

**ARL/CS/13568**

**May 11, 2026**

<p>The Secretary, <b>The National Stock Exchange of India Limited,</b> "Exchange Plaza", 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051</p> <p><b>Scrip code: ANANTRAJ</b></p>	<p>The Manager Listing Department <b>BSE Limited,</b> Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001</p> <p><b>Scrip code: 515055</b></p>
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**Subject: "Investor Presentation"**

Dear Sir/Madam,

Please find enclosed Investor Presentation, in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

You are requested to kindly take the same on your records

Yours Faithfully,

For **Anant Raj Limited**

**Neeraj Kumar**  
**Company Secretary**  
**A55302**

**Encl:** As above

**ANANT RAJ LIMITED**

(Formerly Anant Raj Industries Limited CIN: L45400HR1985PLC021622)

**Head Office:** H-65, Connaught Circus, New Delhi - 110 001 **Regd. Office:** CP-1, Sector-8, IMT Manesar, Haryana-122051

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**Email:** info@anantrajlimited.com

**Contact:** : 011-43034439, 43034436



THE STANDARD  
SINCE 1969

Investor Presentation

Q4 & FY26



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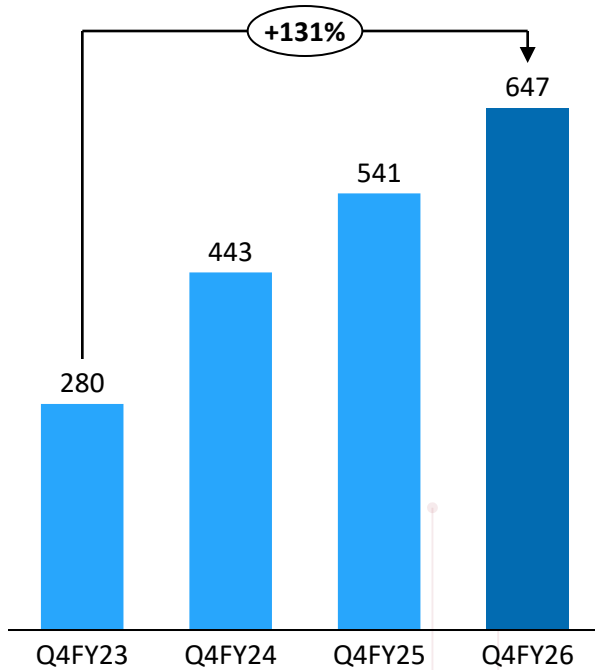


## Q4 and FY26 Highlights

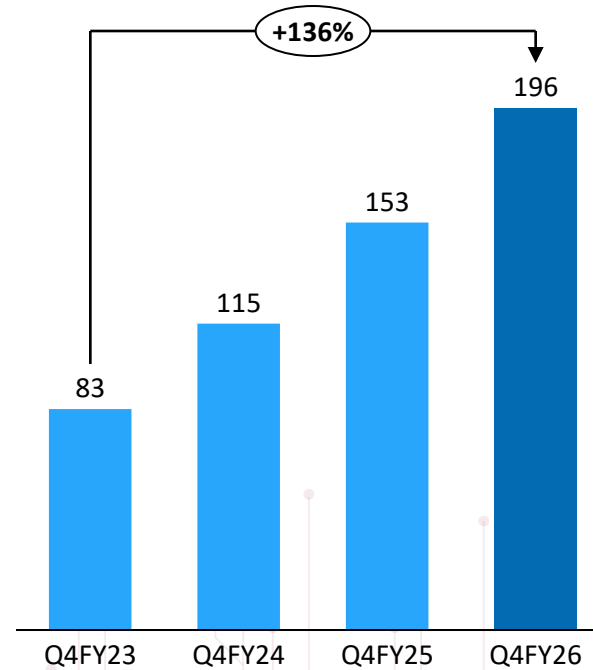


# Q4 FY26 Performance at a glance

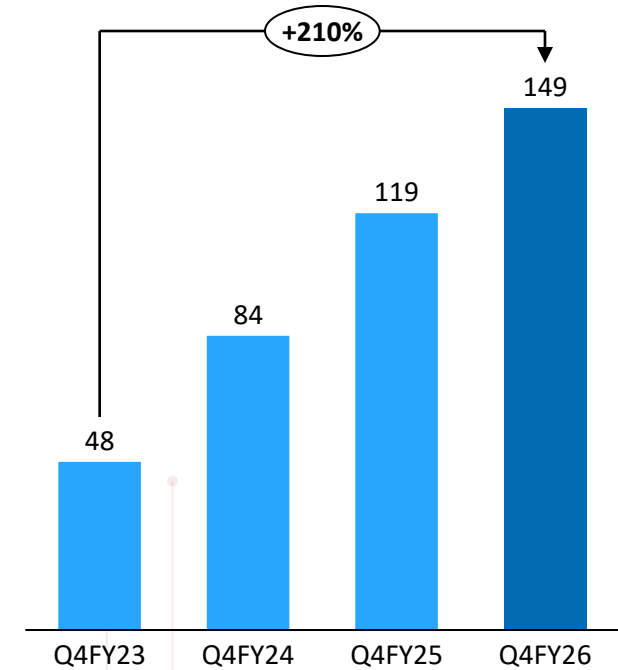
## Revenue (₹ Cr)



