



SH/XII/2024

22<sup>nd</sup> October, 2024

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: 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 dated 17<sup>th</sup> October, 2024, regarding earnings call to be held today i.e. Tuesday, 22<sup>nd</sup> October, 2024 to discuss Q2-FY25 earnings. In this connection, please find enclosed herewith the Earnings Presentation for Q2-FY25.

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 LIMITED**  
(Formerly known as Century Textiles and Industries Ltd.)

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 / 2436 1980

E: [ctil.ho@adityabirla.com](mailto:ctil.ho@adityabirla.com) | W: [www.centurytextind.com](http://www.centurytextind.com)

Corporate ID No.: L17120MH1897PLC000163



# Aditya Birla Real Estate Limited

(Formerly Century Textiles And Industries Limited)

Earnings Presentation  
Q2/H1-FY25

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Overview



Real Estate



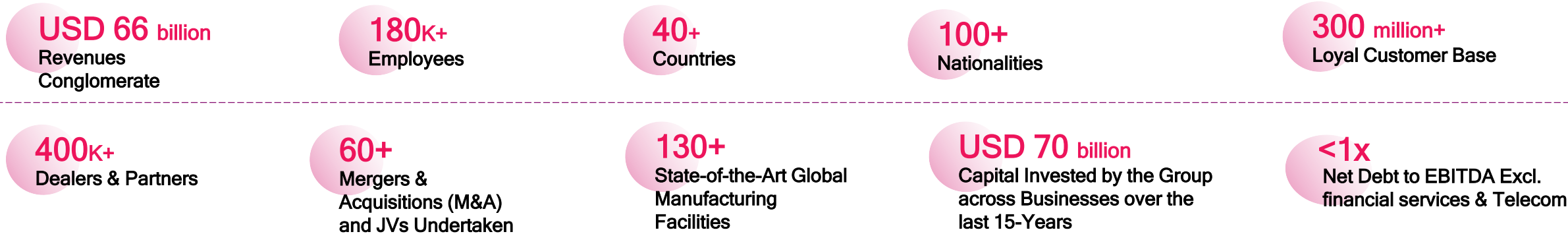
Pulp & Paper



Financials



# ADITYA BIRLA GROUP AT A GLANCE



All facts and figures as of FY24

# ADITYA BIRLA REAL ESTATE LIMITED SNAPSHOT

(Formerly Century Textiles And Industries Limited)

125-year-old rich legacy built under the leadership of Mr. B. K. Birla

Home of the real estate arm of Aditya Birla Group with a valuable portfolio of land parcels across premium locations

One of the most trusted brands in the country

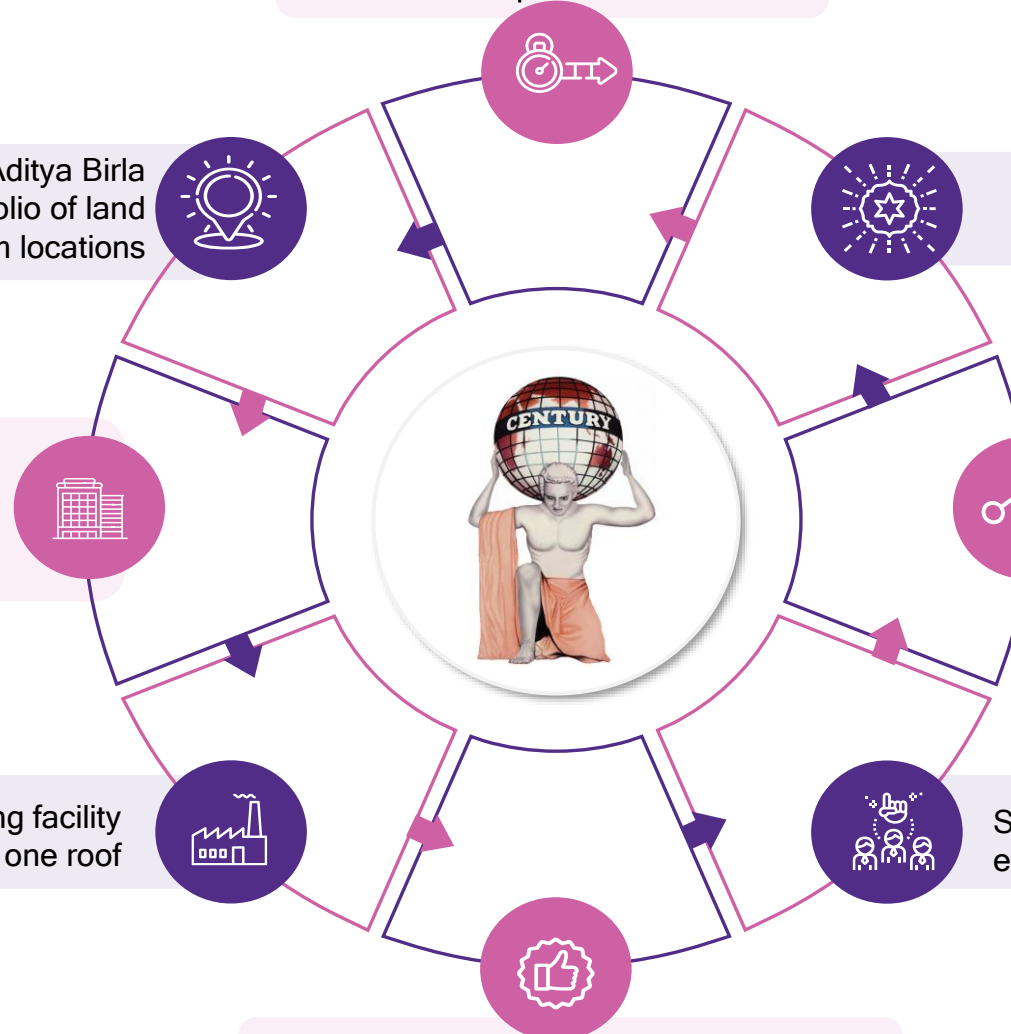
Robust project pipeline of owned and joint development land parcels under the Real Estate division with an initial focus on 4 major cities

Diversified conglomerate with presence in Real Estate and Paper

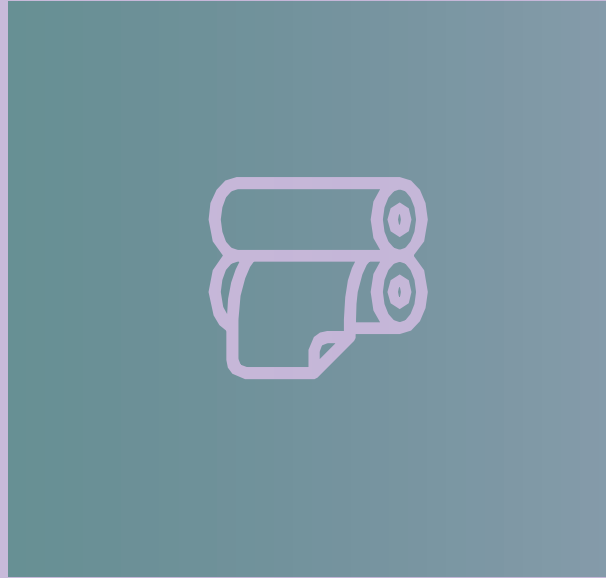
Largest manufacturing facility for pulp & paper under one roof

Strong management team with experienced industry professionals

Unwavering focus on quality, innovation and sustainability across all business verticals



# Q2 FY25: KEY OPERATIONAL HIGHLIGHTS



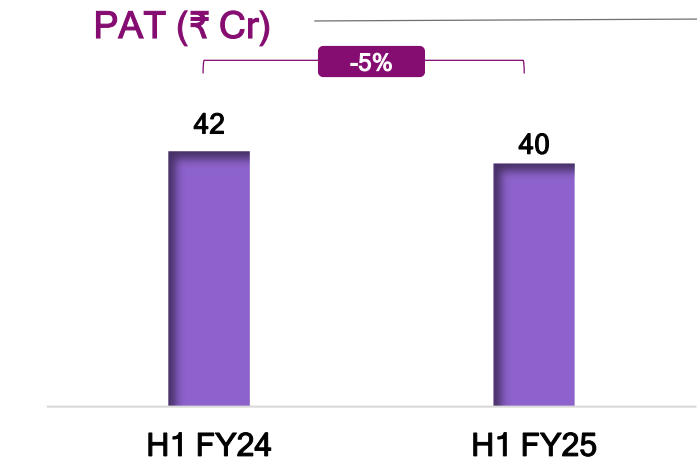
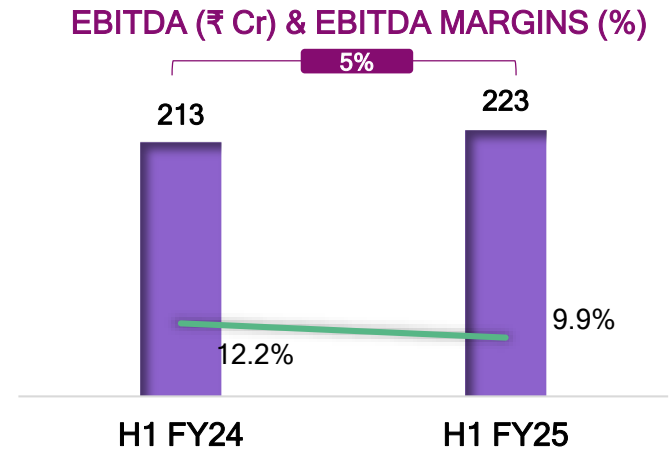
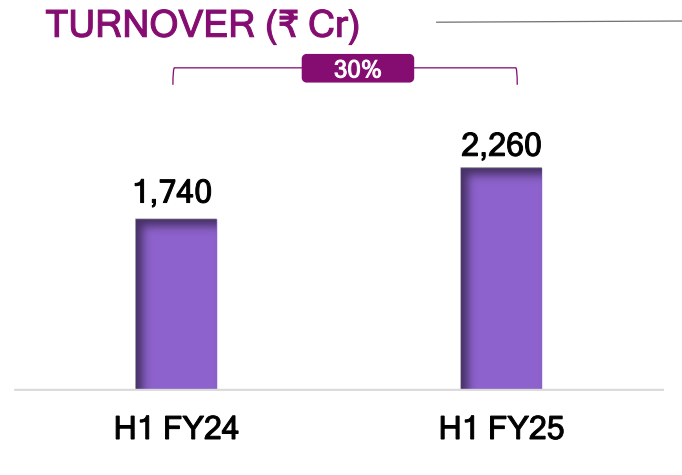
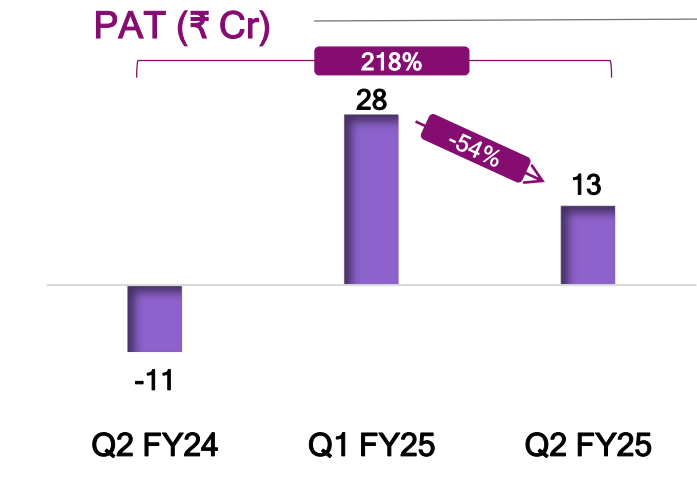
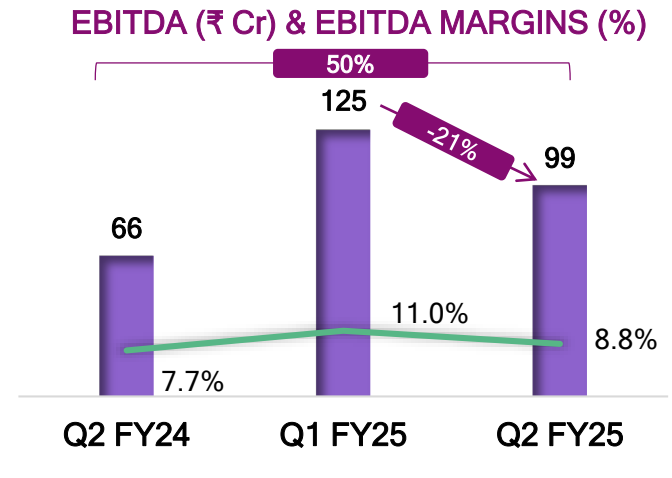
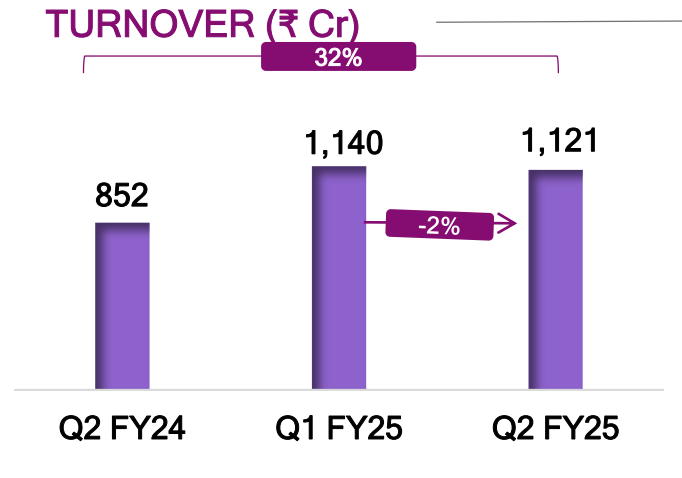
- ▶ All continuing businesses performed well with consolidated turnover rising 32% YoY and EBITDA increasing 50% YoY.
- ▶ Stellar performance by Real Estate business with Booking Value (Sales) increasing 99% YoY and Collections increasing 157% YoY.
- ▶ Strategically expanding Real Estate portfolio, the business added two projects in MMR and Gurugram with Gross Development Potential of about Rs. 15,400 Cr.



