clause 25 (Enforcement) of the Debenture Trust Deed.

For **Aditya Birla Real Estate Limited**  
(formerly Century Textile and Industries Limited)

A handwritten signature in blue ink, appearing to read "Atul K Kedia", written over a horizontal line.

**Atul K Kedia**  
**Authorised Signatory**

A small, circular handwritten mark in blue ink, possibly a stamp or a signature flourish.

A handwritten signature in blue ink, appearing to read "Kaushik Malde", written in a cursive style.

**Kaushik Malde**  
**Authorised Signatory**

