ADITYA BIRLA
REAL ESTATE

SH/XII/064/2026-27 **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: Unaudited Financial Results of Aditya Birla Real Estate Limited ('the Company')

Ref: Regulations 30, 33, 51 & 52 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Please refer to our letter vide SH/XII/059/2026-27 dated 06th August, 2026, intimating you about a meeting of the Board of Directors of the Company to be held today i.e. Thursday, the 13th August, 2026.

This is to inform you pursuant to the Listing Regulations that the Board at its meeting held today has approved the Standalone and Consolidated Unaudited Financial Results of the Company for the first quarter (April to June) ended 30th June, 2026;

Please find enclosed herewith the following:

a. Unaudited Financial Results (Standalone and Consolidated) for the first quarter (April to June) ended 30th June, 2026;
b. Limited Review report by the Auditors of the Company;

The meeting commenced at 12:00 Noon IST and concluded at 1:00 P.M. IST.

The above is also made available on the website of the Company i.e. www.adityabirlarealestate.com

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: 2026.08.13 13:14:51 +05'30'

ADITYA BIRLA REAL ESTATE LIMITED
MUMBAI 400030

Atul K. Kedia
Jt. President (Legal) & Company Secretary
Encl: as above

Singhi & Co.
Chartered Accountants

B2 402B, Marathon Innova, 4th Floor
Ganpatrao Kadam Marg, Lower Parel
Mumbai – 400 013 (India)

T +91 (0) 22 6662 5537 / 55338
E mumbai@singhico.com
www.singhico.com

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)

1. We have reviewed the accompanying statement of unaudited standalone financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) (the "Company") which includes financial results of CTIL Employee Welfare Trust (the "Trust") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as *to* whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

SINGHI & CO. ★ Chartered Accountants ★

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matters

5. The Statement includes the audited financial results of the Company for the quarter ended March 31, 2026 and for the financial year ended March 31, 2026 which was audited by the predecessor auditors who expressed an unmodified opinion on those financial results vide their report dated May 06, 2026.

6. The comparative financial results of the Company as stated in the Statement for the quarter ended June 30, 2025 prepared in accordance with the Indian Accounting Standards were reviewed by the predecessor auditors who expressed an unmodified conclusion on those financial results vide their report dated July 23, 2025.

7. The figures for the quarter ended March 31, 2026, as reported in the Statement, represent the balancing figures between the audited figures in respect of the financial year ended March 31, 2026 and the published year-to-date figures up to the end of the third quarter of the said financial year.

Our Conclusion is not modified in respect of these matters.

For Singhi & Co.
Chartered Accountants
Firm Registration Number: 302049E

Ravi Kapoor
Partner
Membership Number: 040404
UDIN: 26040404ZGMTHE9661

SINGHI & CO. * Chartered Accountants *

Place: Mumbai
Date: August 13, 2026

ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)
UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980
Website : www.adityabirlarealestate.com, Email : ctil.ho@adityabirla.com

(Rs. in Crores)