With fundamental drivers like private consumption and investment demand gaining momentum, our businesses are expected to perform very well keeping our growth story intact.

# Q2 & H1-FY25: FINANCIAL HIGHLIGHTS

For Continuing Operations\*



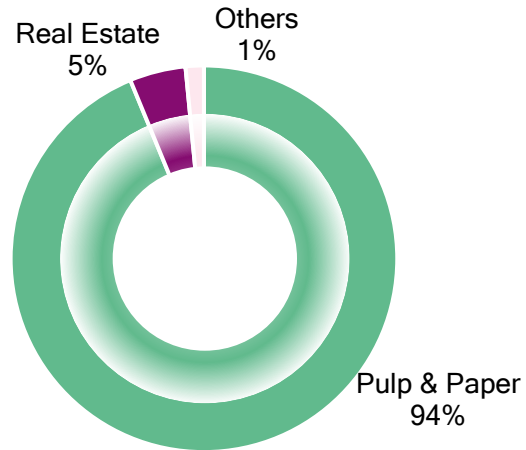
\* Excluding Net Losses from discontinued operations

Total Net Debt Outstanding is ~Rs. 3,874 Cr as on 30<sup>th</sup> September 2024

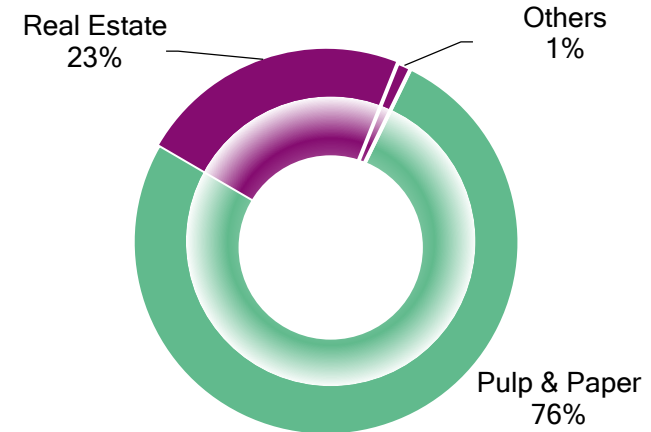
# Q2 & H1-FY25: BUSINESS SEGMENT CONTRIBUTION

For Continuing Operations

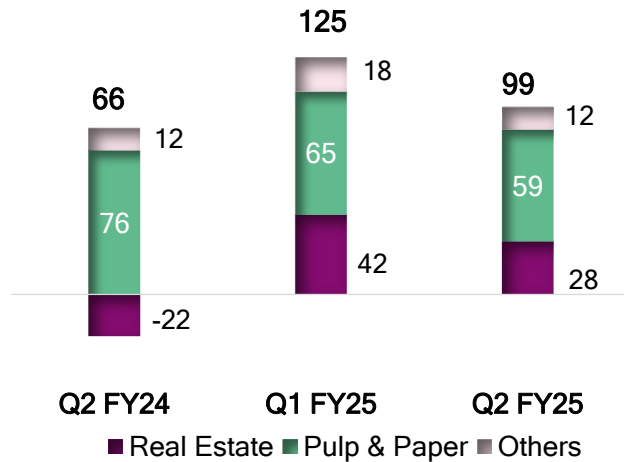
REVENUE PIE : Q2 FY24



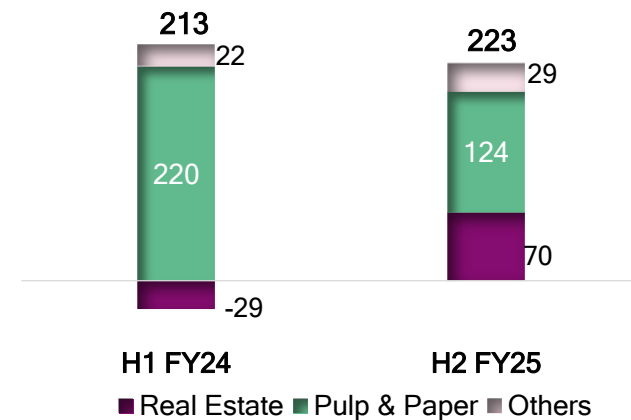
REVENUE PIE - Q2 FY25



EBITDA BREAKUP (₹ Cr)



EBITDA BREAKUP (₹ Cr)

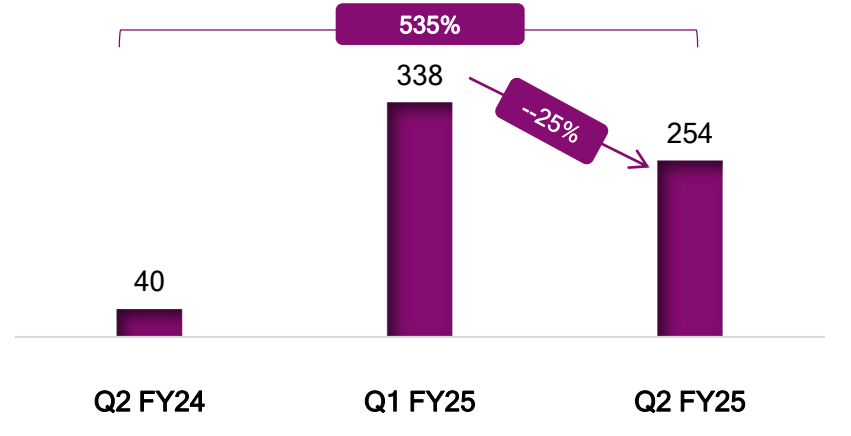




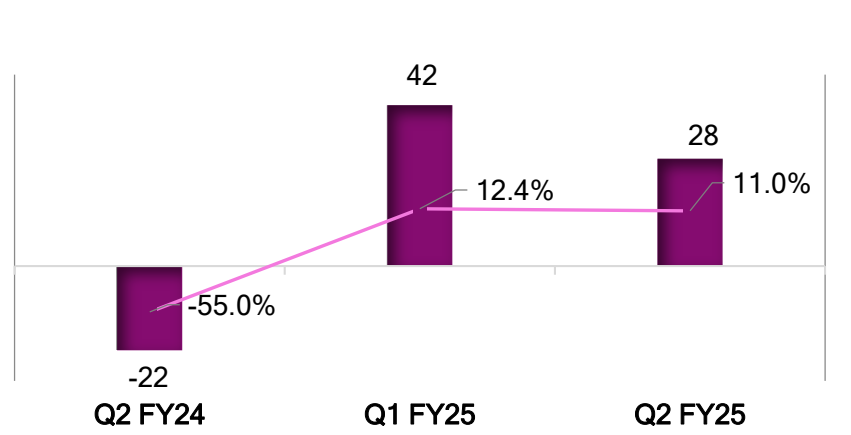
# QUARTERLY SEGMENT-WISE PERFORMANCE

## REAL ESTATE

REVENUE (₹ Cr)

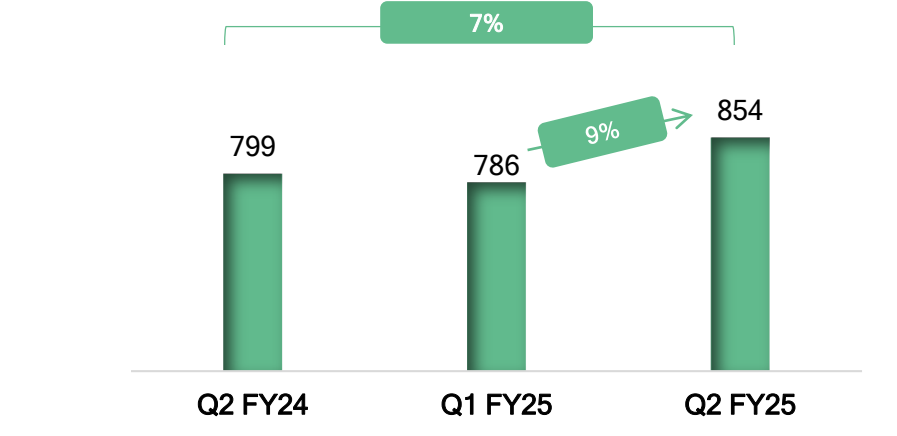


EBITDA (₹ Cr) & EBITDA (%)

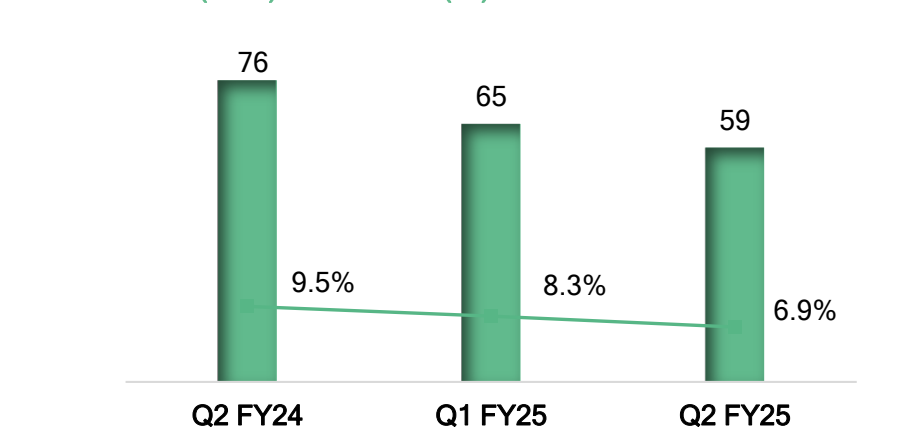


## PULP AND PAPER

REVENUE (₹ Cr)



