



SH/XII/066/2026-27

13th August, 2026

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

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 5th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai-400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Earnings Presentation of Aditya Birla Real Estate Limited ('the Company')

Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Please refer our earlier letter vide SH/XII/062/2026-27 dated 10th August, 2026, regarding earnings call to be held tomorrow i.e. Friday, 14th August, 2026 to discuss Q1-FY2026-27 earnings. In this connection, please find enclosed herewith the Earnings Presentation for Q1-FY2026-27.

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



ADITYA BIRLA



REAL ESTATE

Earnings Presentation

Q1 FY27



BIRLA
QJASVI
BRINAGAR

Legacy & Trust

- 125-year-old legacy rooted in nation-building since 1897
- Part of the Aditya Birla Group, known for credibility and excellence
- Entered real estate in 2016 under the 'Birla Estates' brand

Superior Design & Execution

- Superior new age design capabilities in all our projects
- Execution anchored in speed, scale, and precision
- Positioned to lead in innovation, governance, and growth

Customer Focus

- Strong recall in premium and luxury segments
- Trusted for quality, design excellence, and transparency
- Poised to be among India's most aspirational real estate brands



Diversified Portfolio

- Portfolio spread across India's top 4 high-growth markets: MMR, Bengaluru, NCR, and Pune
- Strong presence in premium residential; scaling up commercial portfolio strategically

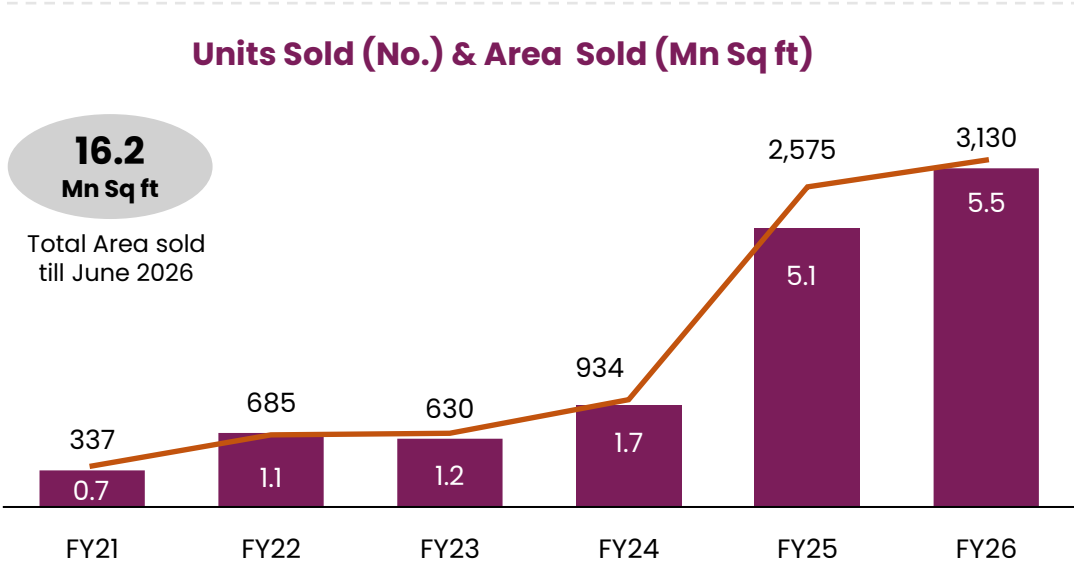
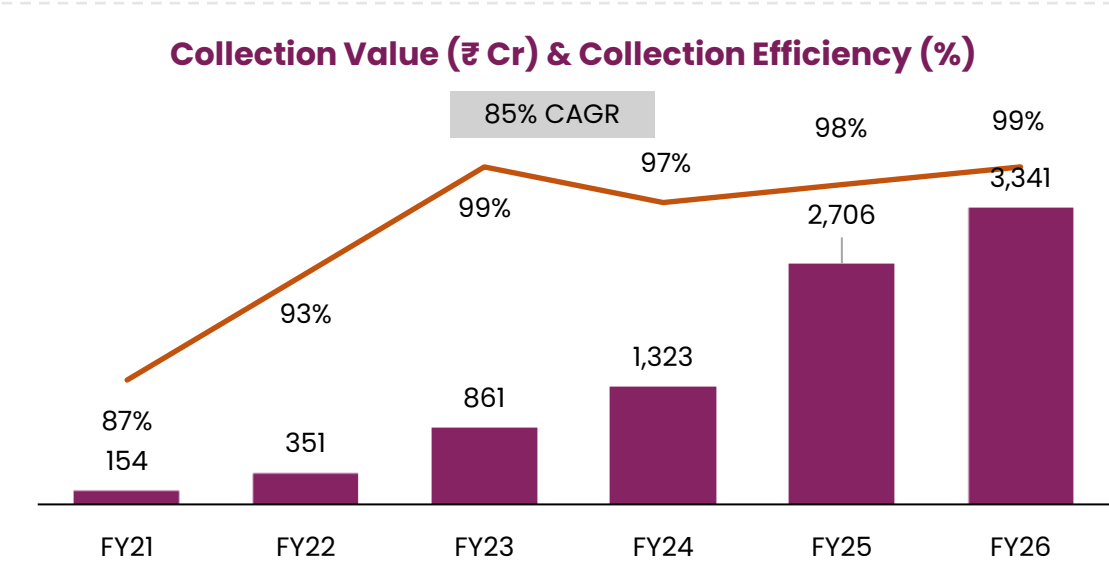
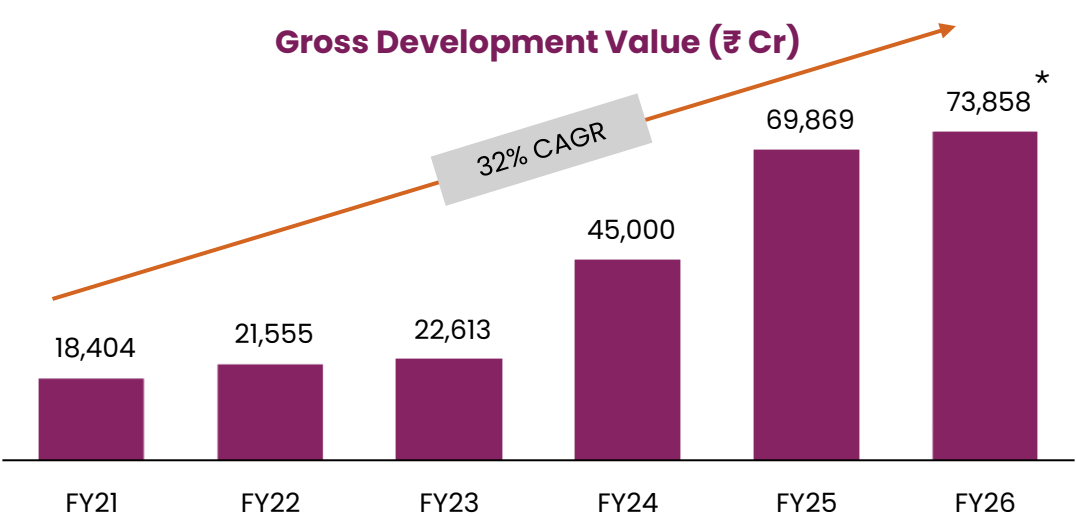
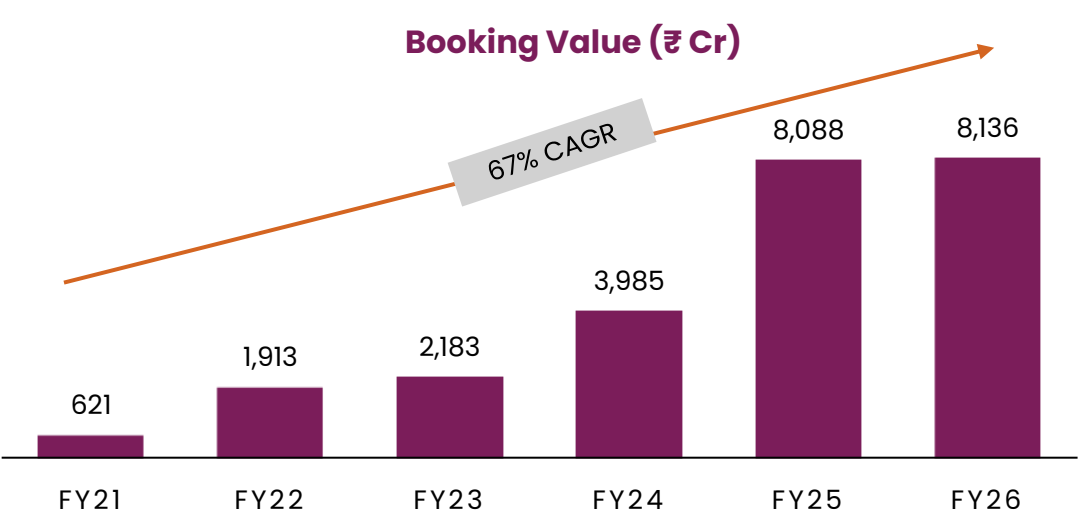
Efficient Sourcing Strategy