	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) (Refer Note 6)	(Unaudited)	(Audited)
	CONTINUING OPERATIONS				
1	**Income from Operations**				
	(a) Sales	62.84	62.73	66.97	259.79
	(b) Other operating income	0.56	0.20	0.07	1.05
2	Other Income	64.12	64.79	60.41	255.39
3	**Total Income (1 + 2)**	**127.52**	**127.72**	**127.45**	**516.23**
4	**Expenses**				
	(a) Cost of land, construction, Other related real estate development cost and Other cost	0.15	0.45	2.51	4.71
	(b) Changes in inventories of finished goods and work-in-progress	(1.11)	(0.41)	(1.95)	(1.50)
	(c) Employee benefits expense	5.30	7.25	6.46	27.81
	(d) Finance cost	46.52	44.50	42.90	175.87
	(e) Depreciation and amortisation expenses	12.28	13.35	13.09	52.97
	(f) Other expenditures	22.66	31.73	21.59	115.15
	Total expenses (a to f)	**85.80**	**96.87**	**84.60**	**375.01**
5	**Profit before exceptional items and tax (3 - 4)**	**41.72**	**30.85**	**42.85**	**141.22**
6	Exceptional items (Refer Note 2)	-	(2.50)	-	(19.84)
7	**Profit before tax from continuing operations (5 + 6)**	**41.72**	**28.35**	**42.85**	**121.38**
8	**Tax expenses of continuing operations (Refer Note 8)**				
	Current Tax	1.78	10.60	7.49	26.85
	Deferred Tax	8.83	(47.37)	7.87	(34.11)
9	**Net Profit for the period / year from continuing operations (7 - 8)**	**31.11**	**65.12**	**27.49**	**128.64**
10	**DISCONTINUED OPERATIONS (Refer Note 3)**				
11	Profit before tax from discontinued operations (Refer Note 4)	42.59	52.74	31.52	240.15
12	Exceptional items (Refer Note 2b)	-	-	-	(29.89)
13	Tax (expenses) / credit of discontinued operations (Refer Note 8)	(10.22)	62.96	(11.30)	12.99
14	**Net Profit for the period / year from discontinued operations**	**32.37**	**115.70**	**20.22**	**223.25**
15	**Net Profit for the period / year (9 + 14)**	**63.48**	**180.82**	**47.71**	**351.89**
	(a) Other comprehensive income - Continuing operations				
	(i) Items that will not be reclassified to profit or loss	47.24	(19.14)	(1.19)	(32.91)
	(ii) Income tax on above	(6.83)	7.30	0.23	9.71
	(b) Other comprehensive income - discontinued operations				
	(i) Items that will not be reclassified to profit or loss	-	0.52	-	(0.52)
	(ii) Income tax on above	-	(0.18)	-	0.18
16	**Total Other Comprehensive Income / (Loss) for the period / year**	**40.41**	**(11.50)**	**(0.96)**	**(23.54)**
17	**Total Comprehensive Income for the period / year (15 + 16)**	**103.89**	**169.32**	**46.75**	**328.35**
18	Paid-up equity share capital (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69
19	Other Equity				4,581.19
20	**Earnings Per Share in Rs. (not annualised)**				
	Basic earnings per share - Continuing operations	2.81	5.89	2.49	11.64
	Diluted earnings per share - Continuing operations	2.80	5.87	2.47	11.58
	Basic earnings per share - Discontinued operations	2.93	10.46	1.83	20.20
	Diluted earnings per share - Discontinued operations	2.92	10.42	1.82	20.09
	Basic earnings per share - Continuing and discontinued operations	5.74	16.35	4.32	31.84
	Diluted earnings per share - Continuing and discontinued operations	5.72	16.29	4.29	31.67

Contd.........2

SINGHI & CO. ★ Chartered Accountants ★

ADITYA BIRLA REAL ESTATE LIMITED ★

Regd. Office: Century Bhavan, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.
Unaudited Standalone Segment wise Revenue, Results and Segment Assets and Liabilities, for the quarter ended 30th June, 2026

(Rs. in Crores)

Particulars	Quarter Ended			Year Ended
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	(Unaudited)	(Audited) (Refer Note 6)	(Unaudited)	(Audited)
1 Segment Revenue (Sales)				
(a) Real Estate	46.78	48.17	53.02	201.30
(b) Others	16.19	14.71	14.08	59.07
Total	**62.97**	**62.88**	**67.10**	**260.37**
Less: Inter Segment Revenue	0.13	0.15	0.13	0.58
Sales from continuing operations	**62.84**	**62.73**	**66.97**	**259.79**
Add: Sales from discontinued operations				
(c) Pulp and Paper (Refer Note 3)	768.08	805.40	678.76	3,062.54
(d) Textiles	-	-	-	-
Total sales (Continuing and discontinued operations)	**830.92**	**868.13**	**745.73**	**3,322.33**
2 Segment Results				
Profit after depreciation but before finance costs				
(a) Real Estate (Refer Note 2b)	24.60	18.59	29.03	85.84
(b) Others	11.51	9.86	9.91	33.84
Sub - Total	**36.11**	**28.45**	**38.94**	**119.68**
(Add) / Less :				
i. Finance Costs (continuing operations)	46.52	44.50	42.90	175.87
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	(52.13)	(44.40)	(46.81)	(177.57)
Profit/ (Loss) Before Tax (continuing operations)	**41.72**	**28.35**	**42.85**	**121.38**
Profit / (Loss) from discontinued operations (Net of finance cost)				
(c) Pulp and Paper (Refer Note 2b & 3)	42.68	53.04	24.15	177.60
(d) Textiles (Refer Note 4)	(0.09)	(0.30)	7.37	32.66
Total Profit / (Loss) Before Tax (Continuing and discontinued operations)	**84.31**	**81.09**	**74.37**	**331.64**
3 Segment Assets				
(a) Real Estate	6,048.03	5,904.36	5,131.51	5,904.36
(b) Others	201.59	204.48	220.33	204.48
	6,249.62	**6,108.84**	**5,351.84**	**6,108.84**
(c) Pulp and Paper - discontinued operations (Refer Note 3)	3,015.99	3,040.28	3,015.73	3,040.28
(d) Textiles - discontinued operations (Refer Note 4)	3.53	3.98	71.04	3.98
(e) Unallocable Assets	4,591.00	4,383.49	3,590.64	4,383.49
Total Assets	**13,860.14**	**13,536.59**	**12,029.25**	**13,536.59**
4 Segment Liabilities				
(a) Real Estate	3,601.65	3,463.46	2,313.87	3,463.46
(b) Others	609.01	617.81	535.65	617.81
	4,210.66	**4,081.27**	**2,849.52**	**4,081.27**
(c) Pulp and Paper - discontinued operations (Refer Note 3)	405.80	381.44	476.10	381.44
(d) Textiles - discontinued operations	10.89	10.97	12.92	10.97
(e) Unallocable Liabilities	4,413.04	4,370.03	4,263.78	4,370.03
Total Liabilities	**9,040.39**	**8,843.71**	**7,602.32**	**8,843.71**