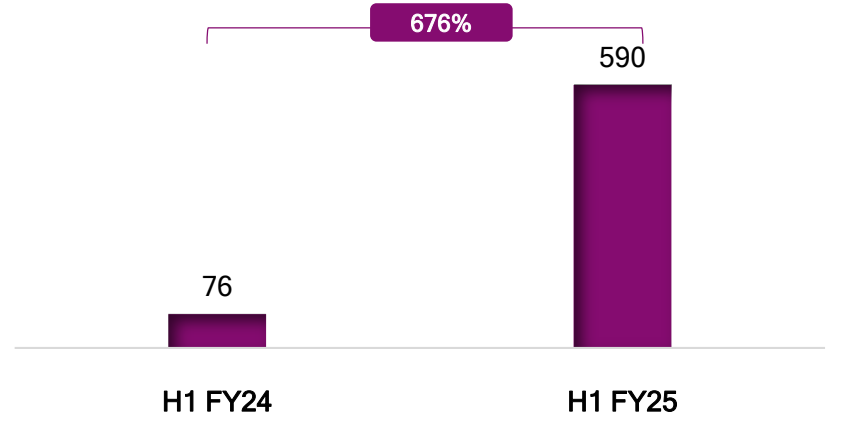
EBITDA (₹ Cr) & EBITDA (%)



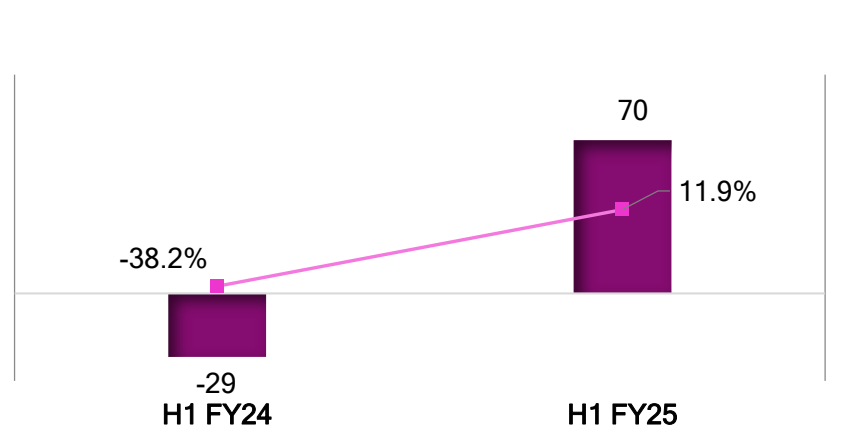
# HALF YEARLY SEGMENT-WISE PERFORMANCE

## REAL ESTATE

REVENUE (₹ Cr)

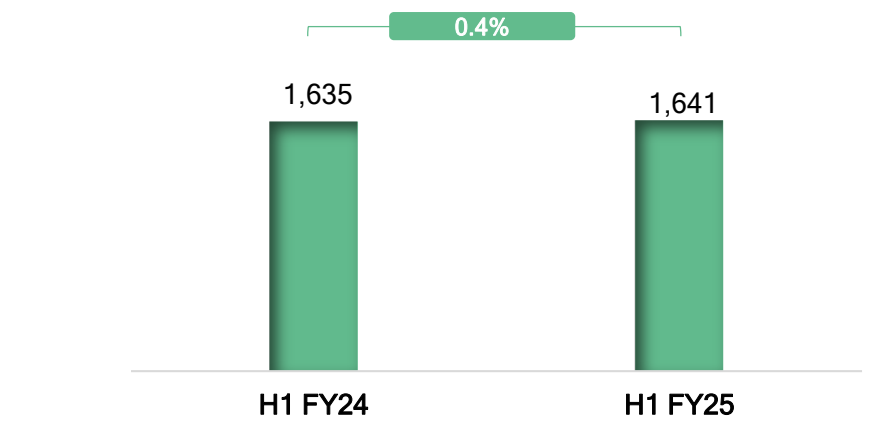


EBITDA (₹ Cr) & EBITDA (%)

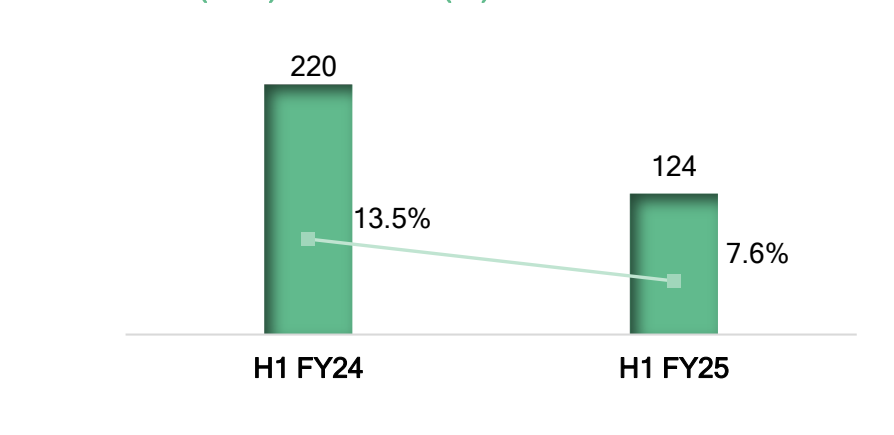


## PULP AND PAPER

REVENUE (₹ Cr)



EBITDA (₹ Cr) & EBITDA (%)





# Real Estate

~ ₹ 68,000  
Crores GDV  
across 4 regions



# Pan India Footprint



## NCR

Birla Navya, Golf Course Ext. Rd.

Mathura road, Delhi

Sector 31, Gurugram

Sector 71, Gurugram



## Mumbai Metropolitan Region

Birla Vanya, Kalyan

Birla Niyaara, Worli

Birla Anayu, Mumbai

Thane, MMR

Worli New Plot, MMR

Birla Centurion, Worli (C)

Birla Aurora, Worli (C)

## Pune

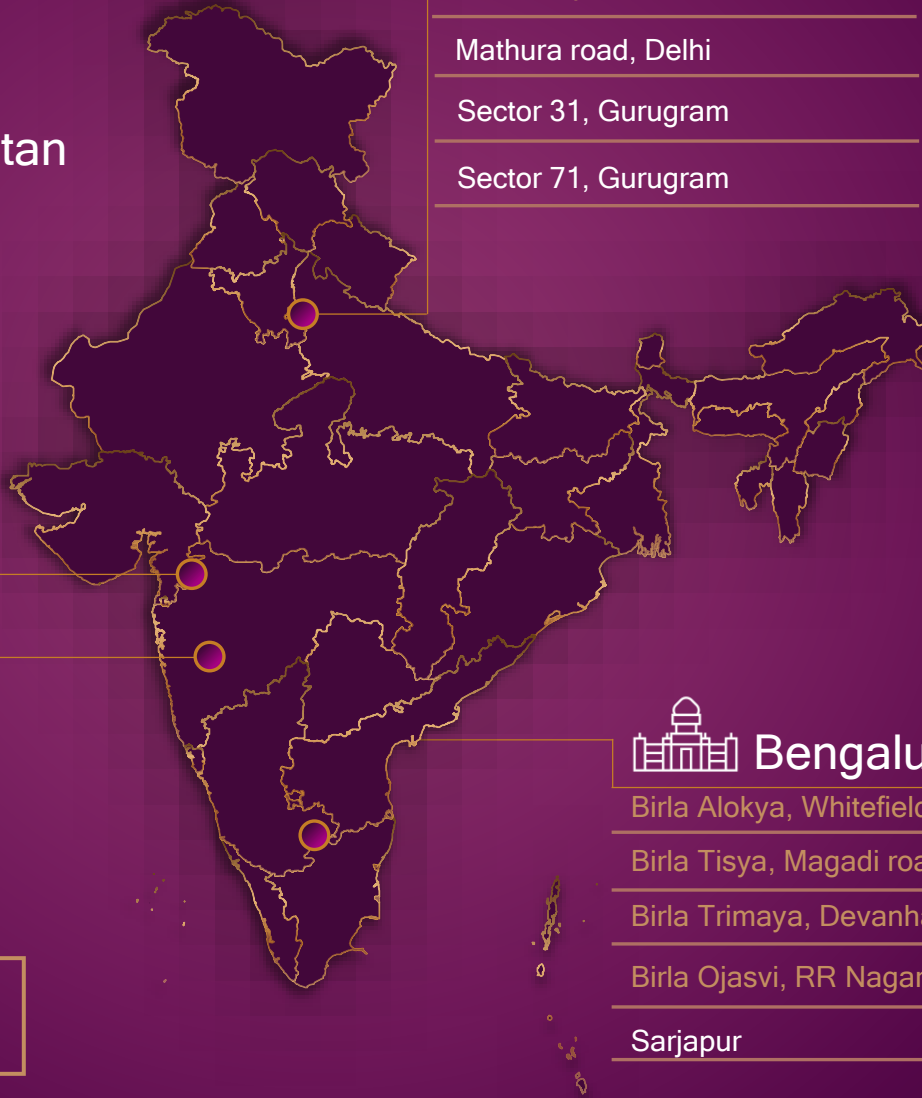


Wellesley Road

Manjri, Pune

● Launched Projects

○ Unlaunched Projects



## Bengaluru

Birla Alokya, Whitefield

Birla Tisya, Magadi road

Birla Trimaya, Devanhalli

Birla Ojasvi, RR Nagar

Sarjapur

**Projects with a revenue potential of more than INR 68,000 Crs**



*Artistic image for presentation purpose only*



## MAJOR TAKEAWAYS

- Acquired ownership rights for 10 acres of land parcel in Worli, MMR with a GDV of INR 14,000 Cr.
- Acquired 5 acres of land parcel in Gurugram, NCR with a GDV of INR 1,400 Cr.
- Birla Niyaara, MMR received Five-star rating by British Safety Council.
- Launched Birla Anayu in Walkeshwar, Birla Ojasvi in Bengaluru and Birla Trimaya Phase 2 in Bengaluru.
- Scored 96 against last year's 91 in Development Benchmark (Residential), ranking 4th in Asia and 90 against last year's 80 in Standing Investments (Commercial), securing 3rd position in India in Global Real Estate Sustainability Benchmark (GRESB) rating.



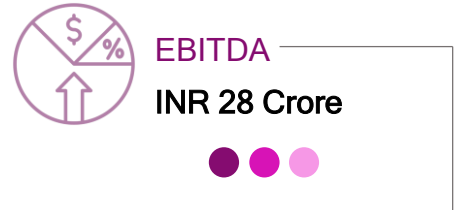
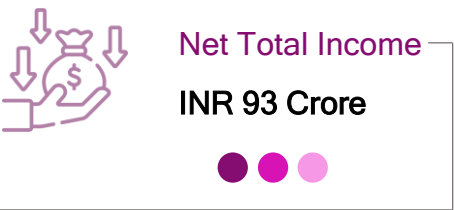
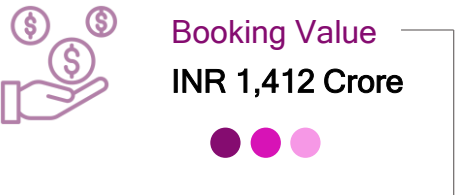
## MARKET OUTLOOK

- India's residential real estate market is experiencing a robust demand fueled by high-net-worth individuals, non-resident Indians (NRIs) and growing aspirations among urban elite.
- Housing demand has been driven by factors such as larger space requirements, enhanced amenities and a desire for secure and well-designed living spaces, boosting the luxury market.
- Tier-1 cities are witnessing steady demand, while Tier-2 cities are emerging as new investment destinations due to infrastructure development, improving connectivity, and affordable pricing.
- Indian residential real estate market is expected to maintain its momentum, driven by strong economic fundamentals and favourable policy measures.