## EBITDA (₹ Cr)\*

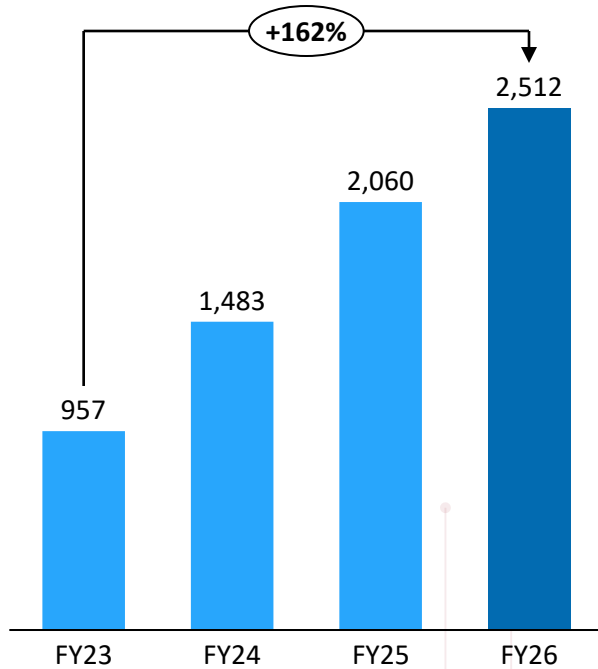


## PAT (₹ Cr)

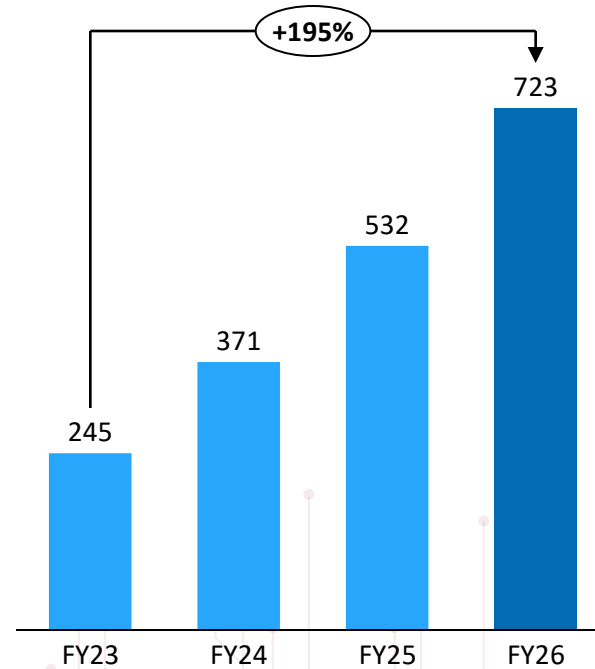


# FY26 Performance at a glance

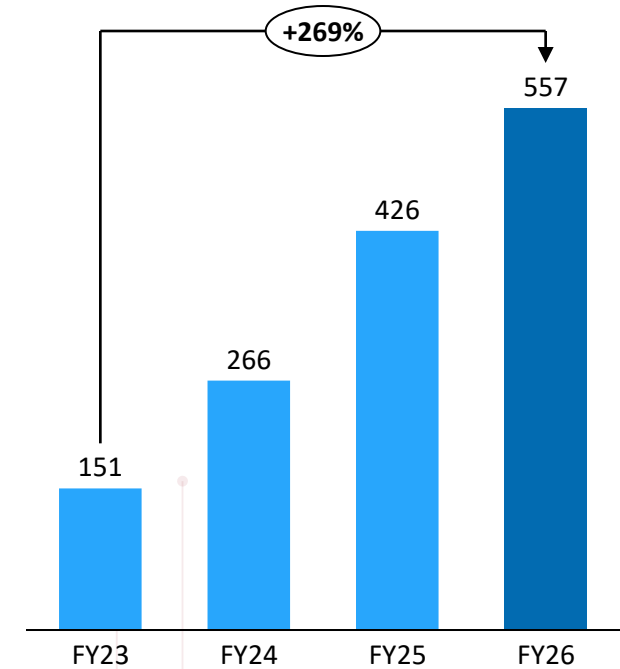
## Revenue (₹ Cr)



## EBITDA (₹ Cr)\*



## PAT (₹ Cr)



# Key Highlights of Q4 and FY26

## Q4 FY26 Highlights



- Revenue from Operations (including income from Data Centers) stood at ₹ 646.81 Cr, up 19.64% YoY
- Revenue from Data Center, Infrastructure and Allied services stood at ₹ 74.51 Cr.
- EBITDA stood at ₹ 196.02 Cr., up 28.44 % YoY.
- EBITDA Margins for the quarter stood at 29.02 % up 132 bps YoY from 27.70%
- PBT grew by 24.42% YoY to ₹ 175.35 Cr
- PAT grew by 25.19%YoY to ₹ 148.71 Cr
- PAT Margins for the quarter stood at 22.02 % up 46 bps YoY from 21.56 %
- Infomerics Valuation and Rating Ltd. has upgraded rating of the Company to 'A- Stable' outlook.

## FY26 Highlights



- Revenue from Operations (including income from Data Centers) grew by 21.92 % YoY to ₹ 2,511.60 Cr.
- Revenue from Data Center, Infrastructure and Allied services stood at ₹ 176.49 Cr.
- EBIDTA stood at ₹ 723.15 Cr, up 35.94 % YoY.
- EBIDTA margins for the year FY26 stood at 28.04 % up 271 bps YoY from 25.33 %
- PBT grew by 34.94 % YoY to ₹ 661.94 Cr
- PAT grew by 30.81 % YoY to ₹ 557.02 Cr
- PAT Margins stood at 21.60 % up 133 bps YoY from 20.27 %
- Credit Rating improved for Long Term **IVR A -/Stable** and Short Term **IVR A2+**

## Real Estate



- **License & other approvals of Group Housing – 2** for over 5.09 acres of land in Sector 63 A, Gurugram has been received, including revised FAR, Green Building FAR, Zoning Plan and AAI approval etc. RERA is expected by end of Q1 FY 27. The project will have 0.90 million sq. ft. as saleable area, focused on the luxury segment.
- **License** of GH 3 over 6.38 acres in Sector 63 A, Gurugram, with tentative saleable area of approx. 1.20 million sq. ft. is in advanced stage. Both Group Housing Projects i.e. 2 and 3 are proposed in the luxury segment, adding value to our existing development in vicinity.
- **Commenced Phase IV of the Anant Raj Estate** having an additional project area of 6.075 acres with potential development of ~ **5 lakh sq. ft.**, this will add value to **The Estate Apartments** and **The Estate Floors**.
- The approvals for additional 9.11875 acres for **Phase V of Anant Raj Estate**, the luxury residential development on Golf Course Extension Road, Sector-63A, Gurugram (Haryana) is expected to be received in Q2 FY27. This will further enhance the total development in the Township.