For Segment Information (Refer Note 7)

SINGHI & CO. ★ Chartered Accountants

ADITYA BIRLA REAL ESTATE LIMITED ★

Notes :

1 The above standalone unaudited financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) ("the Company") for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board at its meeting held on August 13, 2026.

2 The Company has disclosed exceptional items pertaining to:

a Post discontinuation of the Company's Textiles business, the economic advantages to its Joint Venture ("JV"), Birla Advanced Knits Private Limited, such as common utilities, shared manpower and integrated operations with Siro yarn spinning, were lost; accordingly, the entity became non-viable and the JV's business operations were discontinued. Both the JV partners had an obligation to contribute equally towards the liabilities of the JV in excess of their respective investments. Accordingly, the Company had recognised a provision aggregating to Rs. 2.50 Cr during the quarter ended March 31, 2026 and Rs. 13.50 Cr for the year ended March 31, 2026 towards JV's working capital requirements, which has been fully impaired and recognised as an exceptional item.

b During the previous year, the Company had assessed the financial implications of New Labour Code changes and accordingly recognised an incremental gratuity and leave liability of Rs. 36.23 Cr for the year ended March 31, 2026. Considering that the impact arising out of enactment of the new legislation was an event of a non-recurring nature, the Company had presented this incremental amount as "Impact of Labour Codes" under "Exceptional Item" in the statement of profit and loss for the year ended March 31, 2026.

3 Pursuant to approval of Board of Directors ("Board") of the Company at their meeting held on March 31, 2025, the Company had executed a Business Transfer Agreement (BTA) with the ITC Ltd. for sale and transfer of the Company's pulp and paper undertaking operated under the name of Century Pulp and paper.
The company has satisfied the conditions precedent and completed the transaction on August 01, 2026 and the accounting thereof will be recognised in the subsequent quarter in accordance with the BTA.

4 The Company has recognized profit arising from transfer of property, plant and equipment of Textile business, Nil for the quarter ended June 30, 2026, Nil for the quarter ended March 31, 2026, Rs 46.30 Cr. (net of impairment) for the year ended March 31, 2026 and Rs. 17.74 Cr. for the quarter ended June 30, 2025 which has been disclosed under "Discontinued Operations" in the financial results.

5 During the year ended March 31, 2026, the Nomination and Remuneration Committee ("Committee") of the Board of Directors of the Company had granted 8,772 Stock Options (ESOP's) under the CTIL Employee Stock Option Scheme 2023 ('the Scheme') and 50,864 ESOPs were exercised. No stock options (ESOP's) has been granted, however, 2,06,039 ESOPs have been exercised and 80,749 treasury shares have been sold in open market during the quarter ended June 30, 2026.

6 The figures of the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2026 and the unaudited published year-to-date figures upto December 31, 2025 which were subjected to limited review.

7 In view of discontinuation of its textile business operations and proposed divestment of its paper & pulp business and as per operating results reviewed by the chief operating decision makers, the management has accordingly revised its segment classification and disclosure. Revised segment classification is as under:

(a) "Real Estate" includes Residential projects, Leased properties and Investment properties of the Company.
(b) "Others" include Viscose Filament Yarn & Tyre Yarn (Rayon), Salt works and Chemicals.

8 During the quarter and year ended March 31, 2026, the Company had revised its estimates relating to measurement of deferred tax balances in view of amendments under the Income Tax Act, 2025 as amended by the Finance Act, 2026. Further, considering the tax benefit and utilization of MAT credit entitlement, the Company was of the view that from tax year 2026-27 the company will opt new tax regime. Accordingly, the Company had reversed the net deferred tax liability of Rs.123.76 crores on account of lower tax rate, by recognizing the same under tax expense of continuing and discontinued operations in the results.