- Strategic land sourcing through outright purchases and asset-light joint ventures
- Portfolio developed on own land as well as JV/JDA partnerships with land-owners

Trusted Partnerships

- Financial Partnership with marquee global investors like Mitsubishi and IFC for projects at SPV level

Key Annual Performance Indicators



*Does not include Birla Alokya (GDV: ₹ 398 Cr; 0.5 msf) and Birla Navya Phase 1 (GDV: ₹ 483 Cr; 0.4 msf), as both have been completed and delivered in FY26

Market Insights – Residential

India's residential real estate market demonstrated positive activity throughout Q1 FY27. This period witnessed **absorption of INR 2,36,726 Cr**

INR 8,99,027 Cr

Absorption in FY 2026

INR 9,52,829 Cr

Launches in FY 2026

INR 2,36,726 Cr

Absorption in Q1 FY27

INR 2,21,222 Cr

Launches in Q1 FY27

City Wise Sales Contribution (64% share from the markets that we are present in)



MMR

25% share of the absorption
in **Q1 FY27***

22% share
in **Q1 FY26**



Pune

9% share of the absorption
in **Q1 FY27 ***

9% share
in **Q1 FY26**



Delhi-NCR

16% share of the absorption
in **Q1 FY27 ***

23% share
in **Q1 FY26**



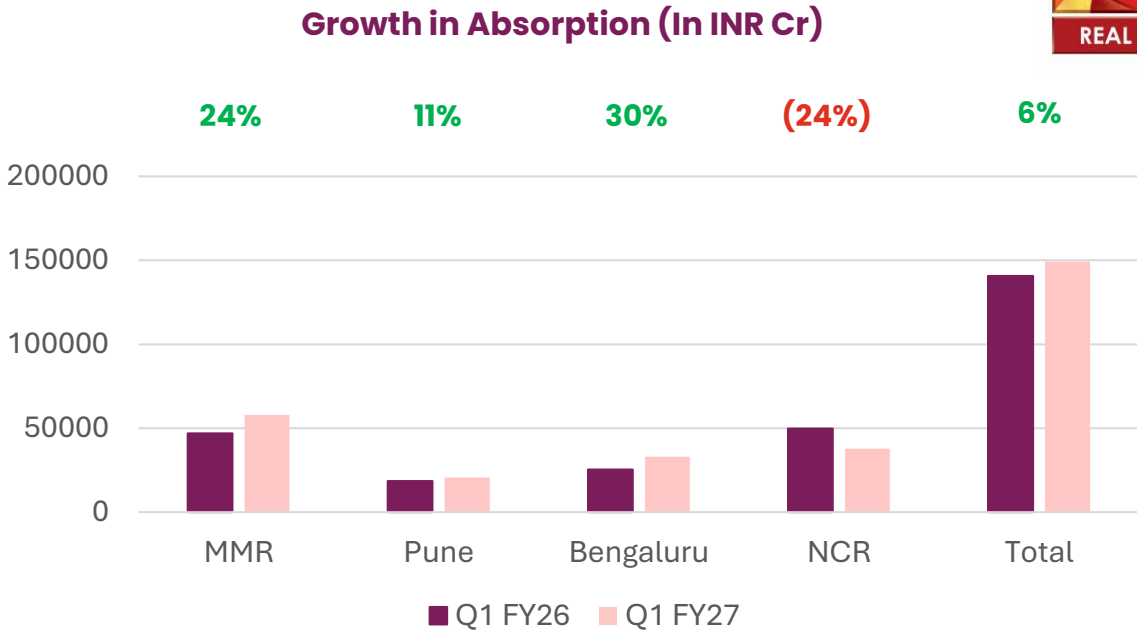
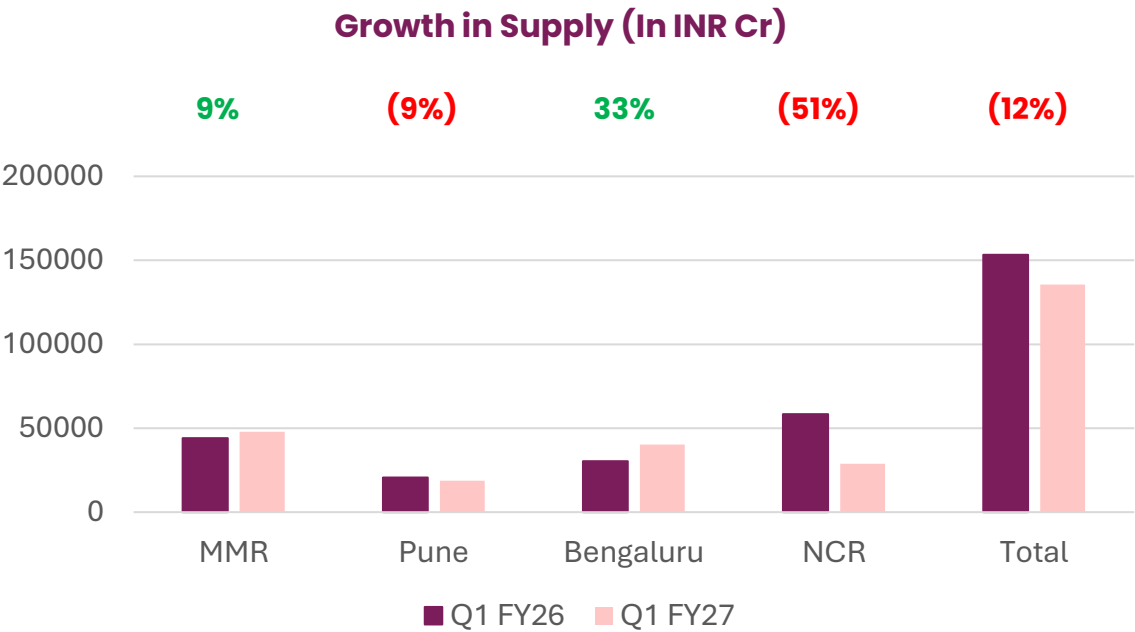
Bengaluru