### Delivery of Projects:

- Phase I of the Birla Navya Project has been delivered. Occupancy certificates for Phase II units are received and deliveries commenced. Deliveries for Phase III are planned by end of FY28.
- Delivery of **Ashok Estate** of over **20 Acres**, having developmental area of approx. **1.34 million sq. ft.** almost completed.
- Construction of The Estate Residences (Group Housing 1) is progressing fast and is ahead of schedule.

## Data Center & Cloud Services



- Anant Raj Cloud Pvt Ltd. has expanded the Data Centers and Cloud business, with 21 MW IT load capacity operational at Manesar and 7 MW at Panchkula, **targeting 357 MW total IT load capacity by FY 2032**. The Company continues to expand its Cloud services and Data Center capacity.
- **Expansion of Cloud Services (“Ashok Cloud”)**-Infrastructure as a Service, at Manesar & Panchkula is **operationalised/being operationalised** as scheduled.
- Signed an **MOU with the Government of Andhra Pradesh for setting up additional data center capacity of 50 MW IT Load**, strengthening the company's footprint in South of India. With this plan, the total planned Data Center capacity will reach to 357 MW IT Load, mix of Colocation and Cloud Services, out of which 117 MW IT Load will commence by FY 2028.
- **Empanelment with MeitY** as a Sovereign Cloud Service Provider and **BSNL as a Data Centre Service Provider** positions Anant Raj Cloud to serve government, telecom, and enterprise digital infrastructure needs, while enabling access to compliant public-sector opportunities and mission-critical deployments
- Strategic partnership with Spain-based AI solution provider i.e. **Submer** to develop operational, AI-ready, liquid-cooled data centers across India, enabling rapid deployment of high-density, energy-efficient platforms for sovereign and enterprise AI workloads at scale.



## Company Overview



**ASHOK SARIN**  
(Founder Chairman)

*His Vision is our Mission*

*Upholding the three core principles: **location**, **permission**, and **execution**  
we are driving operational excellence, maintaining financial resilience, executing with discipline, diversifying revenue streams, enhancing strategic partnerships, and developing scalable, future-ready platforms.*