Chartered Accountants

ADITYA BIRLA REAL ESTATE LIMITED

9 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter ended 30th June, 2026 (Standalone)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) (Refer Note 6)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion), Short Term Borrowing and Lease Liabilities]	0.88	0.89	0.89	0.89
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings, including lease liabilities for the period + Scheduled Principal repayment of long term borrowings, including lease liabilities during the period	0.09	0.12	0.71	0.28
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	2.76	2.83	2.65	3.10
(d)	Outstanding redeemable preference shares	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-
(g)	Net Worth (Rs in Crores)	4,819.75	4,692.88	4,426.93	4,692.88
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	63.48	180.82	47.71	351.89
(i)	Basic earnings per share - Continuing and discontinued operations	5.74	16.35	4.32	31.84
(j)	Diluted earnings per share - Continuing and discontinued operations	5.72	16.29	4.29	31.67
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.12	1.08	1.06	1.08
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	2.36	2.33	2.64	2.33
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.00%	0.00%	0.47%	0.55%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.65	0.67	0.62	0.67
(o)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings + Lease Liabilities) / Total Assets	0.31	0.31	0.33	0.31
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	15.49	11.96	6.90	34.02
(q)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory (excluding Real Estate inventory)	0.99	0.92	0.86	3.74
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	7.95%	7.72%	4.37%	5.80%
(s)	Net Profit Margin after exceptional item (%) (including discontinued operations) Net Profit after exceptional items (net of tax expense) / Revenue	7.54%	20.67%	6.33%	10.47%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	7.54%	20.85%	6.33%	11.44%
(u)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times) * (Assets hypothecated for secured NCDs / Outstanding balance of secured NCDs)	-	-	-	-

* The Company has no Secured Redeemable Non Convertible debentures (NCDs) outstanding as on June 30, 2026, March 31, 2026 and June 30, 2025, hence the asset coverage ratio is not applicable for the quarter ended June 30, 2026, quarter and year ended March 31,2026 and quarter ended June 2025.

By Order of the Board
ADITYA BIRLA REAL ESTATE LIMITED
(Formerly Known as Century Textiles and Industries Limited

SINGHI & CO. Chartered Accountants

ADITYA BIRLA REAL ESTATE LIMITED

Place : Mumbai
Date : August 13, 2026

(R. K. Dalmia)
Managing Director
DIN No. 00040951

The financial results of the Company would be available for perusal on the Company's website viz. www.adityabirlarealestate.com and also on websites of BSE Ltd. viz. www.bseindia.com and National Stock Exchange of India Ltd. viz. www.nseindia.com

Singhi & Co.
Chartered Accountants

B2 402B, Marathon Innova, 4th Floor
Ganpatrao Kadam Marg, Lower Parel
Mumbai – 400 013 (India)

T +91 (0) 22 6662 5537 / 55338
E mumbai@singhico.com
www.singhico.com

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Aditya Birla Real Estate Limited (formerly known as Century Textiles and Industries Limited) (the "Holding Company") which includes financial results of CTIL Employee Welfare Trust (the "Trust") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its joint ventures for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

SINGHI & CO. ★ Chartered Accountants ★

4. The Statement includes the results of the following entities:

a. **Subsidiary Companies**

i. Birla Estates Private Limited
ii. Avarna Projects LLP (subsidiary of Birla Estates Private Limited)
iii. Birla Tisya LLP (subsidiary of Birla Estates Private Limited)
iv. Birla Arnaa LLP (subsidiary of Birla Estates Private Limited)
v. Vypak Properties Private Limited (subsidiary of Birla Estates Private Limited)
vi. Ekamaya Properties Private Limited (subsidiary of Birla Estates Private Limited)
vii. Tarusa Properties Private Limited (subsidiary of Birla Estates Private Limited)
viii. Unnatam Properties Private Limited (subsidiary of Birla Estates Private Limited)
ix. Isira Realcon Private Limited (formerly known as Adyasha Properties Private Limited) (subsidiary of Birla Estates Private Limited)
x. Vibhavya Properties Private Limited (subsidiary of Birla Estates Private Limited)
xi. Pragataya Properties Private Limited (subsidiary of Birla Estates Private Limited)
xii. Prajna Properties Private Limited (subsidiary of Birla Estates Private Limited)
xiii. CTIL Community Welfare Foundation

b. **Joint Ventures**

i. Birla Advanced Knits Private Limited
ii. Vardhita Properties Private Limited (formerly known as Birla Century Exports Private Limited) (Joint Venture of Birla Estates Private Limited)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matters

6. The accompanying Statement includes the unaudited interim financial results, in respect of 1 subsidiary, whose unaudited interim financial results include total revenues of Rs NIL, total net loss after tax of Rs. (0.00) crore, total comprehensive income of Rs. (0.00) crore, for the quarter ended June 30, 2026.