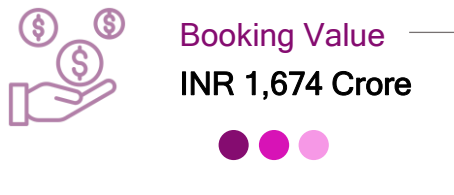
# OPERATIONAL HIGHLIGHTS - Q2 & H1- FY25



## QUARTERLY PERFORMANCE



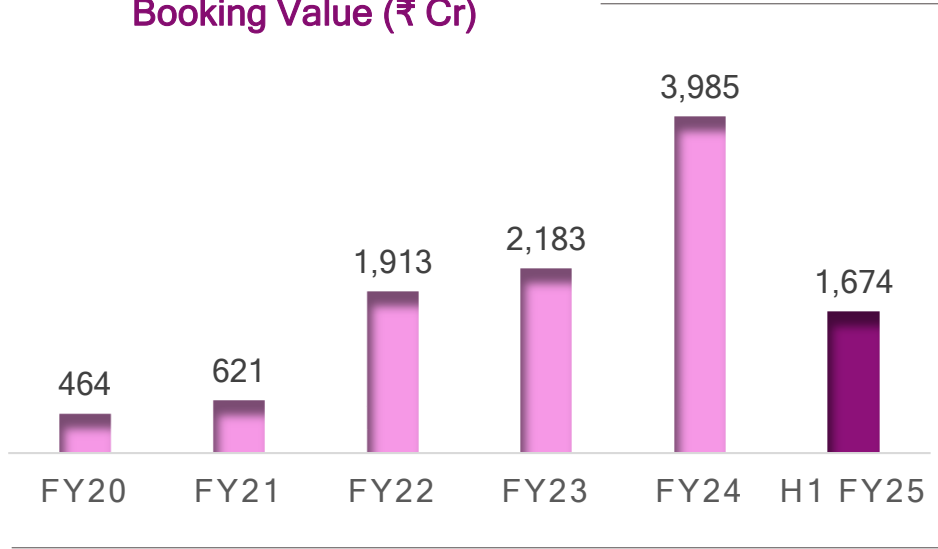
## HALF-YEARLY PERFORMANCE



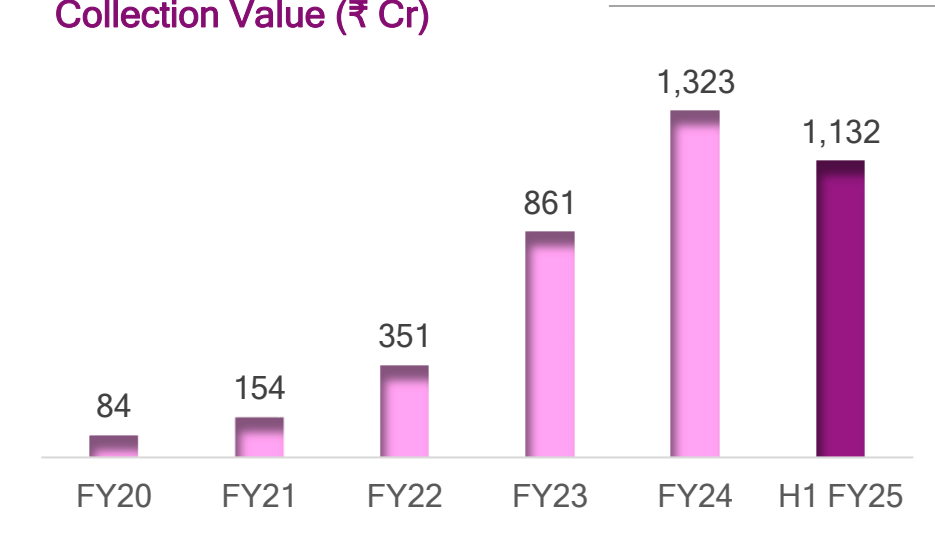
# KEY PERFORMANCE INDICATORS



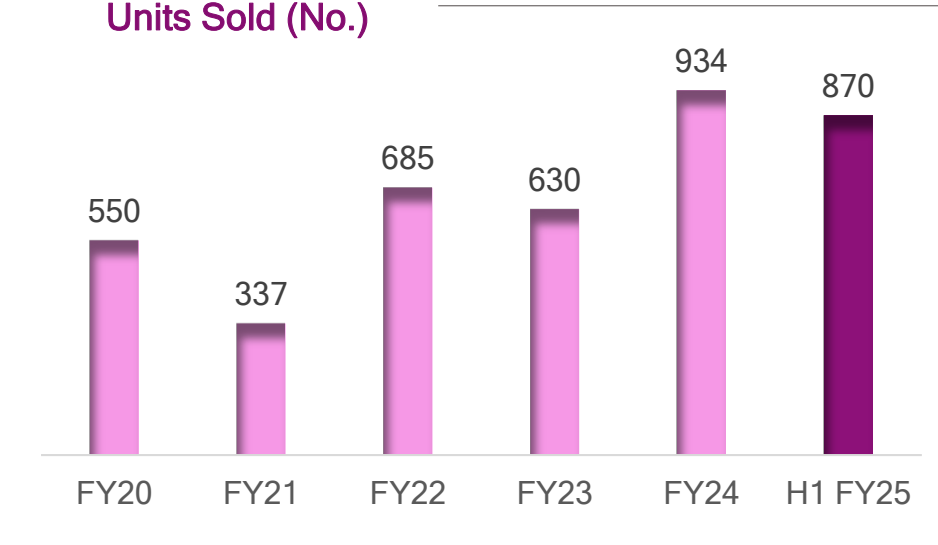
### Booking Value (₹ Cr)



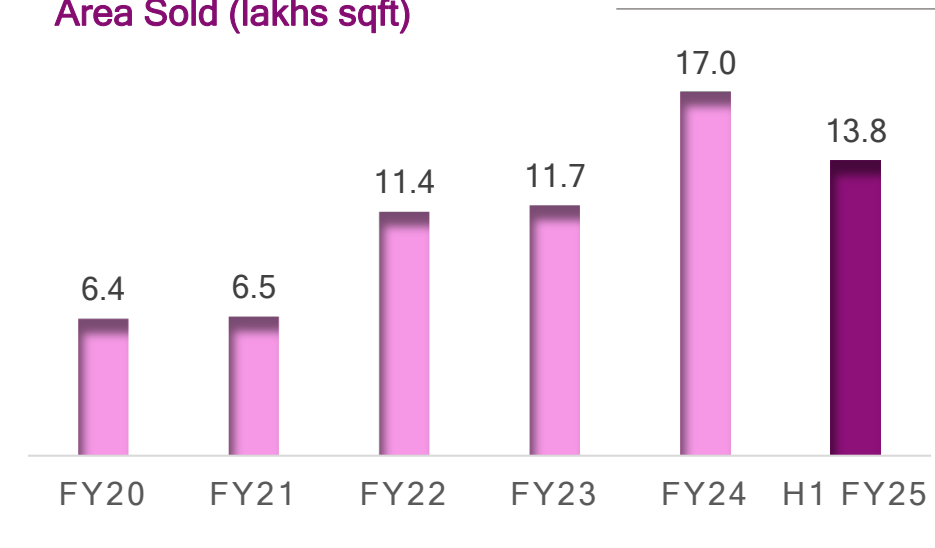
### Collection Value (₹ Cr)



### Units Sold (No.)



### Area Sold (lakhs sqft)



# LAUNCHED RESIDENTIAL PROJECTS



Project	Birla Vanya, (Kalyan, MMR)	Birla Alokya, (Whitefield, Bengaluru)	Birla Navya, (Golf Course Extension, Gurugram)	Birla Niyaara, (Worli, Mumbai)
Project Photo				
Launch Period	Q1 FY19-20	Q3 FY19-20	Q3 FY 20-21	Q4 FY21-22 (Phase 1) Q4 FY23-24 (Phase 2)
Land Area	22 acres (Own)	8 acres	48 acres	14 acres (Own)
Total Saleable Area	13.3 lakhs sqft	5.5 lakhs sqft	18.5 lakhs sqft (Ph 1+2+3-11.66)	24.8 lakhs sqft (Residential)
Saleable Area Launched (PTD)	13.3 lakhs sqft	5.5 lakhs sqft	11.7 lakhs sqft	18.0 lakhs sqft
Area Sold (PTD)	11.0 lakhs sqft (83%)	5.3 lakhs sqft (97%)	11.6 lakhs sqft (99%)	12.9 lakhs sqft (72%)
Booking Value (PTD)	₹ 881 Crores	₹ 382 Crores	₹ 1,583 Crores	₹ 5,638 Crores
Collection Value (PTD)	₹ 585 Crores	₹ 368 Crores	₹ 889 Crores	₹ 1,534 Crores
Share	100%	100%	50%	100%



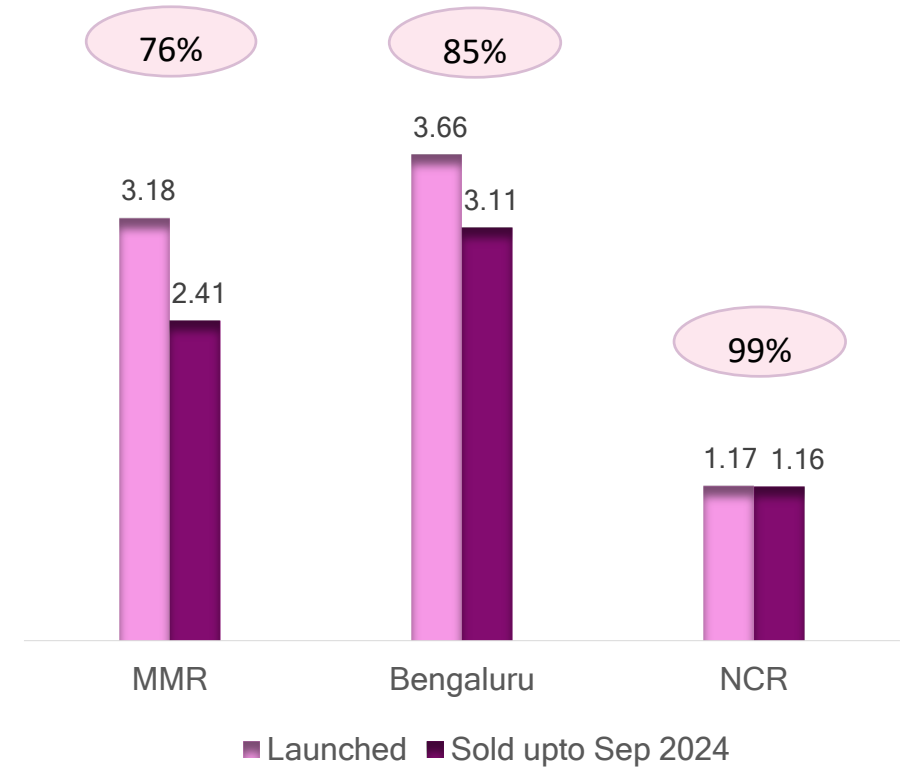
# LAUNCHED RESIDENTIAL PROJECTS



Project	Birla Tisya, (Rajajinagar, Bengaluru)	Birla Trimaya, (Devanahalli, Bengaluru)	Birla Anayu (Walkeshwar, Mumbai)	Birla Ojasvi (RR Nagar, Bengaluru)
Project Photo				
Launch Period	Q3 FY21-22	Q2 FY23-24 (Phase 1) Q2 FY24-25 (Phase 2)	Q2 FY24-25	Q2 FY24-25
Land Area	5 acres	52 acres	0.2 acres	10.35 acres
Total Saleable Area	6.5 lakhs sqft	36.2 lakhs sqft	0.56 lakhs sqft	10.1 lakhs sqft
Saleable Area Launched (PTD)	6.5 lakhs sqft	14.5 lakhs sqft	0.56 lakhs sqft	10.1 lakhs sqft
Area Sold (PTD)	6.4 lakhs sqft (98%)	13.9 lakhs sqft (96%)	0.13 lakhs sqft (23%)	5.6 lakhs sqft (55%)
Booking Value (PTD)	₹ 631 Crores	₹ 1,053 Crores	₹ 114 Crores	₹ 558 Crores
Collection Value (PTD)	₹ 381 Crores	₹ 124 Crores	₹ 11 Crores	₹ 12 Crores
Share	40%	47%	100%	100%

Particulars	Ongoing		Upcoming	
	Saleable Area (Mn Sqft)	GDV (Cr)	Saleable Area (Mn Sqft)	GDV (Cr)
MMR	3.1	10,253	10.1	32,884
Bengaluru	3.7	3,139	5.0	4,619
NCR	1.2	1,588	5.5	10,580
Pune	-	-	4.8	5,018
<b>Total</b>	<b>8.0</b>	<b>14,980</b>	<b>25.4</b>	<b>53,101</b>

City-wise Launch and Sales (million Sq. Ft.)