**5** Decades of  
Excellence in  
Real Estate



Presence across  
4 Key States  
of India



28 MW  
Operational  
Data Center Capacity  
& Cloud Services



Presence across  
~320 Acres of Prime,  
Debt-Free Land in  
Delhi-NCR

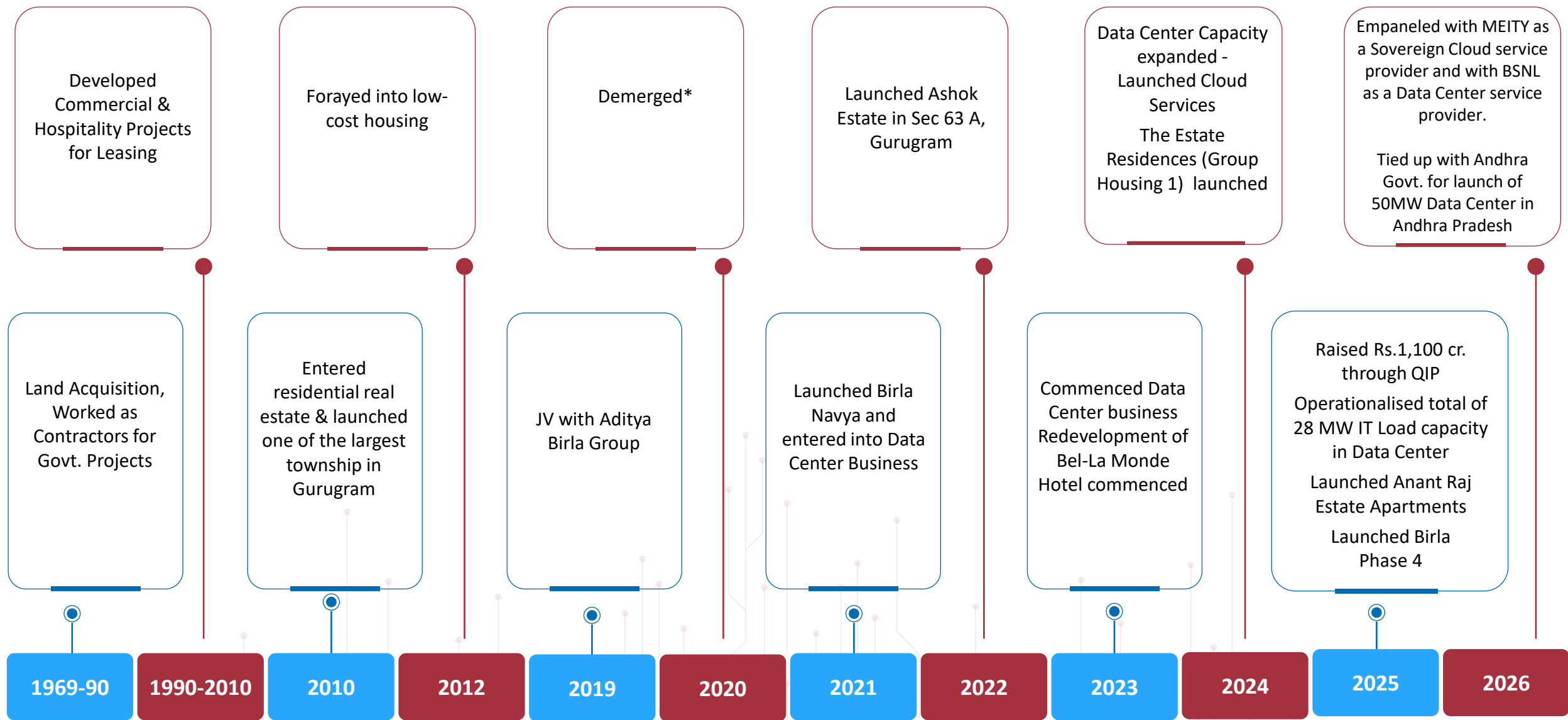


11.30 msf completed  
Residential and  
Commercial Projects



2,663 Units of  
Affordable Housing  
– Completed

# 50 Years of Excellence: Real Estate Legacy & Proven Diversification



\*TARC Ltd demerged from Anant Raj Ltd in 2020

# Business Portfolio Overview



## Residential Business

Residential Projects



Luxury Group Housing Projects



Affordable Housing Projects



Plots & Villas Projects



## Annuity Business

Data Centers



Commercial Buildings



Hotels



IT Parks & Office Space

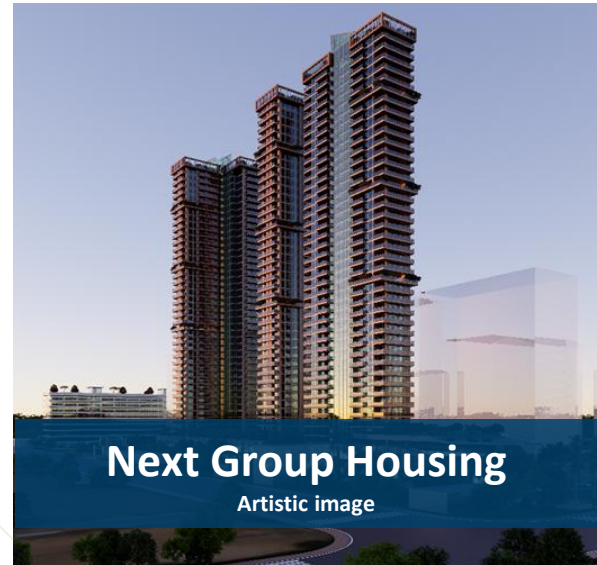




## Residential Business



# Residential Portfolio



# Anant Raj Estate – Flagship residential township in Sector 63 A, Gurugram (1/2)



## Project Highlight

- 3-4 bhk luxury floors launched considering the potential demand for luxury homes

## Project Status

- Independent Floors
- Phase 1: Phase 1: Completed, handed over & occupied

## Expansion Outlook



## Project Highlight

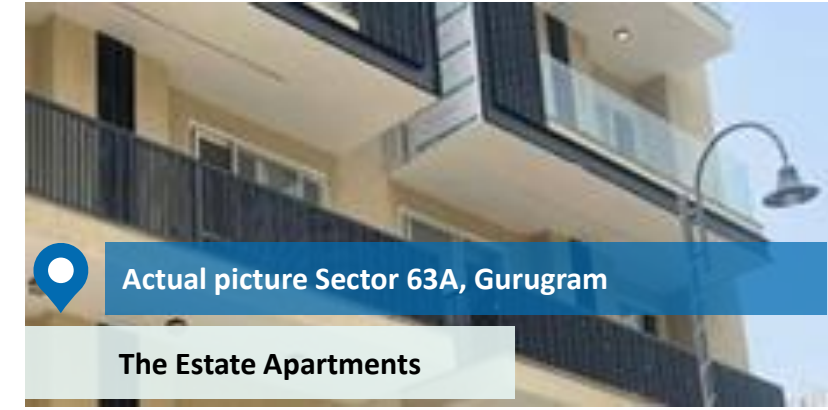
- Spread across 20.14 acres of land
- Offerings include plots of various sizes

## Project Status

- Project successfully sold
- Development of infrastructure completed
- Possession delivered in record time

## Expansion Outlook

- Construction of dedicated club over 2 acres commenced



## Project Highlight

- Launched in Q1 FY26 with Total area 0.40 msf
- Offerings include flats in luxury category

## Project Status

- Excellent response to launched project
- Construction, development & marketing are underway
- Estimated revenue of Rs. 750 Cr.

## Expansion Outlook

- The Estate Apartments 2 – to be launched soon.
- Total Saleable Area: 0.40 msf

# Anant Raj Estate – Flagship residential township in Sector 63 A, Gurugram (2/2)



Sector 63A, Gurugram

Avarna Independent Floors / Birla Navya

## Project Highlight

- JV project with Birla Estate Private Ltd
- 191 residential plots, planned in 4 phases with 764 luxury independent floors

## Project Status

- Fourth phase launched in March 2025
- First phase delivered and delivery of second phase commenced.
- Completion of third phase by April 2027.

## Expansion Outlook

- Expected cash flow of ₹1,000 Cr\* across all phases



Sector 63A, Gurugram

The Estate Residences

## Project Highlight

- High rise luxury residences with 248, 4 BHK units
- Spread across 5.43 acres with saleable area of 0.99 msf.

## Project Status

- Construction & development is in full swing
- Achieved an impressive average selling price of ₹18,000/sq.ft.

## Expansion Outlook

- Luxury Group Housing 2 with saleable area; 0.90 msf & estimated revenue: ₹2,180 Cr
- Luxury Group Housing 3 with saleable area of 1.20 msf & estimated revenue: ₹2,886 Cr



Tirupati, Andhra Pradesh

Aashray 2

## Project Highlight

- Land allocated by APIIC
- Spread across 10.14 acres
- Comprises of 1848 units

## Project Status

- Construction & development is in full swing
- Completion is expected in June 2027

## Expansion Outlook

- Projected revenue of ₹ 350 Cr

\*Estimated cash flow for Anant Raj including received and to be received amount



## Commercial Business



# Presence across diversified portfolio



**Ashok Tower, Ashok Estate,  
Sector 63 A, Gurugram**

## Project Highlight

- To be developed in 0.80 acres having branded outlets and 2 Screen Multiplex
- Comprises of commercial shops and offices having total space of 1,60,000 sq. ft.
- To be operated on lease model

## Expansion Outlook

- Lease rental expected: ₹.100 per sq.ft./month
- Target date of completion: FY2029



**Anant Raj Center 1,  
Chattarpur, Delhi**

## Project Highlight

- Hotel Bel-La Monde is an existing revenue generating project with operation leasable area of 70,000 sq.ft

## Expansion Outlook

- Approval for increasing FSI from 0.15 to 1.75 already received
- Additional developable area of 4.90 lakh sq. ft. is currently under development, with construction ongoing
- Expected additional rental after completion: ₹ 55 Cr p.a.