   The unaudited interim financial results and other unaudited financial information of this subsidiary have not been reviewed by their auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of the subsidiary, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

SINGHI & CO. Chartered Accountants

7. The Statement includes the consolidated audited financial results of the Company for the quarter ended March 31, 2026 and for the financial year ended March 31, 2026 which was audited by the predecessor auditors who expressed an unmodified opinion on those financial results vide their report dated May 06, 2026.

8. The comparative consolidated financial results of the Company as stated in the Statement for the quarter ended June 30, 2025 prepared in accordance with the Indian Accounting Standards were reviewed by the predecessor auditors who expressed an unmodified conclusion on those financial results vide their report dated July 23, 2025.

9. The figures for the quarter ended March 31, 2026, as reported in the Statement, represent the balancing figures between the audited figures in respect of the financial year ended March 31, 2026 and the published year-to-date figures up to the end of the third quarter of the said financial year.

Our Conclusion is not modified in respect of these matters.

For Singhi & Co.
Chartered Accountants
Firm's Registration No.: 302049E

SINGHI & CO. Chartered Accountants

Ravi Kapoor
Partner
Membership No.: 040404
UDIN: 26040404IYYIQS6056

Place: Mumbai
Date: August 13, 2026

ADITYA BIRLA REAL ESTATE LIMITED (Formerly known as CENTURY TEXTILES AND INDUSTRIES LIMITED)
UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026
CIN : L17120MH1897PLC000163 , Phone : +91-022-24957000 , Fax : +91-22-24309491, +91-22-24361980
Website : www.adityabirlarealestate.com, Email : ctil.ho@adityabirla.com

(Rs. in Crores)

	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) (Refer Note 6)	(Unaudited)	(Audited)
	CONTINUING OPERATIONS				
1	**Income from Operations**				
	(a) Sales	188.05	82.00	144.21	403.77
	(b) Other operating income	0.80	0.61	1.35	3.41
2	Other Income	16.87	15.58	11.85	51.98
3	**Total Income (1 + 2)**	**205.72**	**98.19**	**157.41**	**459.16**
4	**Expenses**				
	(a) Cost of land, construction, other related real estate development cost and other cost	82.43	31.57	73.23	170.56
	(b) Changes in inventories of finished goods and work-in-progress	(1.11)	(0.41)	(1.95)	(1.50)
	(c) Employee benefits expense	59.79	59.07	50.38	228.73
	(d) Finance cost	25.83	20.60	7.06	64.40
	(e) Depreciation and amortisation expenses	17.35	18.50	15.50	67.50
	(f) Other expenditures	103.05	152.49	63.82	368.58
	Total expenses (a to f)	**287.34**	**281.82**	**208.04**	**898.27**
5	**(Loss) before tax and share of profit / (loss) of joint venture (3 - 4)**	**(81.62)**	**(183.63)**	**(50.63)**	**(439.11)**
6	Share of Loss of Joint Venture	(1.38)	(5.45)	(2.47)	(13.16)
7	**(Loss) before exceptional items and tax (5 + 6)**	**(83.00)**	**(189.08)**	**(53.10)**	**(452.27)**
8	Exceptional items (Refer Note 2)	-	(2.50)	-	(24.79)
9	**(Loss) before tax from continuing operations (7 + 8)**	**(83.00)**	**(191.58)**	**(53.10)**	**(477.06)**
10	**Tax expenses of continuing operations (Refer Note 8)**				
	Current Tax	9.93	11.56	13.00	35.46
	Tax pertaining to earlier years	-	(0.44)	-	(0.44)
	Deferred Tax	(25.97)	(92.39)	(18.80)	(174.01)
11	**(Loss) for the period / year from continuing operations (9- 10)**	**(66.96)**	**(110.31)**	**(47.30)**	**(338.07)**
	DISCONTINUED OPERATIONS (Refer Note 3)				
12	Profit before tax from discontinued operations (Refer Note 4)	42.59	52.74	31.52	240.15
13	Exceptional items (Refer Note 2b)	-	-	-	(29.89)
14	Tax (expenses) / credit of discontinued operations (Refer Note 8)	(10.22)	62.96	(11.30)	12.99
15	**Net Profit for the period / year from discontinued operations**	**32.37**	**115.70**	**20.22**	**223.25**
16	**Net Profit / (Loss) for the period / year (11+ 15)**	**(34.59)**	**5.39**	**(27.08)**	**(114.82)**
17	(a) Other comprehensive income - Continuing operations				
	(i) Items that will not be reclassified to profit or loss	47.24	(19.77)	(1.19)	(33.36)
	(ii) Income tax on above	(6.83)	7.30	0.23	9.71
	(b) Other comprehensive income - Discontinued operations				
	(i) Items that will not be reclassified to profit or loss	-	0.52	-	(0.52)
	(ii) Income tax on above	-	(0.18)	-	0.18
	Total Other Comprehensive Income / (Loss) for the period / year (a + b)	**40.41**	**(12.13)**	**(0.96)**	**(23.99)**
18	**Total Comprehensive Income / (Loss) for the period / year (16 + 17)**	**5.82**	**(6.74)**	**(28.04)**	**(138.81)**
	Profit / (Loss) for the period / year attributable to:				
	Owners of the Company	(38.55)	10.84	(25.47)	(103.22)
	Non-controlling Interest	3.96	(5.45)	(1.61)	(11.60)
	Other comprehensive Income / (Loss) attributable to:				
	Owners of the Company	40.41	(12.13)	(0.96)	(23.99)
	Non-controlling Interest	-	-	-	-
	Total comprehensive (Loss) attributable to:				
	Owners of the Company	1.86	(1.29)	(26.43)	(127.21)
	Non-controlling Interest	3.96	(5.45)	(1.61)	(11.60)
19	Paid-up equity share capital (Face Value : Rs. 10/- per share)	111.69	111.69	111.69	111.69
20	Other Equity				3,589.13
21	**Earnings Per Share in Rs. (not annualised) (Refer Note 9)**				
	Basic earnings per share - Continuing operations	(6.41)	(9.48)	(4.13)	(29.53)
	Diluted earnings per share - Continuing operations	(6.41)	(9.45)	(4.13)	(29.53)
	Basic earnings per share - Discontinued operations	2.93	10.46	1.83	20.20
	Diluted earnings per share - Discontinued operations	2.93	10.42	1.83	20.20
	Basic earnings per share - Continuing and discontinued operations	(3.48)	0.98	(2.30)	(9.33)
	Diluted earnings per share - Continuing and discontinued operations	(3.48)	0.97	(2.30)	(9.33)

