



SH/XII/2024

24<sup>th</sup> January, 2025

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

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: Press release of Birla Estates Private Limited, a wholly owned subsidiary 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')**

Pursuant to Regulation 30 of 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 of the investors and for your records.

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





## **Birla Estates partners with global investors - Mitsubishi for their residential project in Bengaluru**

The association marks Mitsubishi's maiden investment in India's real estate industry

**Bengaluru, 24 January 2025** – Birla Estates Private Limited (BEPL), a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited) has entered a joint venture with Mitsubishi Estate Co. Ltd. (MEC), a reputed global investor, for a ₹560 Crore investment in a residential housing development in Southeast Bengaluru through a special purpose vehicle (SPV)

Under the partnership, BEPL and MJR Investment Pte. Ltd. (MIPL), an affiliate of MEC will share 51:49 economic interest respectively in the SPV. The SPV will lead the development of the premium residential project, which spans 4 million square feet of built-up area, strategically located in Bengaluru's thriving Southeast locality.

**Mr. K. T. Jithendran, MD & CEO of Birla Estates**, said, *"We are pleased to announce our strategic collaboration with Mitsubishi Estate, marking its maiden investment in India's residential real estate sector, to develop premium residential project. Starting with this project, this partnership will combine MEC's global expertise and our deep local insights to deliver world-class living spaces. Our vision is to create modern, sustainable communities that cater to the evolving needs of Indian homebuyers, while setting new standards in the residential real estate sector across the country."*

**Atsushi Nakajima, the President and CEO of MEC** further added, *"This partnership with BEPL will be MEC's first investment in the Indian residential sector. We are excited to associate with one of India's most respected and reputed groups to expand our presence. Together, we are committed to setting new standards for excellence in the residential segment in India."*

**About Birla Estates:** Birla Estates Private Limited, 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.

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