# PROJECT LAUNCHES



● To be Launched ● Ongoing ● Delivery

The GDV below reflect the GDV of launched/to be launched projects

**Total GDV**  
**₹ 68,000 Crores**

**FY 20**  
GDV - ₹ 1,500 Crores

- Birla Vanya  
TSA - 13.3 lakhs sqft
- Birla Alokya  
TSA - 5.5 lakhs sqft

**FY 21**  
GDV - ₹ 600 Crores

- Birla Navya (P1)  
TSA - 5.7 lakhs sqft
- Birla Vanya
- Birla Alokya

**FY 22**  
GDV - ₹ 4,000 Crores

- Birla Niyaara (P1)  
TSA - 9 lakhs sqft
- Birla Tisya  
TSA - 6.5 lakhs sqft
- Birla Navya (P1)
- Birla Vanya
- Birla Alokya

**FY 23**  
GDV - ₹ 950 Crores

- Birla Navya (P2)  
TSA - 5.9 lakhs sqft
- Birla Niyaara (P1)
- Birla Tisya
- Birla Navya (P1)
- Birla Vanya
- Birla Alokya

**FY 24**  
GDV - ₹ 5,500 Crores

- Birla Niyaara (P2)  
TSA - 8.9 lakhs sqft
- Birla Trimaya (P1)  
TSA - 7.2 lakhs sqft
- Birla Navya (P2)
- Birla Niyaara (P1)
- Birla Tisya
- Birla Navya (P1)1
- Birla Vanya
- Birla Alokya

**FY 25e**  
GDVe - ₹ 8,550 Crores

- Sec 31, Gurugram  
Sangamwadi, Pune;  
Sarjapur, Bengaluru;  
Thane, MMR;  
Birla Navya (P3);  
Birla Trimaya (P3)
- Birla Ojasvi
- Birla Anayu
- Birla Niyaara (P2)
- Birla Trimaya (P1 & P2)
- Birla Navya (P2)
- Birla Niyaara (P1)
- Birla Tisya
- Birla Navya (P1)
- Birla Vanya
- Birla Alokya



## ENVIRONMENT

**GRESB:** Birla Estates scored **96** against last year's 91 in Development Benchmark (Residential) and **90** against last year's 80 in Standing Investments (Commercial)

**IGBC Certification:** IGBC Certification received under category of "Existing building Operation & Maintenance"

- Birla Aurora – Platinum
- Birla Centurion – GOLD.

**Net Zero certification:** Initiated for Birla Aurora.

### LEED:

Walkeshwar Project Pre – certification (LEED Platinum) initiated.

LEED Pre-Certification Renewal completed for Niyaara



## SOCIAL

- ▶ Employees of our company participated in the donation drive to contribute their share to AWOO Foundation.
- ▶ AWOO Foundation is a charitable organization that provides scholarships for higher education to those in need.



## Governance

Robust compliances of all statutory regulations



Century

# Pulp & Paper

Turning a New  
Leaf





## MAJOR TAKEAWAYS

- ▶ In Q2 FY25, Production and Sales volumes increased by 8% YoY and 13%YoY respectively. Sales volumes increased by 10% QoQ driven by growth in board segment.
- ▶ Sales in Q2 FY25 has increased by 7% YoY and 9% QoQ, however, EBITDA has decreased by 22% YoY and 10% QoQ, due to lower NSR and rising input cost pressures from increasing wood and imported pulp costs, thus constraining profitability.
- ▶ Cost-reduction Initiatives -
  - In house Fiberline production was sequentially higher by 12% QoQ enabling substitution of imported pulp on tissue machines.
  - Bamboo usage increased to 30% to reduce cost of captive pulp.
  - Started Oxidized White Liquor plant to potentially reduce caustic consumption in Fiberline pulp production.
- ▶ Sustainability Initiatives -
  - 80 Nurseries developed in 11 districts in wood catchment areas. About 97 Lac plantations completed in Q2 FY25.
  - 131 MT of Compressed Methane Gas (CMG) generated from Wastewater and utilized instead of LPG in Tissue Machine.
- ▶ Strategic Initiatives -
  - Copier market strategy reworked to revamp product portfolio.
  - B2C strategic initiatives are under conceptualization stage.
  - New products are being developed for Writing and Printing Paper segment.



## MARKET OUTLOOK

- ▶ Writing and Printing paper demand is expected to improve in Q3 FY25, driven by publishing season and anticipated release of government tenders. Increase in Copier and Maplitho imports is expected to impact domestic pricing.
- ▶ Tissue demand in Q3 FY25 is expected to remain weak due to seasonal factors. Also, additional supply from new entrants as well as low-priced recycled tissue products is likely to create pricing pressure in domestic market.
- ▶ Board demand is expected to remain subdued due to tapering-off of festive season demand. Excess supply of cost-competitive imports is expected to aggravate pricing pressure in domestic market.
- ▶ Decline in international pulp prices is expected to impact exports as well as to increase imports in absence of anti-dumping regulations. The impact of low demand-excess supply imbalance leading to inventory accumulations at major paper producers is expected to contribute to pricing pressure.

Prioritizing technology upgradation, production enhancement and cost-reduction initiatives will improve competitiveness

# Q2 FY25: PRODUCTION & SALES

Particulars	Production (Tons)					Net Sales Qty (Tons)					Sales (INR Cr)				
	Q2 FY25	Q1 FY25	QoQ %	Q2 FY24	YoY %	Q2 FY25	Q1 FY25	QoQ %	Q2 FY24	YoY %	Q2 FY25	Q1 FY25	QoQ %	Q2 FY24	YoY %
Paper	52096	54,579	-5%	54,334	-4%	55976	53,655	4%	53,038	6%	368	354	4%	394	-7%
Board	49881	45,583	9%	39,113	28%	51648	43,567	19%	41,392	25%	345	302	14%	279	24%
Tissue	12307	13,083	-6%	11,748	5%	12483	12,355	1%	11,537	8%	132	122	8%	115	15%
Pulp	1776	1,455	22%	1,925	-8%	1535	1,391	10%	1,641	-6%	9	8	11%	10	-13%
<b>Total</b>	<b>1,16,060</b>	<b>1,14,700</b>	<b>1%</b>	<b>1,07,120</b>	<b>8%</b>	<b>1,21,642</b>	<b>1,10,968</b>	<b>10%</b>	<b>1,07,608</b>	<b>13%</b>	<b>854</b>	<b>786</b>	<b>9%</b>	<b>799</b>	<b>7%</b>

The Capacity Utilisation for Q2 FY25 was 96% as compared to 89% in Q2 FY24

# H1 FY25: PRODUCTION & SALES

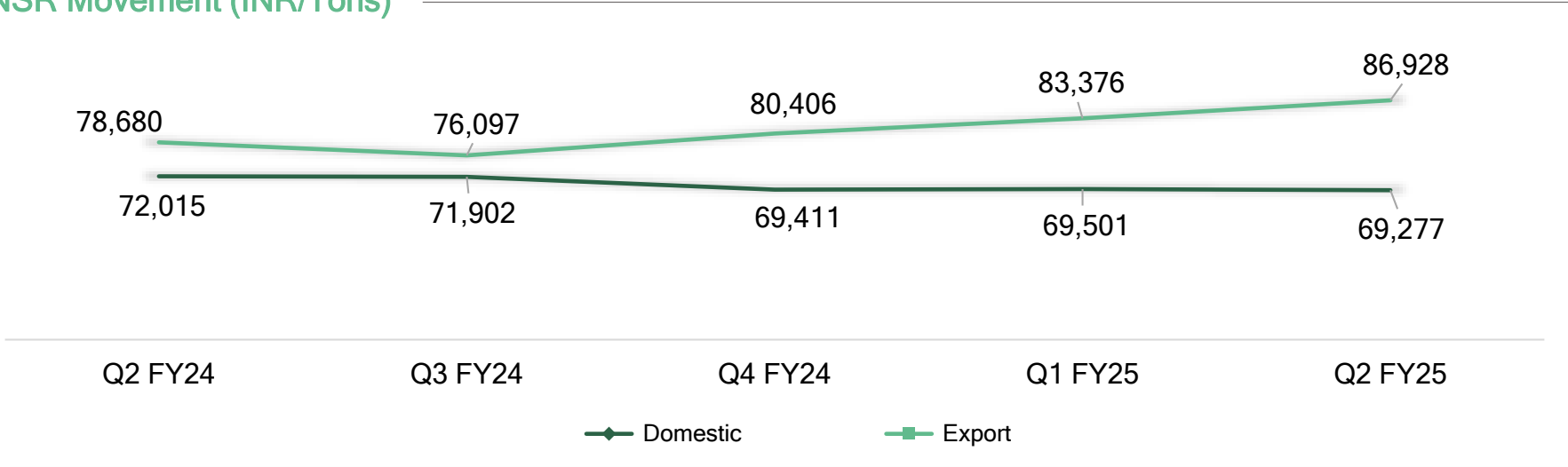
Particulars	Production (Tons)			Net Sales Qty (Tons)			Sales (INR Cr)		
	H1 FY25	H1 FY24	YoY %	H1 FY25	H1 FY24	YoY %	H1 FY25	H1 FY24	YoY %
Paper	1,06,675	1,06,572	0%	1,09,631	1,02,791	7%	722	822	-12%
Board	95,464	80,454	19%	95,215	79,088	20%	647	559	16%
Tissue	25,390	23,472	8%	24,838	22,182	12%	254	235	8%
Pulp	3,232	11,393	-72%	2,926	3,005	-3%	17	20	-13%
<b>Total</b>	<b>230761</b>	<b>221891</b>	<b>4%</b>	<b>232610</b>	<b>207067</b>	<b>12%</b>	<b>1641</b>	<b>1635</b>	<b>0%</b>