Contd........2

Chartered Accountants

ADITYA BIRLA REAL ESTATE LIMITED

Contd.........2

Regd. Office: Century Bhavan, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.
Unaudited Consolidated Segment wise Revenue, Results and Segment Assets and Liabilities, for the quarter ended 30th June, 2026

				(Rs. in Crores)
Particulars	**Quarter Ended**			**Year Ended**
	30.06.2026	**31.03.2026**	**30.06.2025**	**31.03.2026**
	(Unaudited)	**(Audited) (Refer Note 6)**	**(Unaudited)**	**(Audited)**
1 Segment Revenue (Sales)				
(a) Real Estate	171.99	67.44	130.26	345.29
(b) Others	16.19	14.70	14.08	59.06
Total	**188.18**	**82.14**	**144.34**	**404.35**
Less: Inter Segment Revenue	0.13	0.14	0.13	0.58
Sales from continuing operations	**188.05**	**82.00**	**144.21**	**403.77**
Add: Sales from discontinued operations				
(c) Pulp and Paper (Refer Note 3)	768.08	805.40	678.76	3,062.54
(d) Textiles	-	-	-	-
Total sales (Continuing and discontinued operations)	**956.13**	**887.40**	**822.97**	**3,466.31**
2 Segment Results				
Profit / (Loss) after depreciation but before finance costs				
(a) Real Estate (Refer Note 2b)	(63.62)	(162.41)	(43.96)	(380.73)
(b) Others	10.62	9.17	8.91	30.13
Sub - Total	**(53.00)**	**(153.24)**	**(35.05)**	**(350.60)**
(Add) / Less :				
i. Finance Costs (continuing operations)	25.83	20.60	7.06	64.40
ii. Other un-allocable expenditure net of un-allocable income (continuing operations)	4.17	17.74	10.99	62.06
(Loss) Before Tax (continuing operations)	**(83.00)**	**(191.58)**	**(53.10)**	**(477.06)**
Profit / (Loss) from discontinued operations (Net of finance cost)				
(c) Pulp and Paper (Refer Note 2b and 3)	42.68	53.05	24.15	177.60
(d) Textiles (Refer Note 4)	(0.09)	(0.31)	7.37	32.66
Total (Loss) Before Tax (Continuing and discontinued operations)	**(40.41)**	**(138.84)**	**(21.58)**	**(266.80)**
3 Segment Assets				
(a) Real Estate	14,138.40	13,578.74	11,116.30	13,578.74
(b) Others	201.59	200.66	218.89	200.66
	14,339.99	**13,779.40**	**11,335.19**	**13,779.40**
(c) Pulp and Paper - discontinued operations (Refer Note 3)	3,015.99	3,040.28	3,015.73	3,040.28
(d) Textiles - discontinued operations (Refer Note 4)	3.53	3.98	71.04	3.98
(e) Unallocable Assets	3,460.73	3,409.10	2,096.22	3,409.10
Total Assets	**20,820.24**	**20,232.76**	**16,518.18**	**20,232.76**
4 Segment Liabilities				
(a) Real Estate	9,859.57	9,511.07	6,260.11	9,511.07
(b) Others	609.01	617.81	535.65	617.81
	10,468.58	**10,128.88**	**6,795.76**	**10,128.88**
(c) Pulp and Paper - discontinued operations (Refer Note 3)	405.80	381.44	476.10	381.44
(d) Textiles - discontinued operations	10.89	10.97	12.92	10.97
(e) Unallocable Liabilities	6,217.23	6,012.27	5,397.84	6,012.27
Total Liabilities	**17,102.50**	**16,533.56**	**12,682.62**	**16,533.56**