14% share of the absorption
in **Q1 FY27 ***

12% share
in **Q1 FY26**

- India's residential real estate sector continues to demonstrate resilience, with absorption remaining higher than new supply in Q1 FY27, supported by strong macroeconomic fundamentals, sustained end-user demand, & rising institutional investor confidence
- Buyer preferences continue to shift towards premium, well-connected, and lifestyle-oriented developments, accelerating the ongoing trend of market consolidation in favour of trusted developers
- Sustainability, quality, and operational excellence are emerging as key differentiators across both residential and commercial assets, supported by rising customer expectations and growing institutional participation.

Tier-1 Cities: Residential Market Dynamics



Key Observations in Q1 FY27

- Total supply across the 4 markets has dropped by 12% but the corresponding absorption has increased by 6%
- Market dynamics in Bengaluru remain strong and favourable. The market has witnessed growth in absorption of 30% and growth in supply of 33%, while delivering a healthy increase in price growth (8.3% YoY)
- MMR and Pune recorded healthy YoY absorption growth of 24% and 11% respectively, despite a modest 9% increase in supply in MMR and a 9% decline in supply in Pune
- Further, price of the residential units psf (YoY) has shown healthy growth across all the four regions:

Markets	MMR	Pune	Bengaluru	NCR
Price Growth % YoY	1.7%	5.4%	8.3%	8.2%

Real Estate: Q1 FY27 Highlights



Birla Anayu, Mumbai (Artist's Impression)

Q1 FY27 Highlights: Real Estate

- Collection Value remained strong and increased to ₹ 713 Cr in Q1 FY27, up by 31% YoY against ₹ 545 Cr in Q1 FY26
- Booking Value of ₹ 329 Cr in Q1 FY27 with Pune region being the largest contributor at 36% in Q1 FY27
- Sustenance sales in Q1 FY27:
 - **Pune:** Region contributed ₹ 119 Cr in Booking value on back of the strong momentum in Birla Punya – Phase 2 and Birla Evam
 - **Bengaluru:** Sold 91% of the launched inventory in Birla Trimaya – Phase 4 in 2 Quarters
 - **NCR:** Birla Navya – Phase 6 with a booking value of ₹ 42 Cr contributed to the majority of NCR sales
- **Other Key Update:** Sale and transfer of the Company's Pulp and Paper undertaking operated under the name of 'Century Pulp and Paper' was concluded on 01 August 2026 to ITC

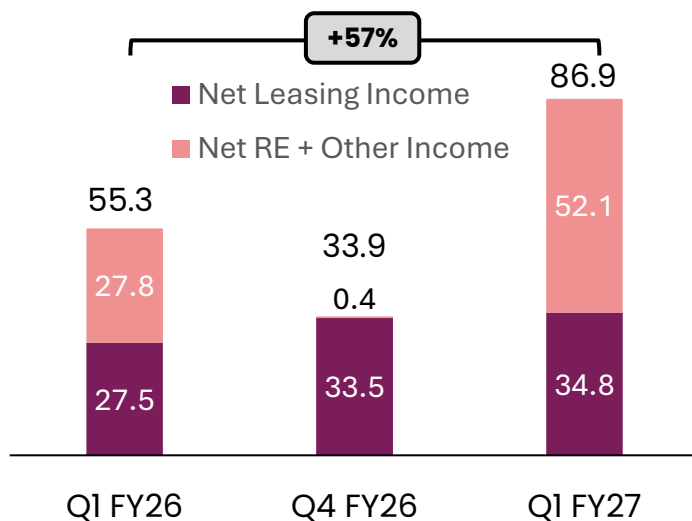


Birla Arika, Gurugram (Artist's Impression)

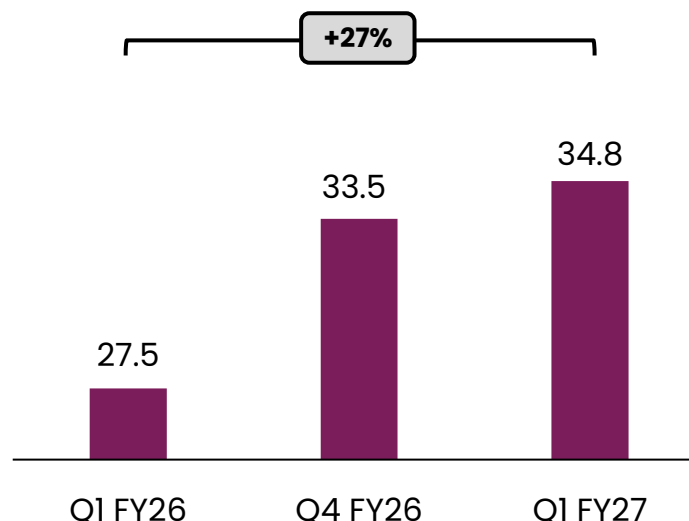
Quarterly Financial & Operational Highlights



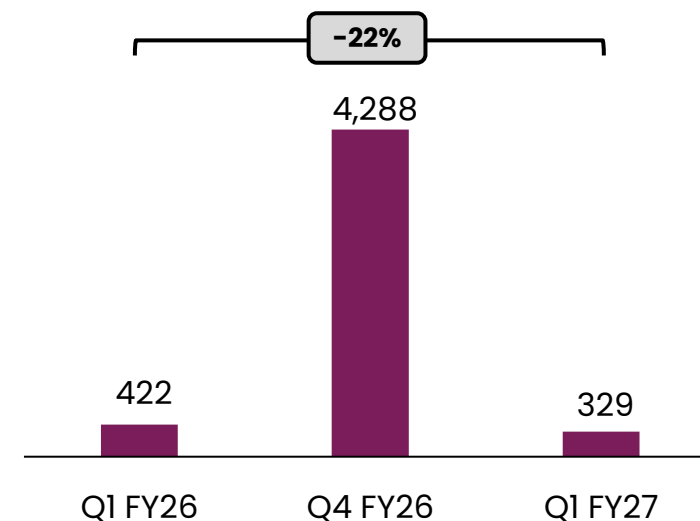
Net Total Income# (₹ Cr)