The Capacity Utilisation for H1 FY25 was 96% as compared to 92% in H1 FY24



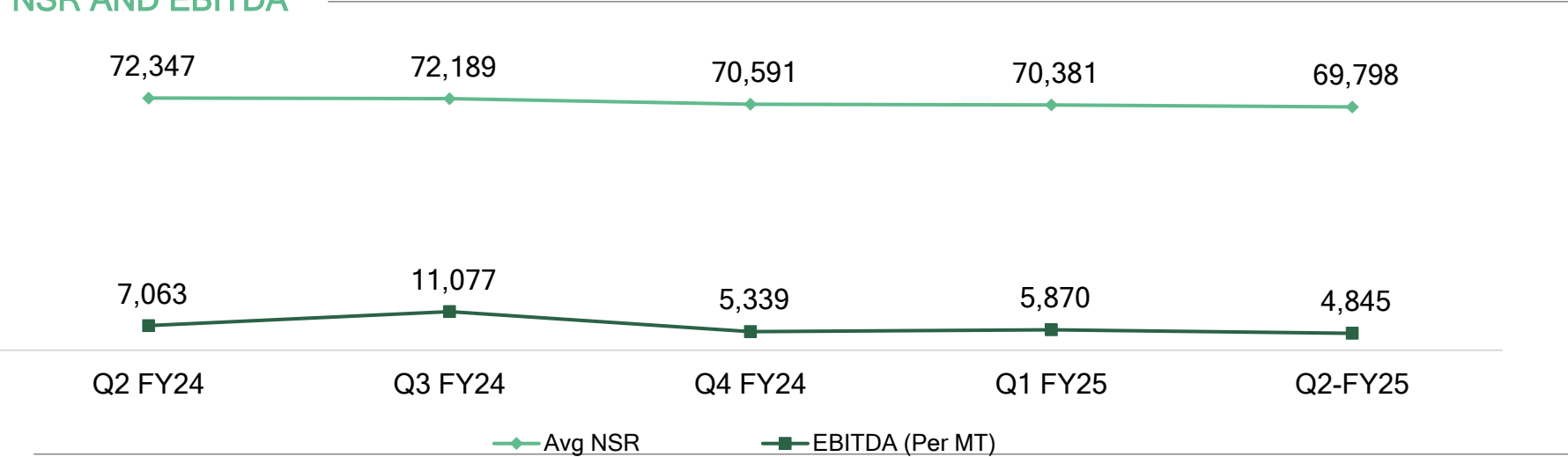
# NET SALES REALIZATION (NSR) MOVEMENT

## NSR Movement (INR/Tons)



YoY	QoQ
-4%	0%
YoY	QoQ
10%	4%

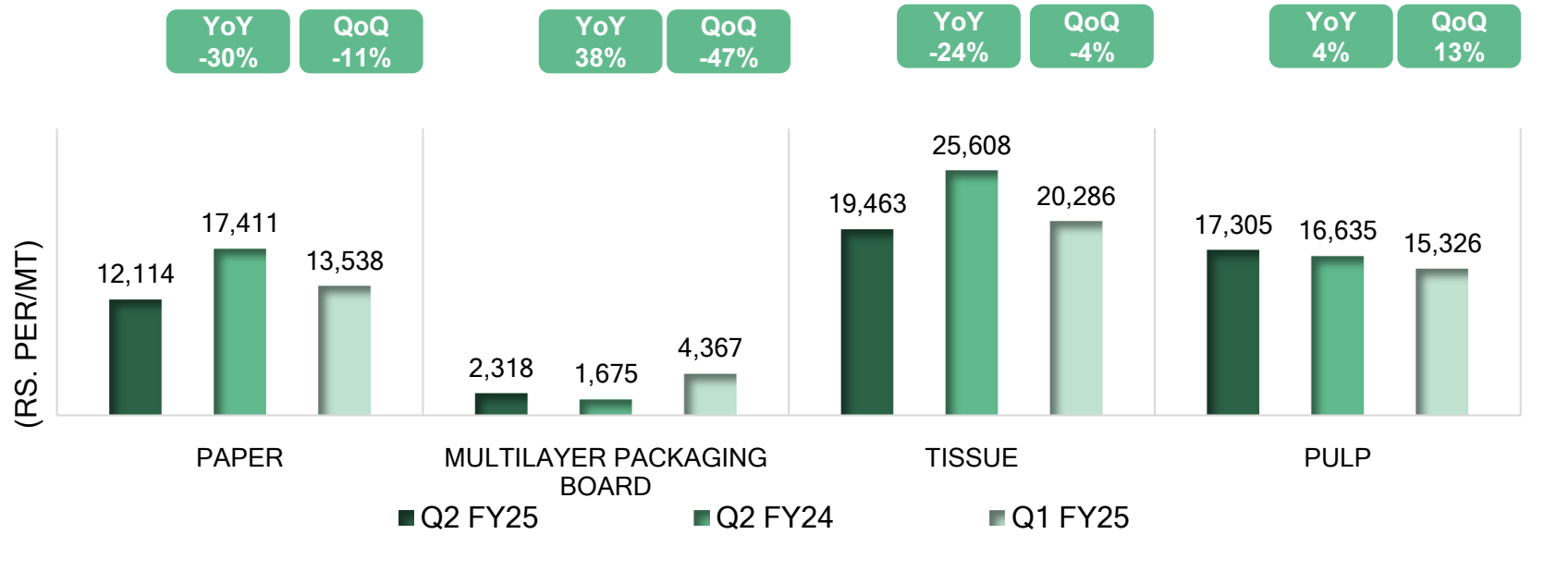
## NSR AND EBITDA



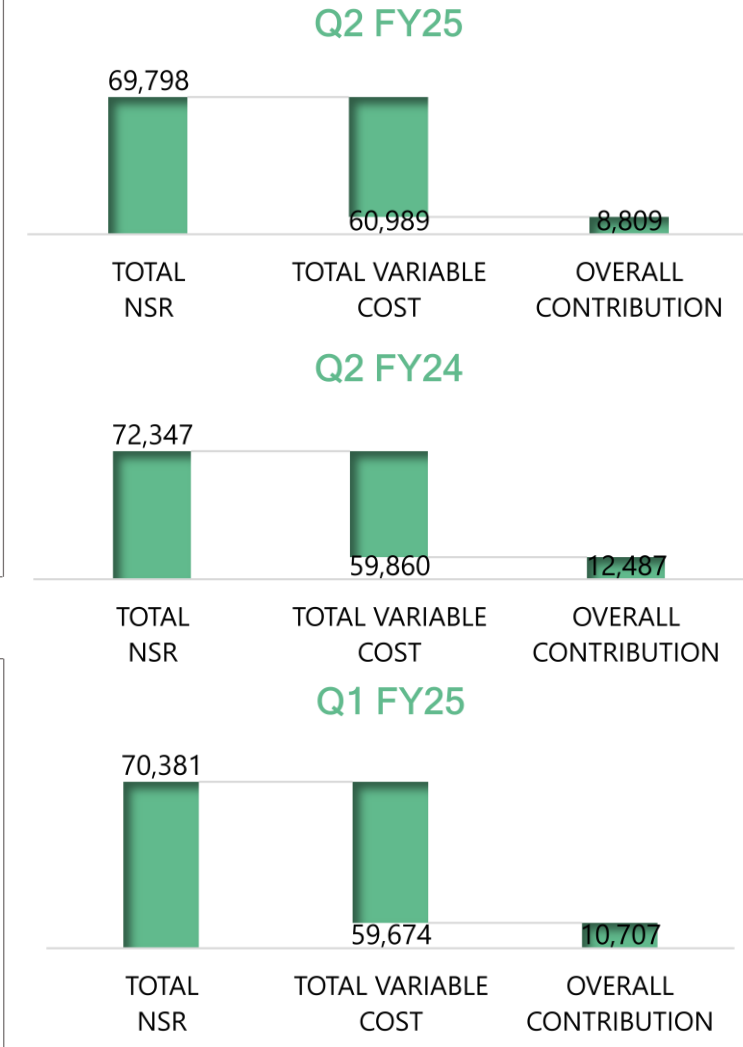
YoY	QoQ
-4%	-1%



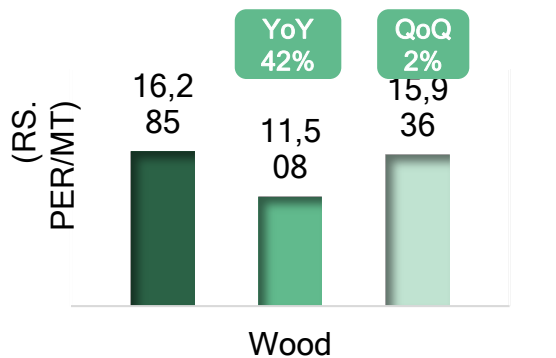
## SEGMENTAL CONTRIBUTION



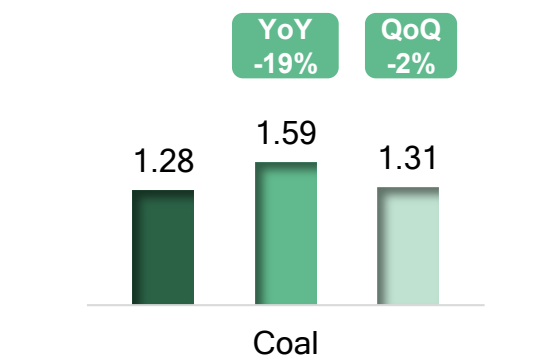
## OVERALL CONTRIBUTION (Rs. Per/MT)



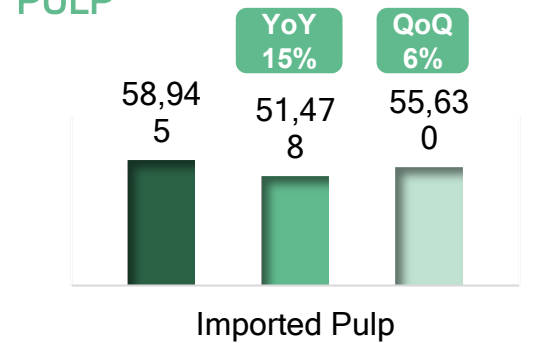
## INPUT PRICE - WOOD



## INPUT PRICE - COAL



## INPUT PRICE - IMPORTED PULP





## ENVIRONMENT



- ❖ Total, 80 nurseries have been developed in 11 districts of our wood catchment area to provide seedling and clones to farmers
- ❖ A total of 96.77 lac plantation was completed in Q2 FY25. Distribution is as follows – Eucalyptus clones: 3.04 lac and Eucalyptus seedling: 93.73 lac
- ❖ 131.00 MT Compressed Methane Gas (CMG) generated from wastewater and utilized in tissue paper machine in place of LPG during Q2 FY25.



## SOCIAL



- ▶ Fogging using mosquito repellent sprays is also regularly being carried to prevent malaria and dengue.
- ▶ Cleaning & shifting of garbage from Hathikhana, Rajeev Nagar Colony, Bengali Colony slum areas is being carried out on regular basis.
- ▶ Fire Fighting equipment made available to Forest Division Haldwani for controlling wildfire during summer season towards conservation of Biodiversity.

Governance - Robust Compliances of All Regulatory Requirements

# Financial Summary

Average Financial  
performance in  
Q2- FY25



# PROFIT & LOSS : Q2 FY25

(₹ In Crores)

Particulars	Q2 FY24	Q1 FY25	Q2 FY25	YoY %	QoQ %
<b>Continuing Operations</b>					
Total Income	874	1168	1138	30%	-3%
Total Sales	852	1140	1121	32%	-2%
Total EBITDA	66	125	99	50%	-21%
Less: Finance cost	10	12	17	70%	42%
Less: Depreciation	51	55	55	8%	0%
<b>PBT</b>	<b>5</b>	<b>58</b>	<b>27</b>	<b>440%</b>	<b>-53%</b>
Share of Profit in JV-(BAKPL)	-6	-8	0		
Exceptional Items*	0	0	0		
Tax (Asset - / Liability +)	10	22	14	40%	-36%
<b>PAT</b>	<b>-11</b>	<b>28</b>	<b>13</b>	<b>218%</b>	<b>-54%</b>
<b>Net Loss for the period from discontinuing operations</b>					
Net Loss for the period from discontinuing operations	-22	-11	-10		
<b>PAT (After discontinuing operations)</b>	<b>-33</b>	<b>17</b>	<b>3</b>	<b>109%</b>	<b>-82%</b>

# PROFIT & LOSS : H1 FY25

(₹ In Crores)