**Anant Raj Center 2, Delhi-  
Ggn Highway**

## Project Highlight

- Hotel Bellanta Resorts is an existing revenue generating project
- The hotel has an operational leased area of 90,000 sq. ft.

## Expansion Outlook

- Additional developable area of 6.10 lakh sq. ft. to be developed after receipt of approval for increasing FSI from 0.15 to 1.75
- Expected additional rental after completion: ₹ 75 Cr p.a.



**Commercial Building @  
Sector 44, Gurugram**

## Project Highlight

- Built on a land area of 8,400 sq. mts.
- Total leasable area of 0.12 msf.
- LEED certified Grade A building
- Fully operational & leased

## Expansion Outlook

- Similar projects are proposed in Sector 63 A, Gurugram



**Anant Raj Tech Park,  
Panckula**

## Project Highlight

- Spread across 9.24 Acres, the Project has a total Constructed Area of approx. 0.55 msf, of which 0.44 msf is leasable area
- This property is fully operational, and part of the building is leased to various firms

## Expansion Outlook

- Data Center of 50 MW to come up in adjacent vacant land

# Marquee Land Reserves: A Key Asset for Future Growth

Sr. No	Location	Area (In acres)
1	West Delhi, Essapur	4.45
2	West Delhi, Mundela Kalan	15.16
3	West Delhi, Dhansa	6.59
4	North Delhi, Holambi	18.72
5	South Delhi, Bhati, Mehrauli	24.46
6	Rewari	14.05
<b>Total</b>		<b>83.43</b>

