SH/XII/067/2026-27

13th August, 2026

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
Scrip Code: 500040/975967/975968

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: Press release of Birla Estates Private Limited, a wholly owned subsidiary of Aditya Birla Real Estate Limited (the Company)

Ref: Regulation 30 and 51 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Please find attached herewith a copy of Press Release of Birla Estates Private Limited, a wholly-owned subsidiary of the Company, the contents of which are self-explanatory.

This is for information for the investors and for your records.

Thanking you,

Yours truly,
For **Aditya Birla Real Estate Limited**
(Formerly Century Textiles and Industries Limited)

ATULKUMAR MOHANLAL KEDIA
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Date: 2026.08.13 15:29:07 +05'30'

ADITYA BIRLA REAL ESTATE LIMITED MUMBAI 400030

Atul K. Kedia
Jt. President (Legal) & Company Secretary

Encl: as above

Birla Estates Enters Navi Mumbai Redevelopment Segment with Vashi Project Worth approx. ₹2,600 Crores in Revenue

Redevelopment of Shiv Sai Co-operative Housing Society marks the company's first foray into the Navi Mumbai micro-market

Mumbai, August 12, 2026: Birla Estates Pvt. Ltd., a wholly owned subsidiary of Aditya Birla Real Estate and part of the Aditya Birla Group, today announced its entry into the Navi Mumbai market with the redevelopment of Shiv Sai Co-operative Housing Society in Vashi, undertaken jointly with an affiliate of Priyanka Group, a reputed developer in Navi Mumbai. The project carries a total revenue potential of approximately ₹2,600 crores.

The project spans a land parcel of 3.06 acres (approx. 12382 sq.mts) comprising premium and luxury residences. Strategically positioned in prime neighbourhood in Vashi, the project benefits from direct connectivity to the Sion-Panvel Highway and proximity to Vashi railway station. The upcoming Gold Line metro, proposed to connect Chhatrapati Shivaji Maharaj International Airport (CSMIA) and Navi Mumbai International Airport (NMIA) via Vashi, is expected to further strengthen the location's connectivity profile. The luxury residences will offer exceptional views of the sea, gardens, and surrounding mangroves. The project will be developed in line with Birla Estates broader sustainability commitments across its portfolio.

Ananya Birla, Director at The Aditya Birla Group shares, "*Our entry into Navi Mumbai reflects Birla Estates' approach to growth by identifying markets with long-term potential and building with discipline, scale and a sense of responsibility. Redevelopment requires more than delivering a new asset; it requires earning the confidence of existing communities while creating enduring value for residents and the wider city. The Vashi project is an important step in strengthening our presence across the MMR.*"

Mr. KT Jithendran, MD & CEO Birla Estates said, *"Vashi represents a strategic entry point for us into Navi Mumbai's redevelopment landscape. Redevelopment is as much about people as it is about buildings. Our approach with Shiv Sai Co-operative Housing Society has been rooted in transparency and trust with the residents, and we're proud to bring the same commitment to design and quality that defines every Birla Estates project."*

Following the company's earlier initiative in Khar (Mumbai), this project strengthens Birla Estates' overall footprint in the redevelopment space in Mumbai Metropolitan Region (MMR). The Vashi micro-market has seen limited Grade A redevelopment activity to date, positioning Birla Estates among the first legacy-led developers to undertake a large-format sustainable and future centric redevelopment project in the location.

About Birla Estates - Birla Estates Private Limited, is a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited). In a short span of time Birla Estates has established itself as a brand of choice in the real estate industry. Birla Estates develops premium residential housing in key markets. The company is developing land parcels both through outright purchases as well as asset light Joint Ventures apart from developing its own land parcels. In the long term, the company is focused on developing world class residential, commercial and mixed use properties and aims to be amongst the top real estate companies in India. The company's focus is on differentiating through sustainability, execution excellence, customer centricity and thoughtful design. The company is headquartered at Mumbai and currently has regional offices in NCR, Bengaluru and Pune and also has a well-established commercial portfolio with 2 grade-A commercial buildings located in Worli, Mumbai with ~6 lakh square feet of leasable area.