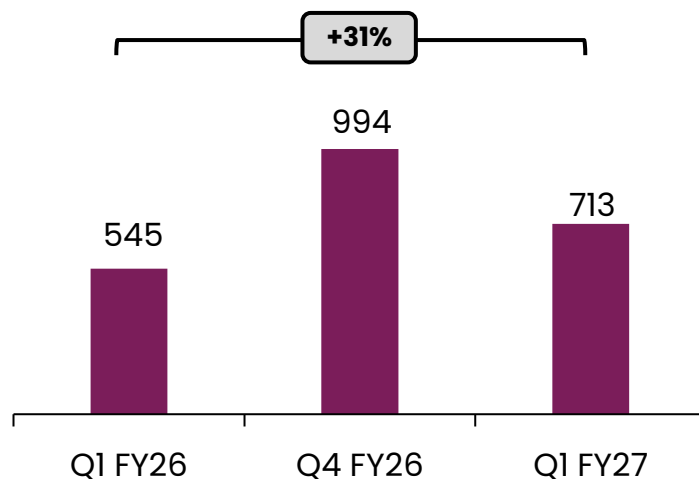
Net Leasing Income (₹ Cr)



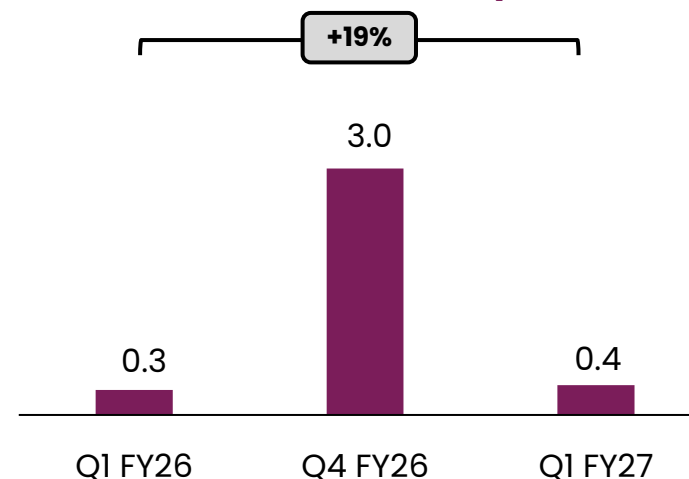
Booking Value (₹ Cr)



Collection* (₹ Cr)



Area Sold (Mn Sq ft)



Net Total Income (Real Estate) = Net Leasing Income + Net RE Income + Other Income ; * Collection includes Birla Evara (Bangalore) which is a JV
The company follows a completed contract method for real estate accounting. Net RE income recognized for the quarter will depend upon the projects completed in that quarter

Real Estate: Projects Overview

Pan India Footprint



Mumbai Metropolitan Region (10 projects)

Birla Centurion, Worli (C)
Birla Aurora, Worli (C)
Birla Vanya, Kalyan
Birla Niyaara, Worli
Birla Anayu, Mumbai
Birla Taranya, Thane
Birla Mrida, Boisar
Worli New Plot, MMR
Worli West, MMR
Khar Redevelopment, MMR



Pune (2 projects)

Birla Punya, Wellesley Road
Birla Evam, Manjiri



NCR (4 projects)

Birla Navya, Golf Course Ext. Rd.
– Birla Navya: Phase 1 (C)
Birla Arika, Sector 31, Gurugram
Birla Pravaah, Sector 71, Gurugram
Mathura road, Delhi



Bengaluru (5 projects)

Birla Alokya, Whitefield (C)
Birla Tisya, Magadi road
Birla Trimaya, Devanhalli
Birla Ojasvi, RR Nagar
Birla Evara, Sarjapur

Completed Projects

Ongoing Projects

Unlaunched Projects

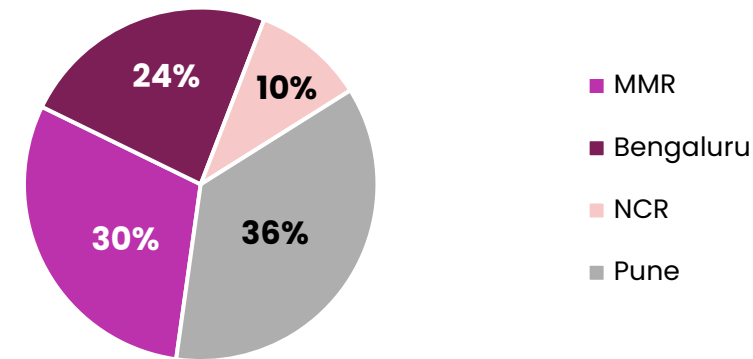
Projects with a revenue potential of
~₹ 73,900 Cr



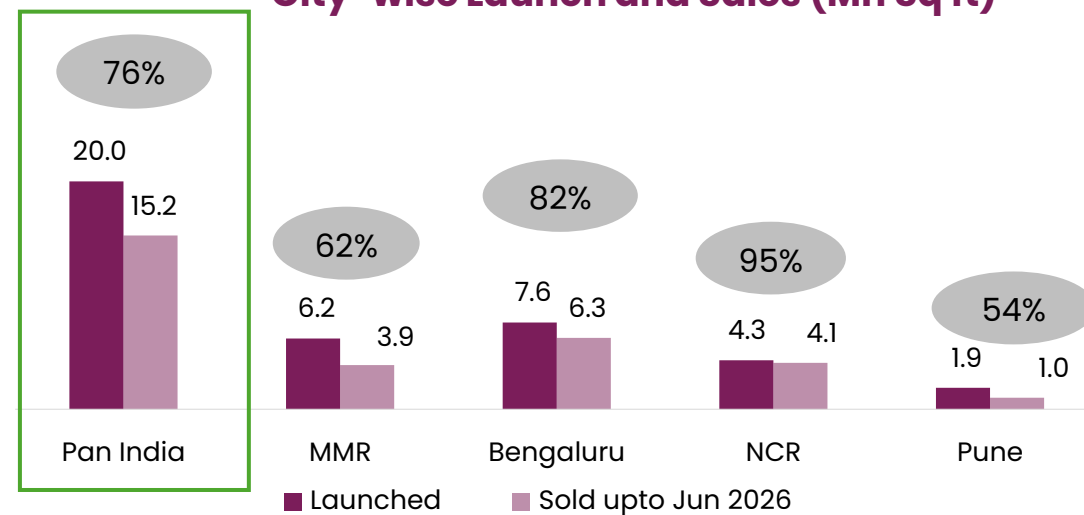
Region Wise Performance

	Ongoing**			Upcoming		
Particulars	Saleable Area (Mn Sq ft)	GDV (₹ Cr)	No. of Projects*	Saleable Area (Mn Sq ft)	GDV (₹ Cr)	No. of Projects*
MMR	6.2	13,302	5	9.0	32,385	3
Bengaluru	7.6	7,665	4	0.6	821	0
NCR	4.3	8,701	3	2.2	5,353	1
Pune	1.9	2,084	2	2.9	3,547	0
Total	20.0	31,753	14	14.7	42,105	4