Low Cost Land Bank: Fuelling Future Growth Visibility

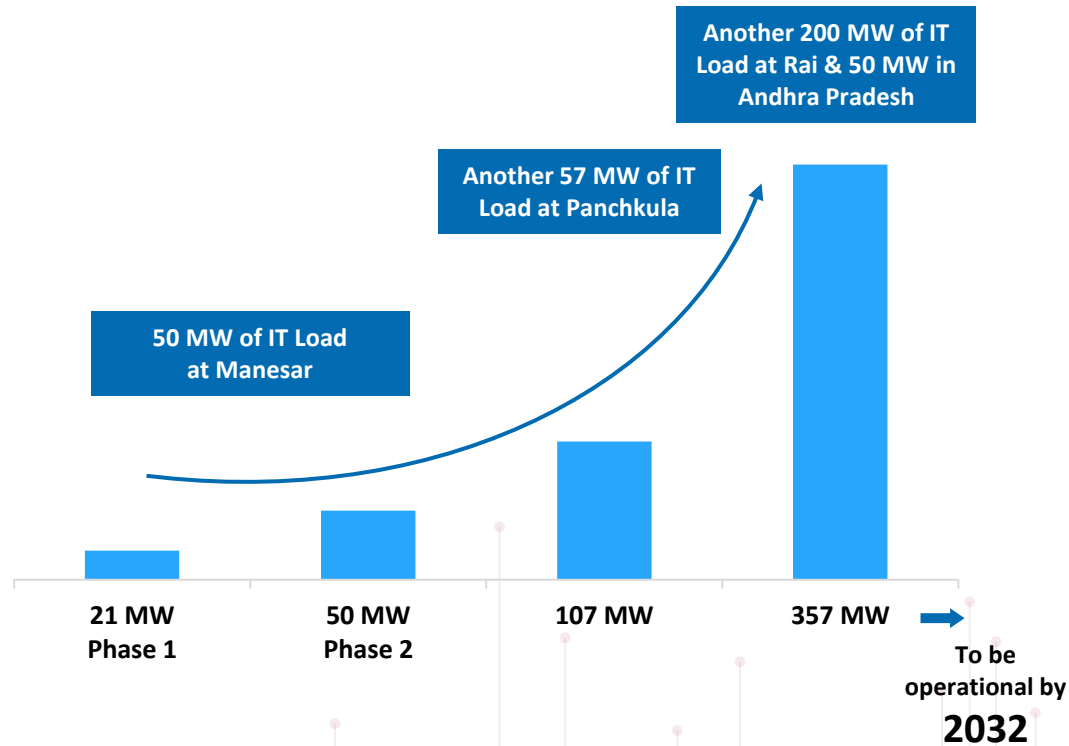


## Data Centres & Cloud Services



# Scaling Up Our Data Center Capacity for the Digital Future

## Roadmap to our journey to 357 MW



## Key Drivers Fueling Our Growth



Strategic Partnerships



TIA certifications  
Tier III Certificate



Ready Commercial Property and Land Availability for major expansions



Partnership for development of cloud services



Advanced DC Design and Low Power Usage Efficiency



Cost advantage due to preowned facility and land



End-to-End Services Ranging from Colocation to Cloud Platform Solutions



Favourable Macro & Regulatory Factors

# Ensuring Unmatched Reliability

## Strategic Alliances with PSUs

## Certifications

## Technology Partner for Cloud Services



# Global Vendors for Data Center Development

## Racks & UPS



## IT Design

COMMScope®



## HVAC - PAHUs



CLIMVENETA

## Floor Tiles



## Gas Suppression System



## On Floor Electrical Panels

TRICOLITE  
*Pledged to Excellence*

# With Resilient and Scalable Data Center Properties



## Operational Capacity 28 MW IT load

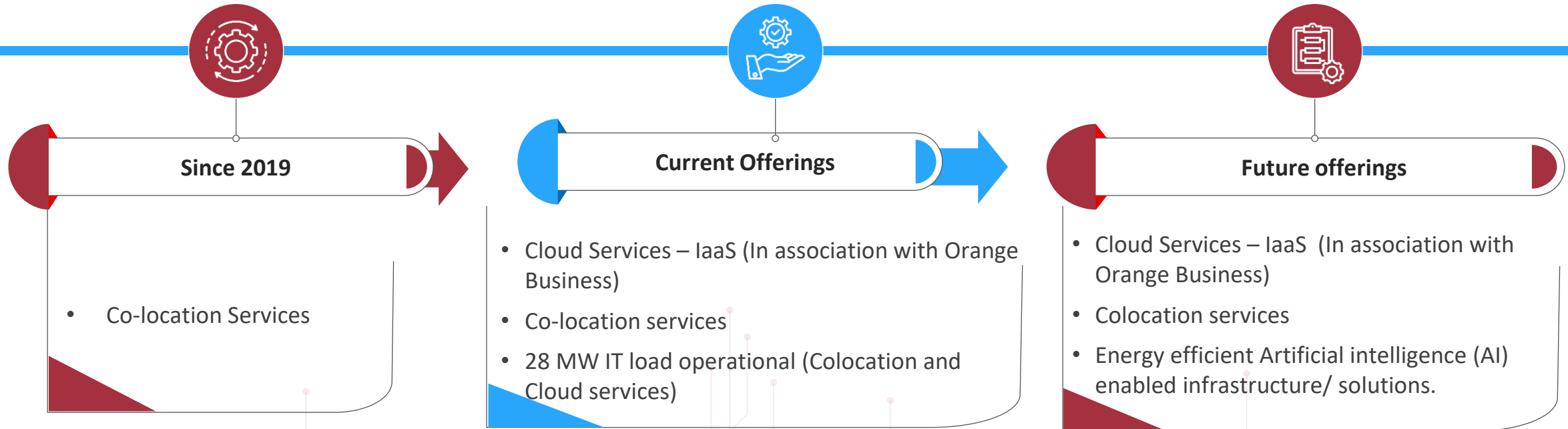
<p><b>21 MW</b> IT Load operationalised including Cloud Services</p>	<p>Building for 100 MW IT Load ready</p>	<p><b>7 MW</b> IT Load operationalised including Cloud services.</p>	<p>Signed <b>MOU</b> with the <b>AP Government</b> for development of new Data Center facilities along with IT Park and to make investment for development of Data Center and Cloud Services.</p>
<p><b>Expansion of Colocation and Cloud services is ongoing.</b></p>	<p>Work commenced for 20 MW</p>	<p>Integration of incremental cloud services is in advanced stage</p>	

## Future Plan

<p>Incremental <b>IT</b> Load planned in subsequent years</p>	<p>Opportunity to develop a Data Center with <b>100 MW</b> IT Load capacity within the existing building. Additional <b>100 MW IT</b> Load planned through a greenfield development project</p>	<p><b>5.25</b> acres of greenfield land available with an FSI of <b>0.6 million</b> sq. ft. wherein <b>50 MW</b> IT Load capacity is envisaged</p>	<p><b>50 MW IT</b> Load to be executed in 2 phases with approx. direct investment of Rs. 4,500 Cr by ARCPL</p>
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# Powering Cloud Services with AI Enabled Infrastructure

Expanding from colocation to cloud solutions, a complete suite with AI enabled infrastructure



25% of the 357 MW IT load capacity will be utilized for cloud services

## Comprehensive Cloud Solutions Tailored to Your Needs



Compute



Storage



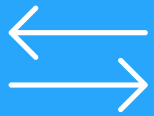
Backup and DR



Network And Security



Containerised Service



Migration



OS Management



Consulting Services



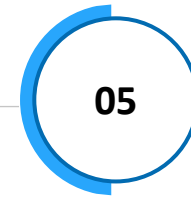
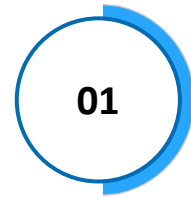
Monitoring And Support



Migration Assistance

# Empowering the Future of Data with Next-Generation Infrastructure

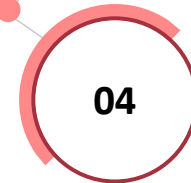
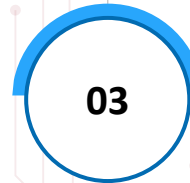
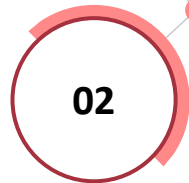
**Scalability**  
Easily scalable resources with AI enabled infrastructure based on demand



**OEMs**  
Best OEM products for unparalleled quality and performance



**Security**  
Advanced security measures to protect your data



**Compliance**  
Adherence to local regulations and industry standards; Compliant with Tier 3 standard SLAs for optimal performance and reliability


**Cost-Effectiveness**  
Competitive pricing with transparent billing

# Priorities for Future Growth



## Projects in Sector 63A, Gurugram

11.41 msf\* ongoing and planned residential projects




## Further Expansion in Sector 63A, Gurugram

Plan to acquire additional land adjacent to existing land



## Explore JV Opportunities

Asset light growth through JDA with other developers/landowners




## Development Potential in Delhi

83.43 acres of fully paid freehold land in the prime areas of Delhi NCR for future developments




## Data Center Expansion

Incremental Capacity of 35 MW IT Load at Manesar and Rai to be operationalised in next financial year along with Cloud services




## Co-Location Expansion

Scale up to 357 MW IT Load by 2032



## Cloud Service Adoption

Cloud Services operationalised offering Infrastructure as a Service (“IaaS”)



## Offer Full Array of Services in Cloud with AI enabled Infrastructure

Anant Raj Cloud has partnered with Submer to develop fully operational, AI-ready data centers across India.