For Segment Information (Refer Note 7)

Contd.........3

SINGHI & CO. Chartered Accountants

ADITYA BIRLA REAL ESTATE LIMITED

Notes :

1 The above consolidated unaudited financial results of Aditya Birla Real Estate Limited (formerly known as Century Textiles & Industries Limited) ("the Holding Company"), subsidiaries and its Joint Ventures ("the group") for the quarter ended June 30, 2026 have been reviewed by the Audit Committee and approved by the Board at its meeting held on August 13, 2026.

2 The Holding Company has disclosed exceptional items pertaining to:

a Post discontinuation of the Holding Company's Textiles business, the economic advantages to its Joint Venture ("JV"), Birla Advanced Knits Private Limited, such as common utilities, shared manpower and integrated operations with Siro yarn spinning, were lost; accordingly, the entity became non-viable and the JV's business operations were discontinued. Both the JV partners had an obligation to contribute equally towards the liabilities of the JV in excess of their respective investments. Accordingly, the Holding Company had recognised a provision aggregating to Rs. 2.50 Cr during the quarter ended March 31, 2026 and Rs. 13.50 Cr for the year ended March 31, 2026 towards JV's working capital requirements, which has been fully impaired and recognised as an exceptional item.

b During the previous year, the Group had assessed the financial implications of New Labour Code changes and accordingly recognised an incremental gratuity and leave liability of Rs. 41.18 Cr for the year ended March 31, 2026. Considering that the impact arising out of enactment of the new legislation was an event of a non-recurring nature, the Group had presented this incremental amount as "Impact of Labour Codes" under "Exceptional Item" in the statement of profit and loss for the year ended March 31, 2026.

3 Pursuant to approval of Board of Directors ("Board") of the Holding Company at their meeting held on March 31, 2025, the Holding Company had executed a Business Transfer Agreement (BTA) with the ITC Ltd. for sale and transfer of the Holding Company's pulp and paper undertaking operated under the name of Century Pulp and Paper.
The Holding Company has satisfied the conditions precedent and completed the transaction on August 01, 2026 and the accounting thereof will be recognised in the subsequent quarter in accordance with the BTA.

4 The Holding Company has recognized profit arising from transfer of property, plant and equipment of Textile business, Nil for the quarter ended June 30, 2026, Nil for the quarter ended March 31, 2026, Rs 46.30 Cr. (net of impairment) for the year ended March 31, 2026 and Rs. 17.74 Cr. for the quarter ended June 30, 2025 which has been disclosed under "Discontinued Operations" in the financial results.

5 During the year ended March 31, 2026, the Nomination and Remuneration Committee ("Committee") of the Board of Directors of the Holding Company had granted 8,772 Stock Options (ESOP's) under the CTIL Employee Stock Option Scheme 2023 ('the Scheme') and 50,864 ESOPs were exercised. No stock options (ESOP's) has been granted, however, 2,06,039 ESOPs have been exercised and 80,749 treasury shares have been sold in open market during the quarter ended June 30, 2026.

6 The figures of the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2026 and the unaudited published year-to-date figures upto December 31, 2025 which were subjected to limited review.