Region Wise Booking Value contribution (Q1 FY27)



City-wise Launch and Sales (Mn Sq ft)**

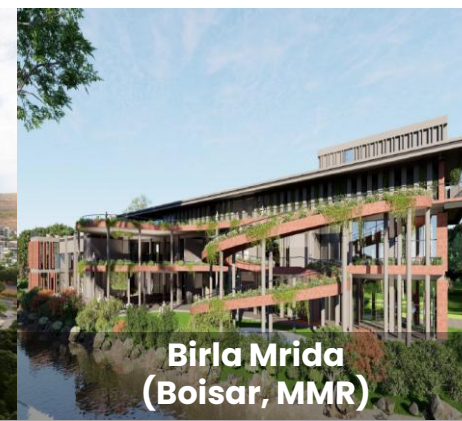
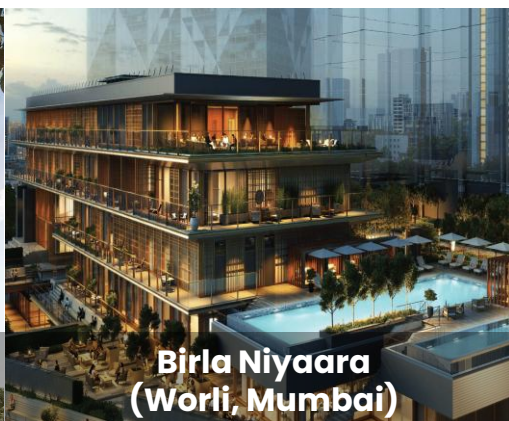
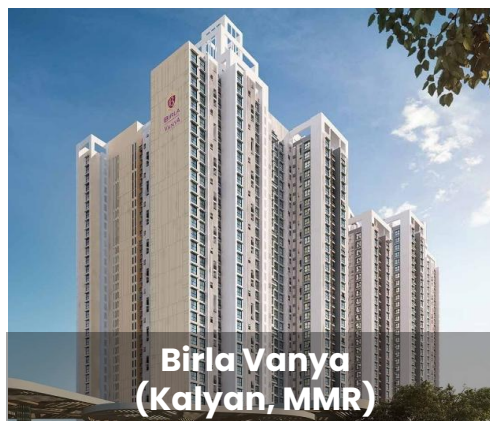


*Includes overall project numbers, RERA phase wise launch may vary

**Does not include Birla Alokya (GDV: ₹ 398 Cr; 0.5 msf) and Birla Navya Phase 1 (GDV: ₹ 483 Cr; 0.4 msf), as both have been completed and delivered in FY26

Ongoing Residential Projects – MMR

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Vanya	Kalyan	Own Land Parcel	1125	1.33	1.20	966	97%	159	8,032	OC Received
Birla Niyaara (Ph-1)	Worli	Own Land Parcel	3,626	0.91	0.84	3,013	64%	613	36,073	Mar-2028
Birla Niyaara (Ph-2)			5,298	0.89	0.69	4,012	35%	1,287	57,731	Mar-2029
Birla Anayu	Walkeshwar	Outright	572	0.06	0.03	283	41%	289	87,668	Mar-2029
Birla Taranya (Ph-1)	Thane	Outright#	2,150	1.71	0.86	1,077	10%	1074	12,507	Mar-2032
Birla Mrida	Boisar	Outright	530	1.33	0.26	102	9%	429	3,960	Mar-2029
Total			13,302	6.22	3.88	9,452		3,850		



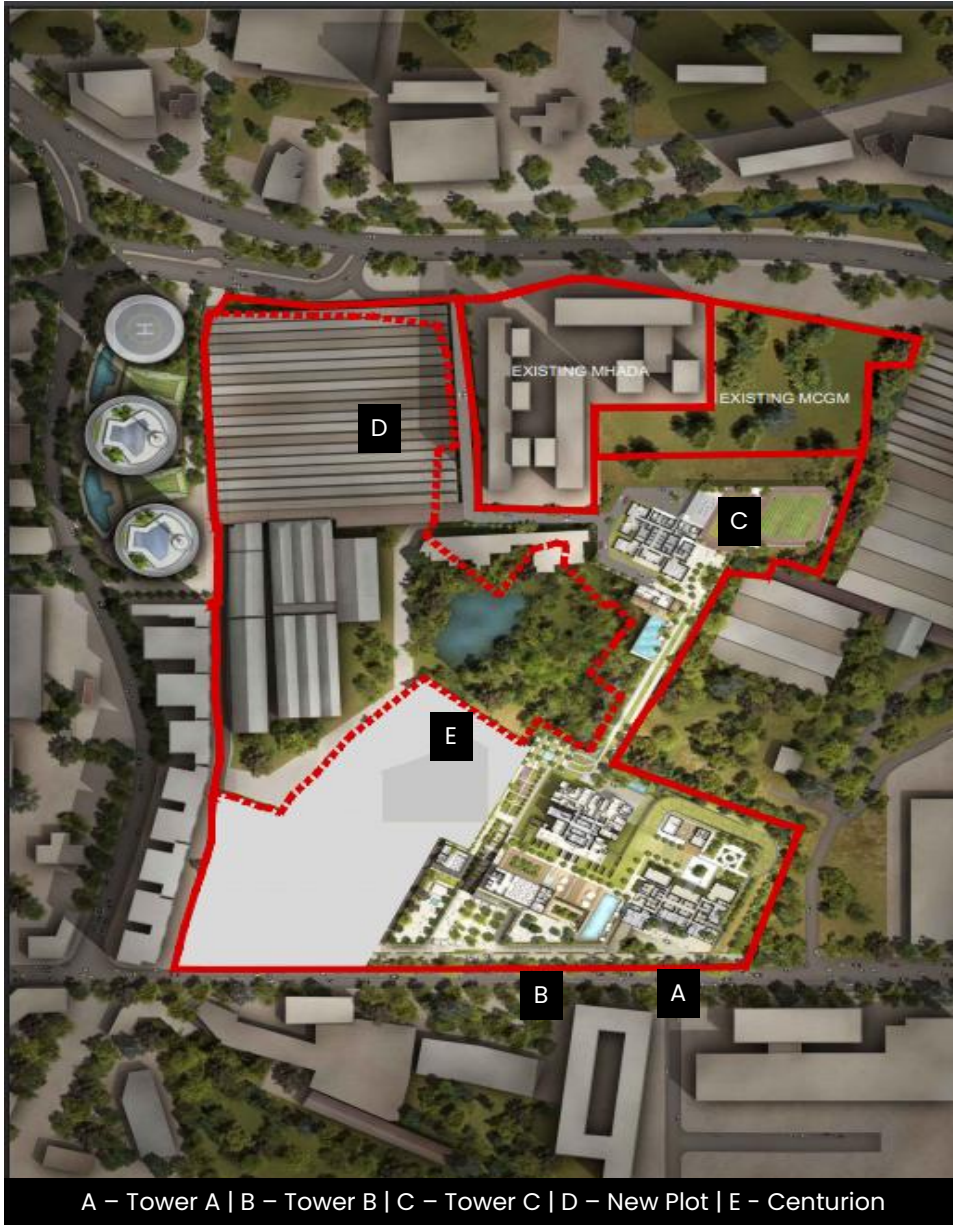
*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share, and PE Profit Share