## Trusted Joint Go-to Market framework for Large scale deployments

Empanelment with MeitY as a Sovereign Cloud Service Provider and BSNL as a Data Centre Service Provider positions Anant Raj Cloud to serve government, telecom, and enterprise digital infrastructure needs, while enabling access to compliant public-sector opportunities and mission-critical deployments

\* Total saleable area

# Strategic Growth & Investment Highlights



## Future-Ready Data Center Infrastructure

The data center business offers substantial revenue potential, underpinned by long-term client engagements that ensure consistent and recurring income streams



## Financial Stability

Consistent topline growth, healthy margins, and a track record of dividend payouts signals financial strength



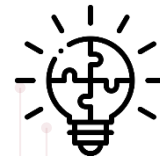
## Annuity Business

The portfolio comprises 1.92 million square feet of commercial leasable area, fully leased under long-term agreements, providing strong visibility and stability of cash flows over the extended term



## Robust Land Reserves

Prime land bank and developments in high-demand micro-markets ensure long-term value creation.  
Extensive land bank provides significant opportunities for future development and strategic expansion



## Strong execution capability & experience

With over 50 years of proven experience, the company brings unmatched execution capability, delivering projects with precision, consistency and excellence across every stage



## Strategically Synced with PSUs & Tech Allies

Strategically aligned with leading PSUs and tech partners, ensuring strong synergies and long-term business visibility

