SH/XII/099/2026-27 **23rd November, 2026**

Corporate Relationship Department
BSE Limited
01st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001.
Scrip Code: 500040

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 05th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai-400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Disclosure regarding Birla Estates investment through Rights Issue in Unnatam Properties Private Limited, step-down wholly owned subsidiary of Aditya Birla Real Estate Limited ('the Company')

Ref: Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026 ("SEBI Master Circular")

Pursuant to Regulation 30 read with Schedule III of Listing Regulations and SEBI Master Circular, this is to inform you that Birla Estates Private Limited (BEPL), a wholly owned subsidiary of the Company has acquired 69,90,000 (Sixty-Nine Lakh Ninety Thousand) equity shares of Rs. 10/- each of its wholly owned subsidiary Unnatam Properties Private Limited (UPPL) by way of rights issue for cash consideration of Rs. 6,99,00,000 (Rupees Six Crore Ninety-Nine Lakh Only) today on 23rd November, 2026. Accordingly, the paid-up equity share capital of UPPL has been increased from Rs. 1 Lakh to Rs. 7 Crore as on today. However, there is no change in total shareholding or voting rights held by BEPL in UPPL.

The relevant disclosure under Regulation 30 of the Listing Regulations read with the SEBI Master Circular to the extent applicable is enclosed as an Annexure -A hereto.

This is for your information and record.

Thanking you,

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

ATULKUMAR MOHANLAL KEDIA
Digitally signed by ATULKUMAR MOHANLAL KEDIA
Date: 2026.11.23 15:23:10 +05'30'

ATUL K. KEDIA
Jt. President (Legal) & Company Secretary
Encl: as above

ADITYA BIRLA REAL ESTATE LIMITED MUMBAI 400030

ADITYA BIRLA
REAL ESTATE

Annexure-A

Sr. No.	Particulars	Remarks
1	Name of the target entity, details in brief such as size, turnover etc.	Unnatam Properties Private Limited (UPPL) is a step-down wholly owned subsidiary of the Company and it has nil turnover since incorporation.
2	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length".	Unnatam Properties Private Limited is a wholly owned subsidiary of Birla Estates Private Limited (BEPL) in turn a step down wholly owned subsidiary and a related party of the Company.
3	Industry to which the entity being acquired belongs.	It belongs to real estate industry.
4	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	The investment in Unnatam Properties Private Limited is being made primarily to facilitate the real estate business development, and to support its working capital requirements.
5	Brief details of any governmental or regulatory approvals required for the acquisition.	Not Applicable
6	Indicative time period for completion of the acquisition	23rd November, 2026
7	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash consideration
8	Cost of acquisition and/or the price at which the shares are acquired	Acquisition of 69,90,000 equity shares of Rs. 10/- each of Unnatam Properties Private Limited, a step down wholly owned subsidiary of the Company by Birla Estates Private Limited for an amount aggregating to Rs. 6,99,00,000 (Rupees Six Crore Ninety Nine Lakh only)
9	Percentage of shareholding / control acquired and / or number of shares acquired;	No change in percentage of shareholding and control since 100% shareholding of Unnatam Properties Private Limited is held by Birla Estates Private Limited, a wholly owned subsidiary of the Company.
10	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information.	Unnatam Properties Private Limited (UPPL) was incorporated on 12th August 2024, with paid up equity share capital of Rs.1,00,000 (Rupees One Lakh only) for the real estate business development in India. UPPL has nil turnover since incorporation.