Partnership with IFC with Economic interest in the following ratio – BEPL 56% : IFC 44%

The above images are artist's impressions

Worli, Mumbai – Portfolio



Towers	Area (Mn Sq ft)	Status
A	0.9	Launched
B	0.9	Launched
C	0.7	Yet to be Launched
Total	~2.5	
Worli New Plot (D)	~2.6	Yet to be Launched
Commercial Development	~1.3	Yet to be Launched
Worli West	~0.4	Yet to be Launched
Grand Total	~6.8	

The masterplan of the project is designed and planned by globally recognized architects and designers as follows:

- Foster + Partners, UK
- Sasaki Associates, USA
- LERA, USA
- Coopers Hill, Singapore
- BPI Design, Singapore
- Priedmann, UAE

Ongoing Residential Projects – Bengaluru

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Tisya	Rajajinagar	Profit Share (BE – 40%)	652	0.65	0.65	652	76%	0	9,993	Dec-2026
Birla Trimaya (Ph-1)	Devanahalli	Profit Share (BE – 47%)	486	0.72	0.72	486	79%	0	6,786	Oct-2028
Birla Trimaya (Ph-2)			629	0.74	0.73	623	42%	6	8,558	Jun-2029
Birla Trimaya (Ph-3)			738	0.82	0.78	702	20%	36	9,019	Aug-2030
Birla Trimaya (Ph-4)			764	0.74	0.67	693	13%	70	10,284	Dec-2031
Birla Ojasvi	RR Nagar	Outright	1,041	1.01	0.93	942	40%	100	10,174	Jan-2031
Birla Evara	Sarjapur	Outright#	3,355	2.94^	1.80	1,913	19%	1,443	10,653	Dec-2031
Total			7,665	7.62	6.27	6,010		1,655		

*Date of Completion as per RERA

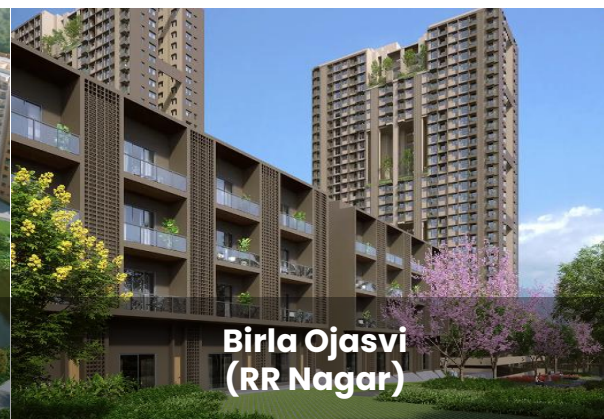
**Land Owner – Profit Share, Revenue Share



**Birla Tisya
(Rajajinagar)**



**Birla Trimaya
(Devanahalli)**



**Birla Ojasvi
(RR Nagar)**



**Birla Evara
(Sarjapur)**

#JV with MEC with Economic interest in the following ratio – BEPL 51% : MEC 49% | ^ 1.80 Mn sqft sold out of launched area of 2.52 Mn sqft

The above images are artist's impressions

Ongoing Residential Projects – NCR

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Navya (Ph 2)	Golf Course extension	Profit Share (BE – 50%)	709	0.50	0.50	709	61%	0	14,212	OC Received
Birla Navya (Ph 3)			396	0.23	0.23	396	37%	0	17,571	April 2027
Birla Navya (Ph 4)			820	0.42	0.24	466	23%	354	19,432	April 2030
Birla Arika (Ph-1)	Sector 31	Revenue Share (BE – 58%)	3,265	1.42	1.42	3,254	20%	11	22,978	Sept 2031
Birla Arika (Ph-2)			1,651	0.67	0.64	1,581	9%	70	24,644	March 2032
Birla Pravaah	Sector 71	Outright	1,860	1.06	1.05	1,851	18%	9	17,613	March 2032
Total			8,701	4.29	4.07	8,258		444		

*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share,



Birla Navya (Golf Course Ext)



Birla Arika (Sector 31, Gurugram)



Birla Pravaah (Sector 71, Gurugram)

The above images are artist's impressions

Ongoing Residential Projects – Pune

Projects	Location	Project Structure**	GDV	Total Saleable Area	Area Sold	Booking value	Collection	Balance inventory	Average Rate Per Sqft.	Date of Completion*
			₹ Cr	In Mn Sq ft	Mn Sq ft	₹ Cr	% of Booking	₹ Cr	₹	
Birla Punya (Ph-1)	Wellesley Road	Outright	601	0.40	0.32	457	19%	144	14,470	Sep-2031
Birla Punya (Ph-2)			710	0.45	0.20	299	9%	412	14,986	Jun-2032
Birla Evam (Ph-1)	Manjiri	Outright#	772	1.03	0.50	360	21%	412	7,249	Jun-2031
Total			2,084	1.87	1.01	1,116		968		

*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share, and PE Profit Share



FY27 Project Launch Pipeline



Status		Projects	Location	Ownership	BE's Economic Interest %	Total Estimated GDV ₹ Cr	GDV launch in FY27 ₹ Cr	Saleable Area Mn Sq ft
To be Launched in FY27	MMR	Birla Niyaara (Tower C)	Worli	Own	100%	13,792	4,868	0.7
		Birla Taranya	Thane	PE Profit Share	54%	10,467	1,375	1.1
		Khar Redevelopment	Khar	Revenue Share	87%	1,631	1,631	0.3
	NCR	Birla Navya	Golf Course extension	Profit Share	50%	3,119	710	0.3
	Pune	Birla Punya	Wellesley Road	Own	100%	2,822	583	0.3
		Birla Evam	Manjri	PE Profit Share	54%	2,809	429	0.5
Total							9,596	3.3

Total sustenance sales potential from ongoing projects: ₹ 6,917 Cr (including ₹ 1,443 Cr from Birla Evara, Bengaluru)

Total Project Portfolio



Projects		Ownership	BE's Economic Interest %	Estimated GDV ₹ Cr	Total Saleable Area Mn Sq ft
Ongoing Projects Pre FY27 (A)				31,753	20.0
FY27 Pipeline (B)				9,596	3.3
Mumbai	Birla Taranya	Outright	56%	6,941	3.9
	Worli - New Plot	Own	100%	14,870	2.6
	Worli West	Own	100%	2,699	0.4
Bengaluru	Birla Trimaya	Profit Share	47%	821	0.6
NCR	Birla Arika	Revenue Share	58%	1,199	0.3
	Mathura Road	Revenue Share	64%	3,443	1.5
Pune	Birla Evam	Outright	56%	1,608	1.6
	Birla Punya	Outright	100%	928	0.4
Future Pipeline (C)				32,509	11.4
Total Portfolio (A+B+C)				73,858	34.7