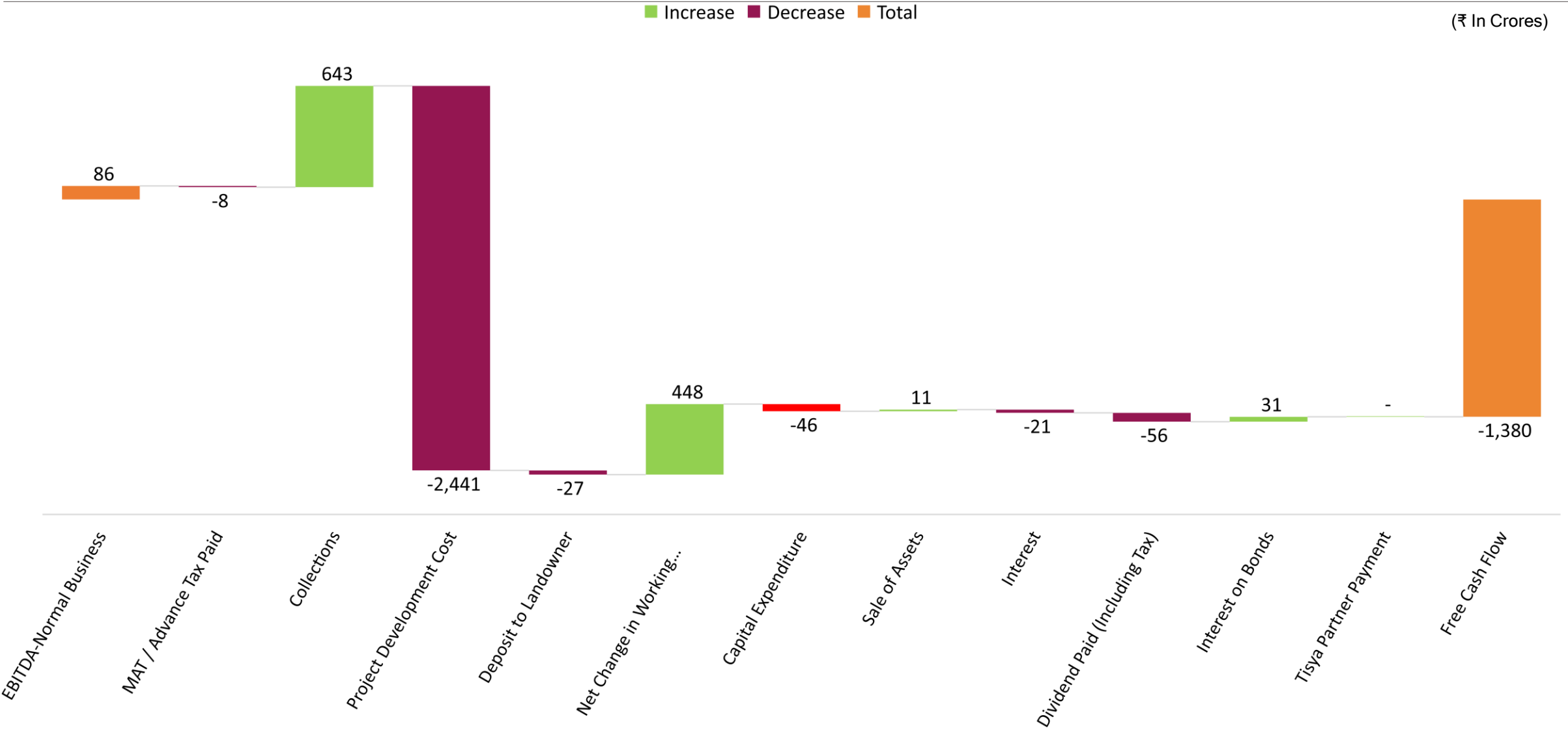
Particulars	H1 FY24	H1 FY25	YoY %
<b>Continuing Operations</b>			
Total Income	1774	2306	30%
Total Sales	1740	2260	30%
Total EBITDA	213	223	5%
Less: Finance cost	16	29	81%
Less: Depreciation	102	110	8%
<b>PBT</b>	<b>95</b>	<b>84</b>	<b>-12%</b>
Share of Profit in JV-(BAKPL)	-11	-8	
Exceptional Items*	0	0	
Tax (Asset - / Liability +)	42	36	-14%
<b>PAT</b>	<b>42</b>	<b>40</b>	<b>-5%</b>
<b>Discontinuing Operations</b>			
Net Loss for the period from discontinuing operations	-82	-20	
<b>PAT (After discontinuing operations)</b>	<b>-40</b>	<b>20</b>	<b>150%</b>

# CASH FLOW - Q2 FY25

(₹ In Crores)

No	Particulars	Continuing operations				Total	Discontinued Operations	Grand Total
		Birla Estates	Pulp & Paper	Rayon	H.O.		Textiles	
	EBITDA-Normal Business	28	59	12	0	99	-13	86
	MAT / Advance Tax Paid	0	-	-	-8	-8	-	-8
	Collections	643	-	-	-	643	-	643
	Project Development Cost	-2441	-	-	-	-2441	-	-2441
	Deposit to Landowner	-27	-	-	-	-27	-	-27
	Net Change in Working Capital	428	63	-11	0	480	-32	448
A)	Operating Cash Flow	-1369	122	1	-8	-1254	-45	-1299
	Capital Expenditure	-7	-37	-	-2	-46	-	-46
	Sale of Assets	0	0	0	0	0	11	11
B)	Investing Cash Flow	-7	-37	0	-2	-46	11	-35
	Interest	-16	-4	0	-	-20	-1	-21
	Dividend Paid (Including Tax)	0	0	0	-56	-56	0	-56
	Interest on Bonds	0	-	-	31	31	-	31
	Tisya Partner Payment	0	0	0	0	0	0	0
C)	Financing Cash Flow	-16	-4	0	-25	-45	-1	-46
D)	Free Cash Flow (A+B+C)	-1392	81	1	-35	-1345	-35	-1380

# CASH FLOW : Q2 FY25



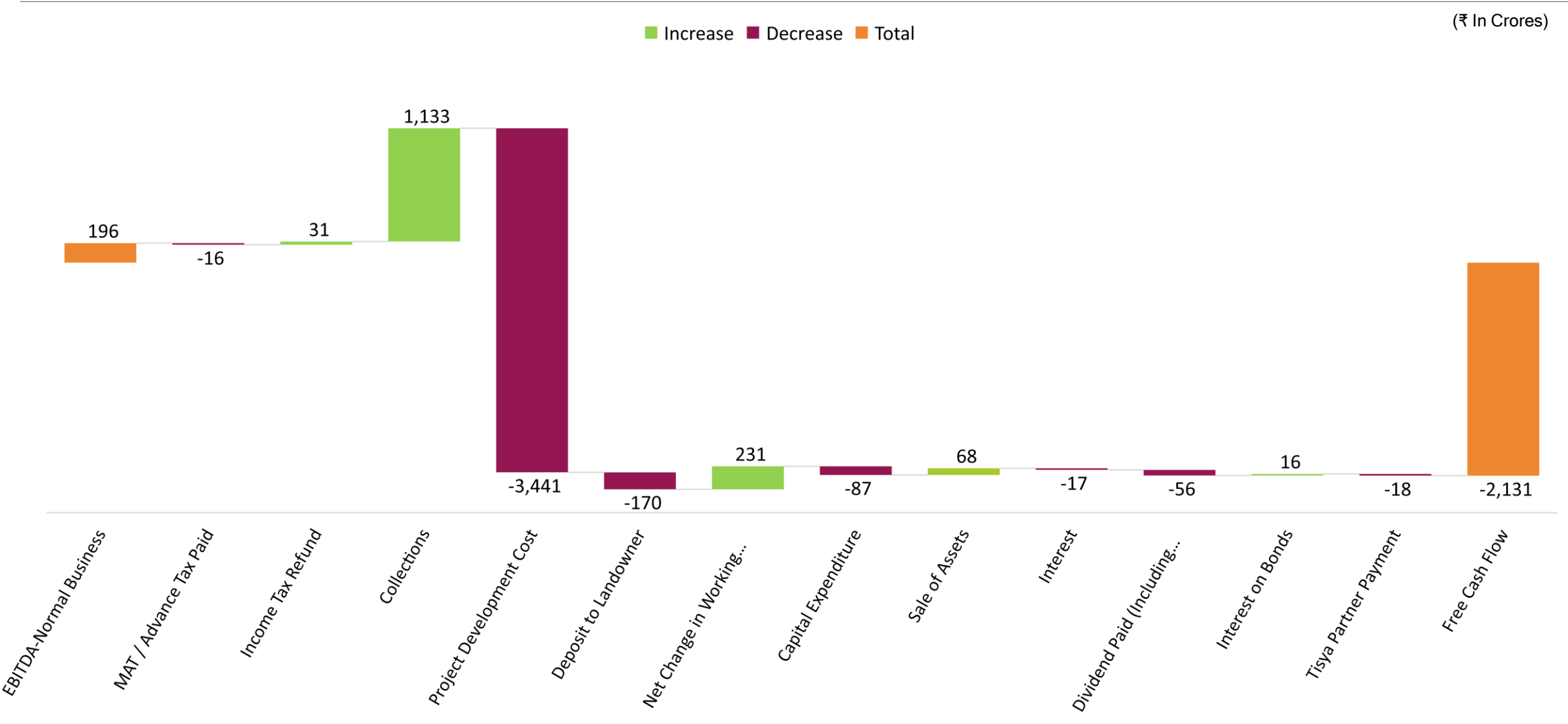


# CASH FLOW - H1 FY25

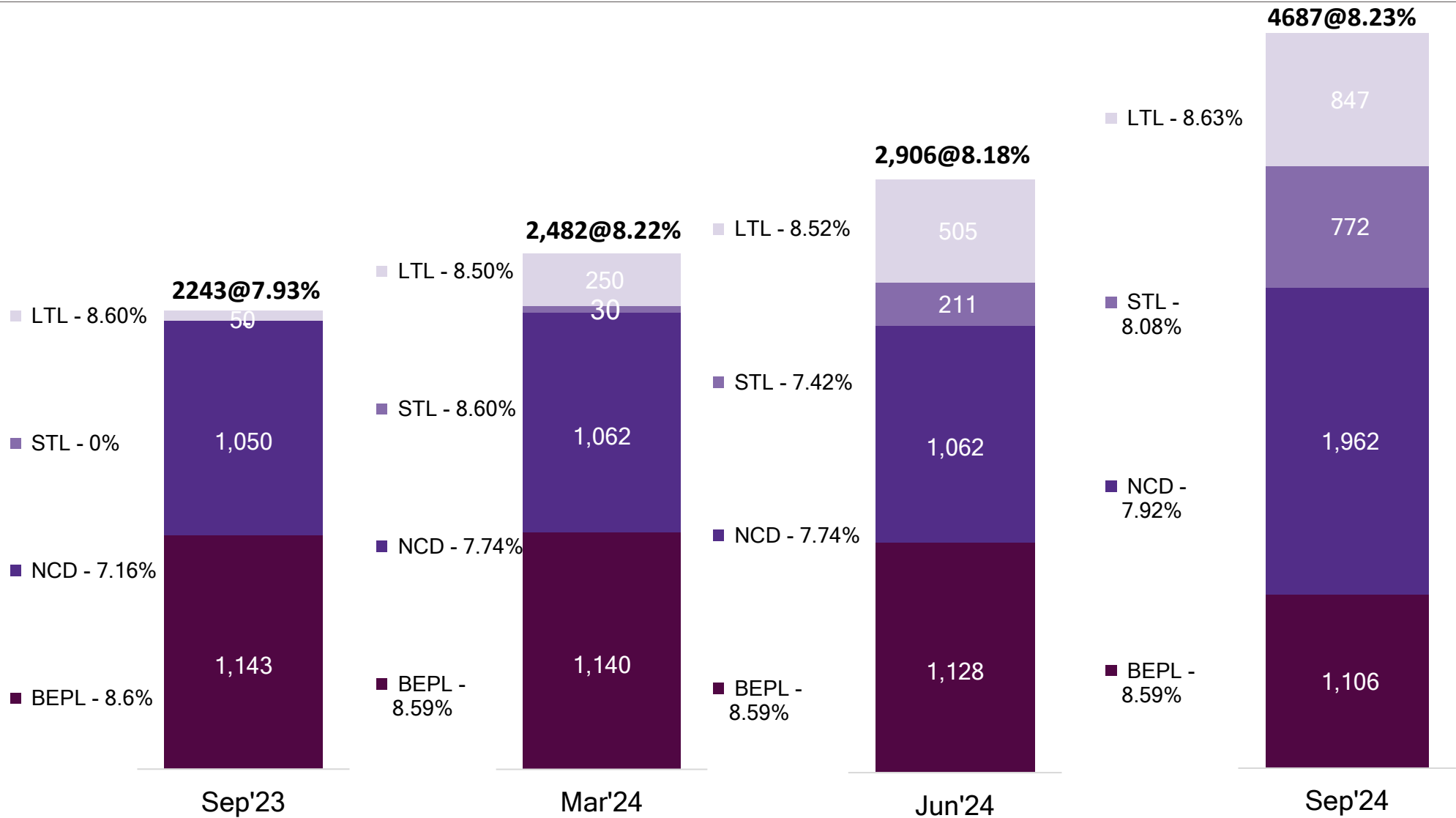
(₹ In Crores)