7 In view of discontinuation of its textile business operations and proposed divestment of its paper & pulp business and as per operating results reviewed by the chief operating decision makers, the management has accordingly revised its segment classification and disclosure. Revised segment classification is as under:

(a) "Real Estate" includes Residential projects, Leased properties and Investment properties of the Holding Company.
(b) "Others" include Viscose Filament Yarn & Tyre Yarn (Rayon), Salt works and Chemicals.

8 During the quarter and year ended March 31, 2026, the Holding Company had revised its estimates relating to measurement of deferred tax balances in view of amendments under the Income Tax Act, 2025 as amended by the Finance Act, 2026. Further, considering the tax benefit and utilization of MAT credit entitlement the Holding Company was of the view that from tax year 2026-27, the Holding Company will opt new tax regime. Accordingly, the Holding Company had reversed the net deferred tax liability of Rs.123.76 crores on account of lower tax rate, by recognizing the same under tax expense of continuing and discontinued operations in the results.

9 As the Group has incurred losses for the quarter ended June 30, 2026, the quarter ended June 30, 2025, and the year ended March 31, 2026, the impact of potential equity shares is anti-dilutive. Accordingly, diluted earnings per share is the same as basic earnings per share for the respective periods.

SINGHI & CO. ★ Chartered Accountants ★

ADITYA BIRLA REAL ESTATE LIMITED ★

10 Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the for the quarter ended 30th June, 2026 (Consolidated):

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) (Refer Note 6)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion), Short Term Borrowing and Lease Liabilities]	1.57	1.53	1.32	1.53
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings, including lease liabilities for the period + Scheduled Principal repayment of long term borrowings, including lease liabilities during the period	**	**	**	**
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	**	**	**	**
(d)	Outstanding redeemable preference shares	-	-	-	-
(e)	Capital redemption reserve (Rs in Crores)	100.00	100.00	100.00	100.00
(f)	Debenture redemption reserve (Rs in Crores)	-	-	-	-
(g)	Net Worth (Rs in Crores)	3,717.74	3,699.20	3,835.56	3,699.20
(h)	Net profit after tax from continuing & discontinued operations (Rs in Crores)	(34.59)	5.39	(27.08)	(114.82)
(i)	Basic earnings per share - Continuing and discontinued operations (Refer Note 9)	(3.48)	0.98	(2.30)	(9.33)
(j)	Diluted earnings per share - Continuing and discontinued operations (Refer Note 9)	(3.48)	0.97	(2.30)	(9.33)
(k)	Current Ratio (in times) Current Assets / Current Liabilities	1.24	1.24	1.31	1.24
(l)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities and Lease Liabilities)) / (Current Assets - Current Liabilities)	1.26	1.20	1.13	1.20
(m)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	0.00%	0.00%	0.32%	0.43%
(n)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.73	0.74	0.70	0.74
(o)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings + Lease Liabilities) / Total Assets	0.28	0.28	0.31	0.28
(p)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	17.05	11.73	5.15	27.48
(q)	Inventory turnover (in times) Cost of goods sold / Average Inventory (excl. Real Estate inventory)	0.99	0.97	1.00	4.05
(r)	Operating Margin (%) (including discontinued operations) Operating Profit / Revenue	-3.08%	-13.60%	-5.73%	-8.37%
(s)	Net Profit Margin after exceptional item (%) (including discontinued operations) Net Profit after exceptional items (net of tax expense) / Revenue	-3.57%	0.60%	-3.25%	-3.28%
(t)	Net Profit Margin before exceptional items (%) (including discontinued operations) Net Profit before exceptional items (net of tax expense) / Revenue	-3.57%	0.78%	-3.25%	-2.25%
(u)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times)* (Assets hypothecated for secured NCDs / Outstanding balance of secured NCDs)	-	-	-	-

* The Company has no Secured Redeemable Non Convertible debentures (NCDs) outstanding as on June 30, 2026, March 31, 2026 and June 30, 2025, hence the asset coverage ratio is not applicable for the quarter ended June 30, 2026, quarter and year ended March 31,2026 and quarter ended June 2025.

** Since the computed ratio is negative and hence not disclosed.

By Order of the Board
ADITYA BIRLA REAL ESTATE LIMITED
(Formerly Known as Century Textiles and Industries Limited

SINGHI & CO. Chartered Accountants

ADITYA BIRLA REAL ESTATE LIMITED

Place : Mumbai
Date : August 13, 2026

(R. K. Dalmia)
Managing Director
DIN No. 00040951

The financial results of the Company would be available for perusal on the Company's website viz. www.adityabirlarealestate.com and also on websites of BSE Ltd. viz. www.bseindia.com and National Stock Exchange of India Ltd. viz. www.nseindia.com