Existing Commercial Projects



Birla Aurora

Location	Prabhadevi, Mumbai
Leasable Area (in sqft)	0.26 Mn
Annual Gross Lease Rental FY 2026	₹ 69 Cr.
Quarterly Gross Lease Rental Q1 FY 2027	₹ 18 Cr.
Occupancy	100%



Birla Centurion

Location	Worli, Mumbai
Leasable Area (in sqft)	0.32 Mn
Annual Gross Lease Rental FY 2026	₹ 69 Cr.
Quarterly Gross Lease Rental Q1 FY 2027	₹ 19 Cr.
Occupancy	100%

Strategic Alliances & Actions



Strategic Alliance with IFC



About IFC:

The International Finance Corporation (IFC), part of the World Bank Group, is the premier global development institution exclusively focused on the private sector in emerging markets.

Operating in over 100 countries, IFC deploys its capital, expertise, and influence to foster markets and opportunities



About the Partnership:

Birla Estates secured a ₹4,200 Million investment from IFC for residential projects in Pune and Thane, covering ~9.5 million sq. ft.

The projects will be developed via SPVs, with Birla Estates having economic interest of 56% and IFC 44%.

Strategic Alliance with Mitsubishi Estate



MITSUBISHI ESTATE CO., LTD.

About Mitsubishi:

Mitsubishi Estate is a leading Japanese real estate developer, renowned for its extensive portfolio including office buildings (especially in Tokyo's Marunouchi district), residential properties, retail, hotels, and logistics.

They operate globally, with significant presence in the US, Europe, and Asia. The company emphasizes long-term urban development, sustainability, and innovation through new business creation. Their diverse activities make them a major player in the international real estate market.



About the Partnership:

Birla Estates has entered a ₹5,600 Mn joint venture with Mitsubishi Estate Co. Ltd. for a premium residential project in Southeast Bengaluru. The 4 million sq. ft. project will be developed via a 51:49 SPV structure.

This marks Mitsubishi's first investment in India's real estate sector.

Strategic Divestment: Century Pulp and Paper



Transaction Overview

- Divestment of Century Pulp & Paper (CPP) to ITC Ltd.
- Structured as a slump sale for ₹34.98 Bn (subject to adjustments)
- Agreement signed on 31st March 2025
- Part of strategic shift to focus on core real estate business

Rationale Behind the Transaction

- Strategic portfolio realignment to focus on real estate
- Enhances capital allocation and operational clarity
- Unlock long-term shareholder value

Divestment concluded on 01 August 2026



Environment, Social and Governance (ESG) – Q1 FY27



Environment

Renewable energy:

- 50 kW capacity solar power plant commissioned at Birla Evam, Pune and installed with 78 solar LED lights along the project boundary.

Climate Risk Assessments:

- Climate Risk Assessment completed for 4 sites;
 - Birla Arika
 - Birla Pravaah
 - Birla Evara
 - Birla Ojasvi

Net Zero commitment:

ABREL has committed to the Science Based Targets initiative (SBTi) and initiated the validation process for science-based emission reduction targets.



SCIENCE
BASED
TARGETS

DRIVING AMBITIOUS CORPORATE CLIMATE ACTION



Social

Safety Performance:

- The total safe manhours achieved till date : **65.60 Mn.**
- Safe man hours achieved during Q1 FY 26-27 : **3.17 Mn.**



Governance

ESG data digitization-Enablon

Customized the Enablon platform as per the current requirements & implemented it for environmental data collection, enabling centralized reporting & enhancing data accuracy.

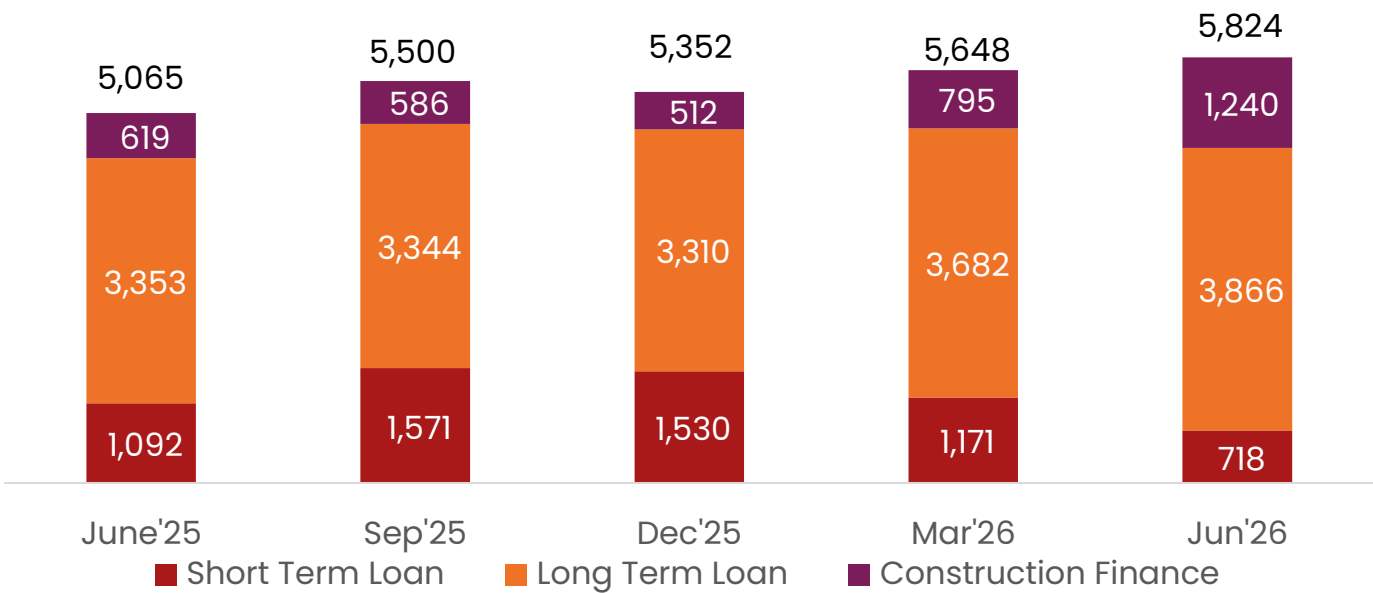
Financial Overview

Birla Trimaya, Bangalore (Artist's Impression)