No	Particulars	Continuing operations				Total	Discontinued Operations	Grand Total
		Birla Estates	Pulp & Paper	Rayon	H.O.		Textiles	
	EBITDA-Normal Business	70	124	26	3	223	-27	196
	MAT / Advance Tax Paid	0	-	-	-16	-16	-	-16
	Income Tax Refund	0	-	-	31	31	-	31
	Collections	1133	-	-	-	1133	-	1133
	Project Development Cost	-3441	-	-	-	-3441	-	-3441
	Deposit to Landowner	-170	-	-	-	-170	-	-170
	Net Change in Working Capital	482	-141	-24	0	317	-86	231
A)	Operating Cash Flow	-1926	-17	2	18	-1923	-113	-2036
	Capital Expenditure	-11	-74	-	-2	-87	-	-87
	Sale of Assets	0	0	0	0	0	68	68
B)	Investing Cash Flow	-11	-74	0	-2	-87	68	-19
	Interest	-7	-7	-1	-	-15	-2	-17
	Dividend Paid (Including Tax)	0	0	0	-56	-56	0	-56
	Interest on Bonds	0	-	-	16	16	-	16
	Tisya Partner Payment	-18	0	0	0	-18	0	-18
C)	Financing Cash Flow	-25	-7	-1	-40	-73	-2	-75
D)	Free Cash Flow (A+B+C)	-1962	-98	1	-24	-2083	-47	-2131

# CASH FLOW : H1 FY25



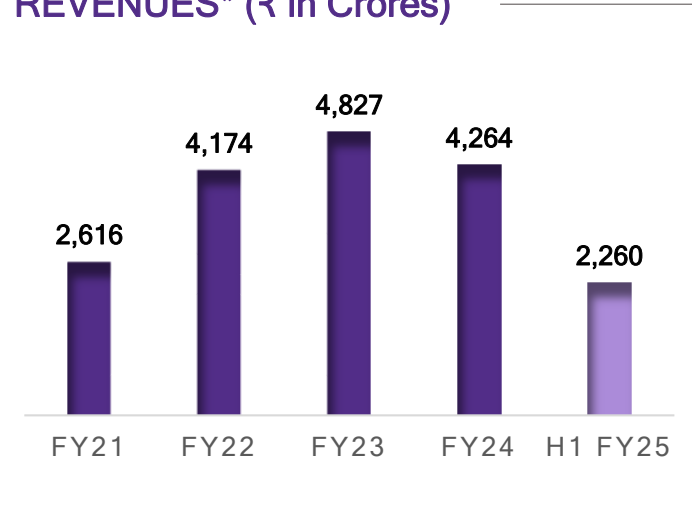
# OUTSTANDING LOAN



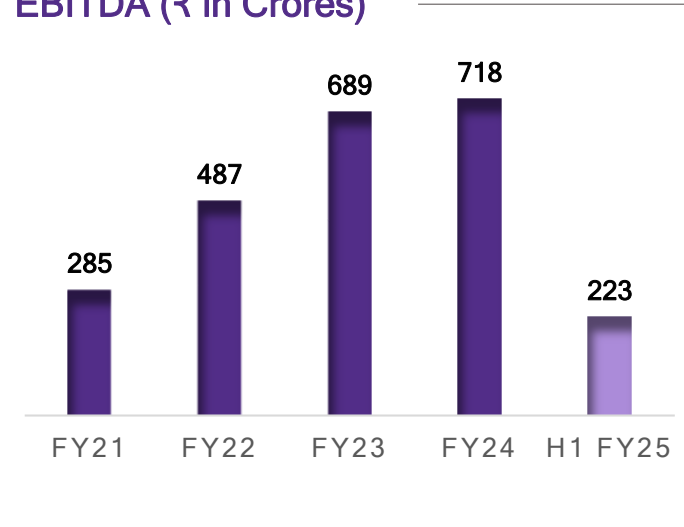
# FINANCIAL PERFORMANCE

For Continuing Operations

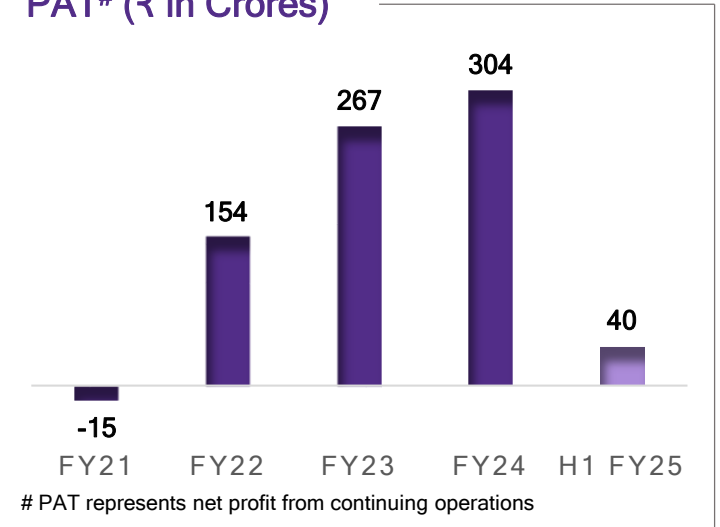
## REVENUES\* (₹ in Crores)



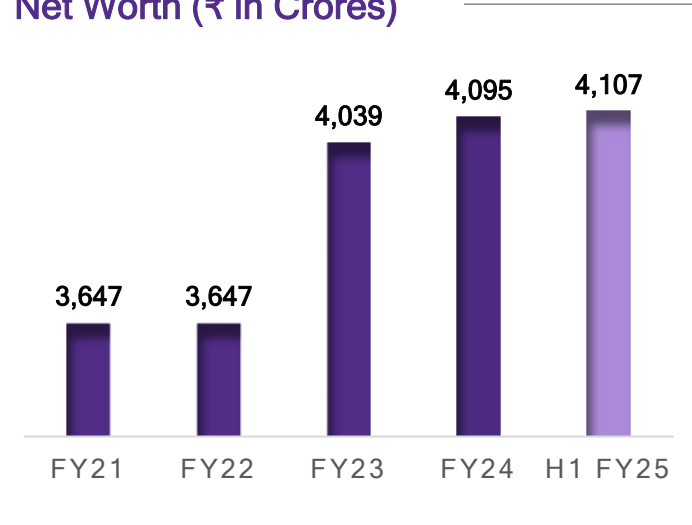
## EBITDA (₹ in Crores)



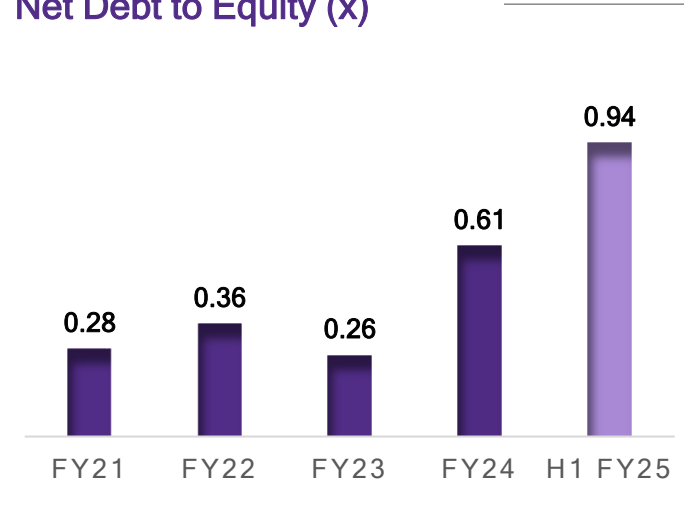
## PAT# (₹ in Crores)



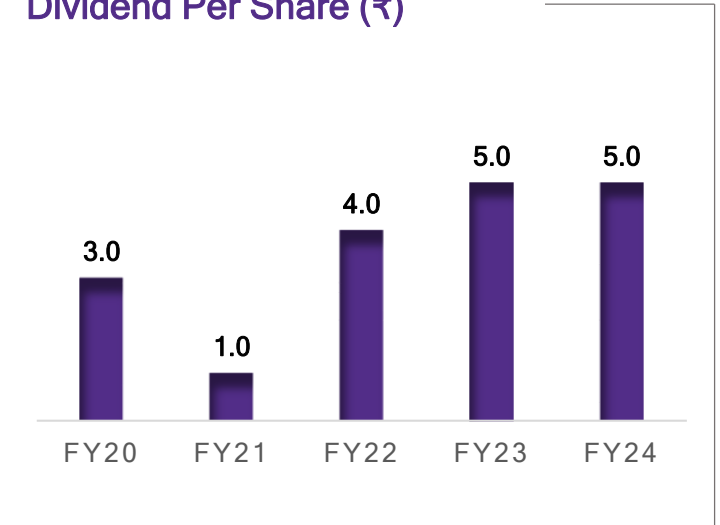
## Net Worth (₹ in Crores)



## Net Debt to Equity (x)



## Dividend Per Share (₹)



# CREATING SHAREHOLDER VALUE: A TRANSFORMATIVE JOURNEY



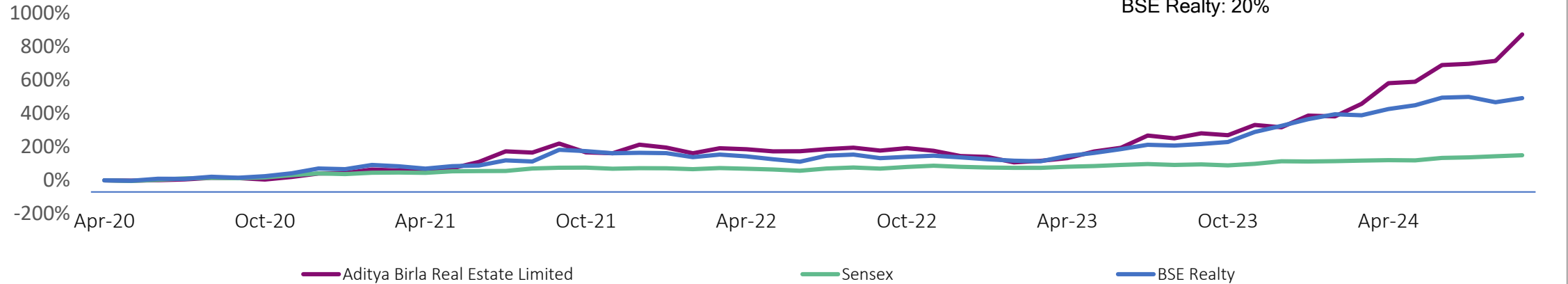
## Relative Price Performance up to 30<sup>th</sup> September, 2024

### 3 Year Price CAGR:

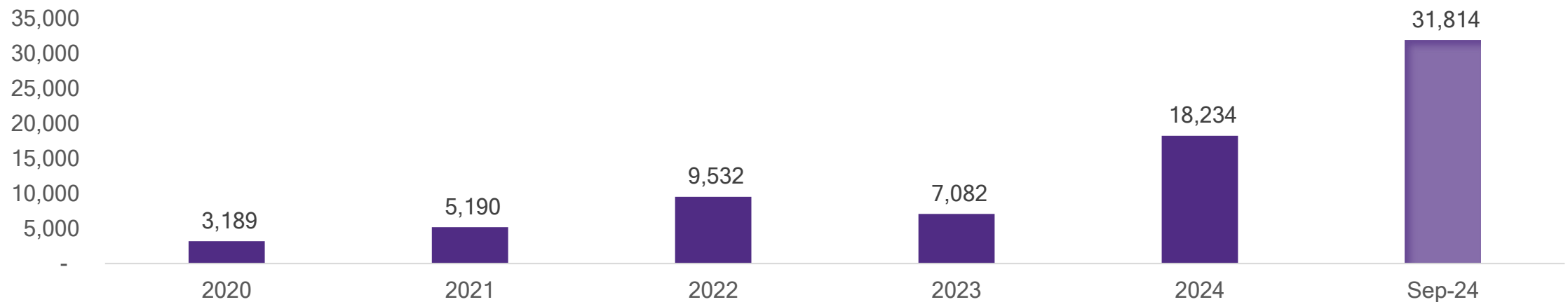
Aditya Birla Real Estate Limited: 25%

Sensex: 9%

BSE Realty: 20%



## Market Capitalisation (₹ Crores)



## **Aditya Birla Real Estate Limited**

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# THANK YOU



Bringing our century old legacy and expertise into all our businesses while focusing on sustainability, customer centricity, technology and innovation to be future ready