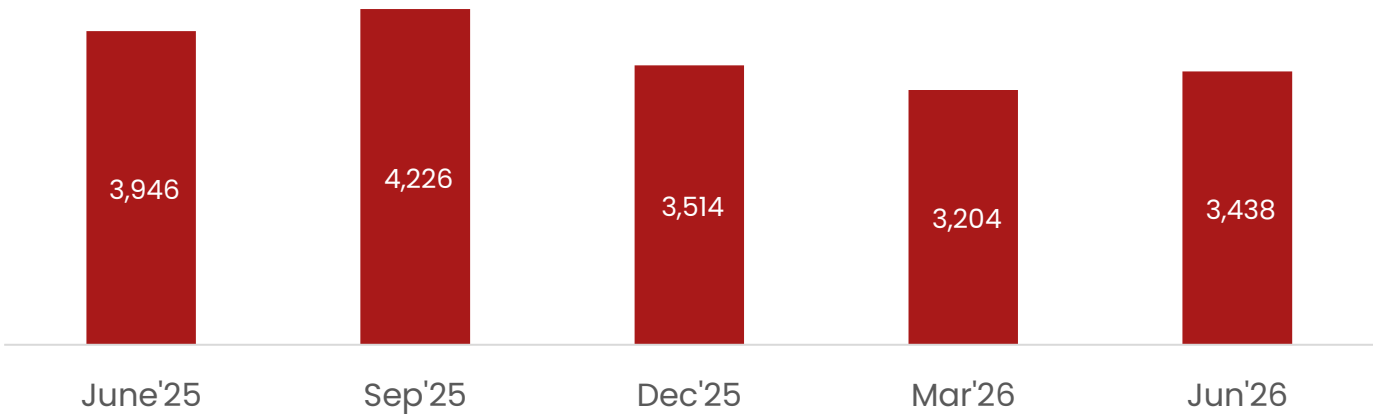
Debt Profile



Outstanding Gross Debt (₹ Cr)



Outstanding Net Debt (₹ Cr)



Net Debt (Consolidated)

Particulars	(₹ Cr)
Gross Debt	5,824
Less: Cash and Bank balance	155
Less: Mutual Funds	1,337
Less: RERA balances	894
Net Debt*	3,438

* Includes IFC Funding of ₹ 420 Cr

Credit Rating – ABREL

Facilities/Instruments	Rating
Non-convertible debentures	CARE and CRISIL AA; Stable
Commercial paper	CARE and CRISIL A1+

Credit Rating – BEPL

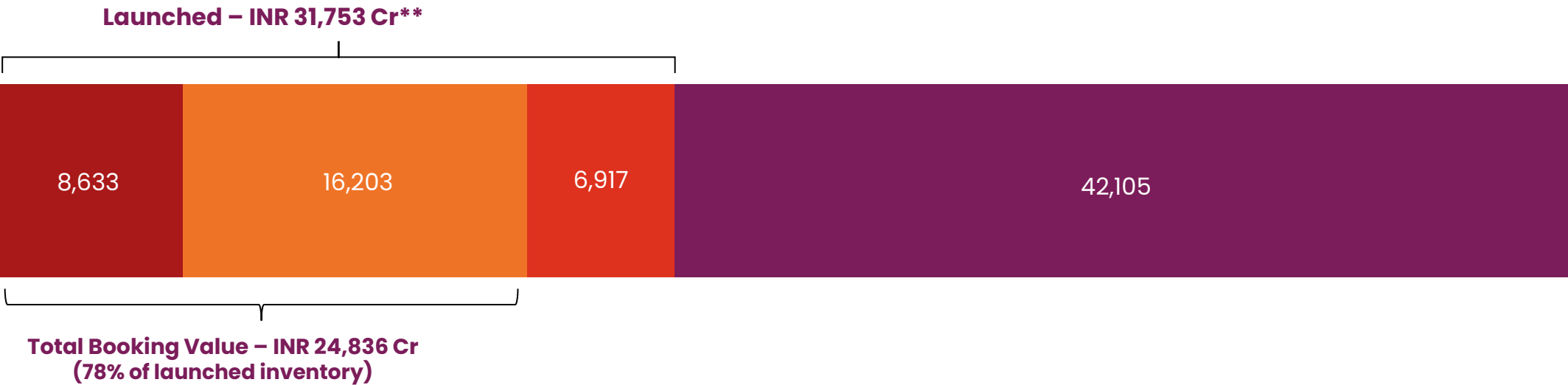
Facilities/Instruments	Rating
Long Term Bank Facilities	CARE and ICRA – AA Stable
Short Term Bank Facilities	CARE A1+

Cash Flow Potential



Monetization Progress & Unlaunched Potential (₹ Cr)

■ Collected ■ Outstanding Collections ■ Unsold ■ Unlaunched Projects



Launched Projects**	(₹ Cr)
Pending Collection from Sold Inventories	16,203
Estimated Value of unsold inventory	6,917
Remaining Estimated Project Cost*	(13,648)
Estimated Surplus Cash flow Potential	9,471

Data is as on 30 June 2026 | * Includes Partner payout

**Does not include Birla Alokya (GDV: ₹ 398 Cr; 0.5 msf) and Birla Navya Phase I (GDV: ₹ 483 Cr; 0.4 msf), as both have been completed and delivered in FY26

Profit & Loss : Q1 FY27 – Consolidated

(₹ In Cr)

Particulars	Q1 FY27	Q4 FY26	Q1 FY26
Continuing Operations			
Total Sales	189	83	146
Other Income	17	16	12
Total Income	206	98	157
Total EBITDA	(38)	(145)	(28)
Finance cost	26	21	7
Depreciation	17	19	16
PBT before share of loss of JV	(82)	(184)	(51)
Share of loss of joint venture	(1)	(5)	(2)
PBT (excluding exceptional items)	(83)	(189)	(53)
Exceptional items	-	(3)	-
PBT	(83)	(192)	(53)
Tax	(16)	(81)	(6)
PAT	(67)	(110)	(47)
Discontinued Operations			
PAT from discontinued operations	32	116	20
Total PAT	(35)	5	(27)

Cash Flow Q1 FY27 – Consolidated

(₹ In Cr)

No	Particulars	Q1 FY27
(A)	Operating Cash Flow	
	Collection*	655
	Net Leasing Inflow	35
	Other Operating Inflow	10
	Total Operating Cash Inflow	700
	Operating Cash Outflow	
	Construction & Related Outflow	(437)
	Other Project Related Outflow	(102)
	SG&A	(109)
	Total Operating Cash Outflow	(648)
	Net Operating Cash Flow	52
(B)	Other RE Cashflow	
	Land, Approval, Capital Outflows & Deposits	(282)
	JV Partner Payment	(10)
	Total Other RE Cashflow	(292)
(A+B)	Net RE Cashflow	(242)
(C)	Other Business Net Cashflow	98
(A+B+C)	Total Net Cashflow	(144)
(D)	Increase / (Decrease) in Loan	176
	Payment of Interest and Tax	(91)
(A+B+C+D)	Increase / (Decrease) in Cash & Bank	(58)

*Excludes the collection for JV project; Note: Numbers have been regrouped and reclassified and do not strictly confirm to the presentation as per Ind AS 7 – Statement of Cash flows.

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