# Board of Directors



**Amit Sarin**  
Managing Director



**Aman Sarin**  
Director & CEO



**Ashim Sarin**  
Director & COO



**Kosaraju Veerayya Chowdary**  
Independent Director



**Kulpreet Sond**  
Independent Director



**Rajesh Tuteja**  
Independent Director



**Dr. Rajendra Prasad Sharma**  
Independent Director

**Dynamic & Diverse  
Board Driving  
Strategic and  
Sustainable Growth,  
innovation and long-  
term value creation**

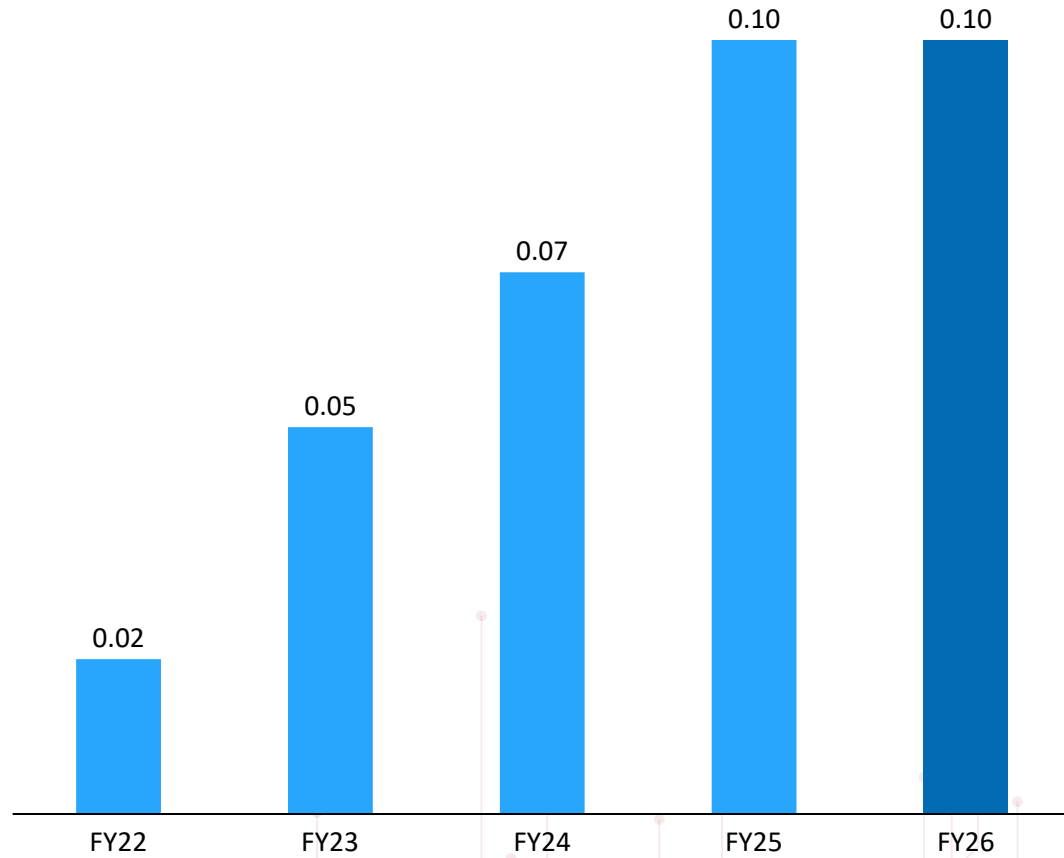


## Financial Performance

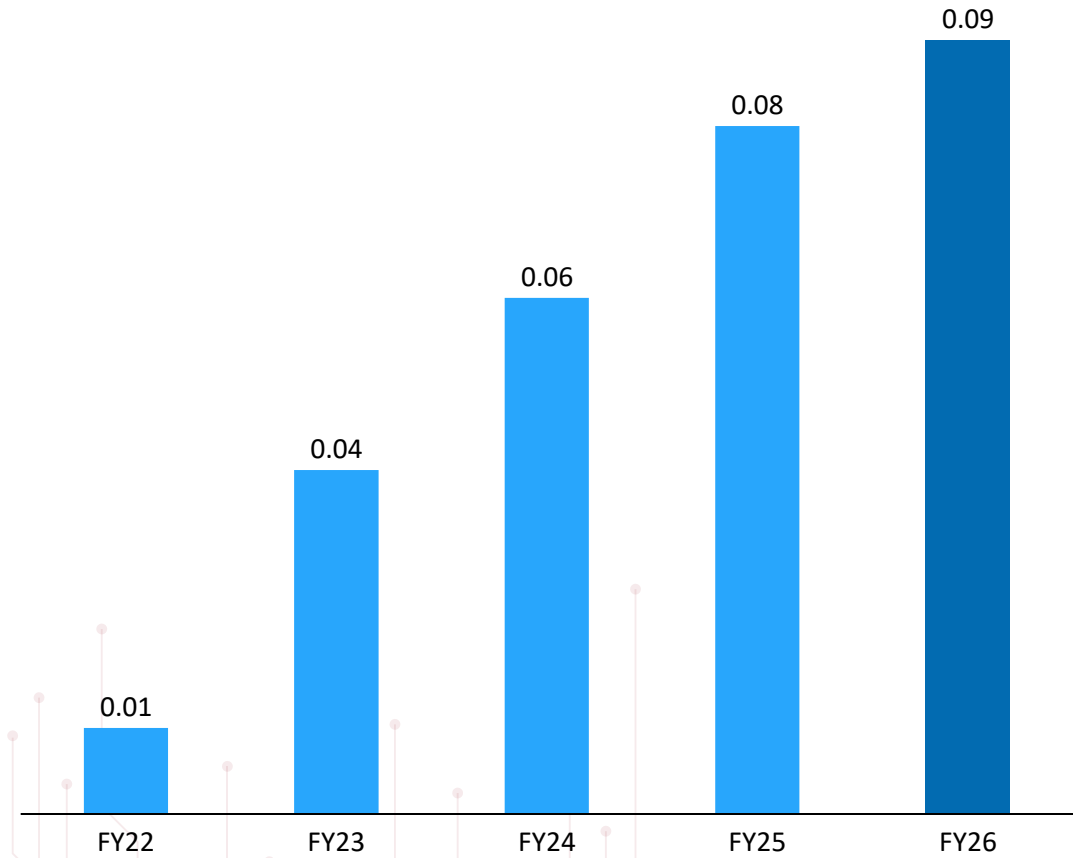


# Key ratios

## Return on Equity

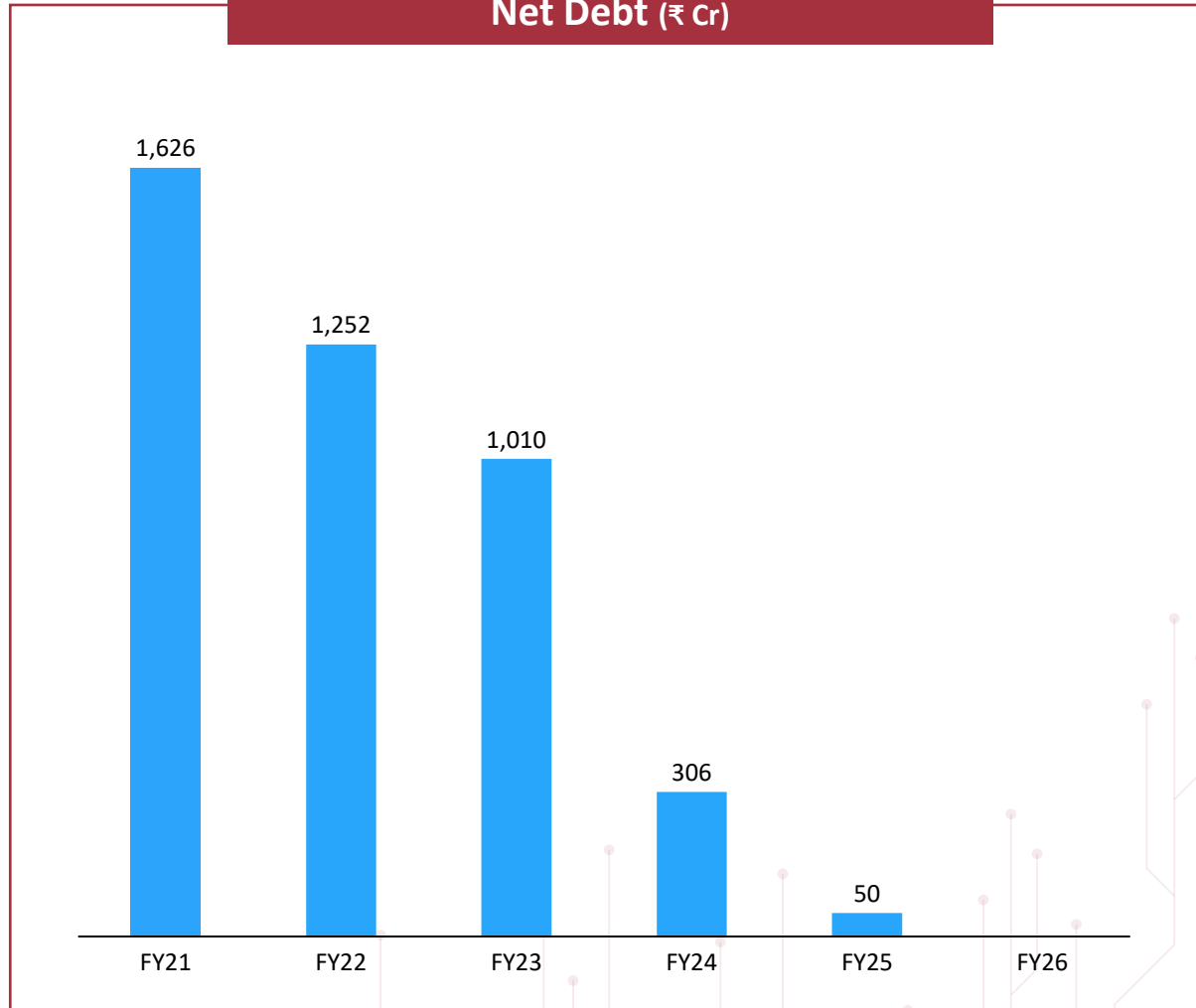


## Return on Capital Employed

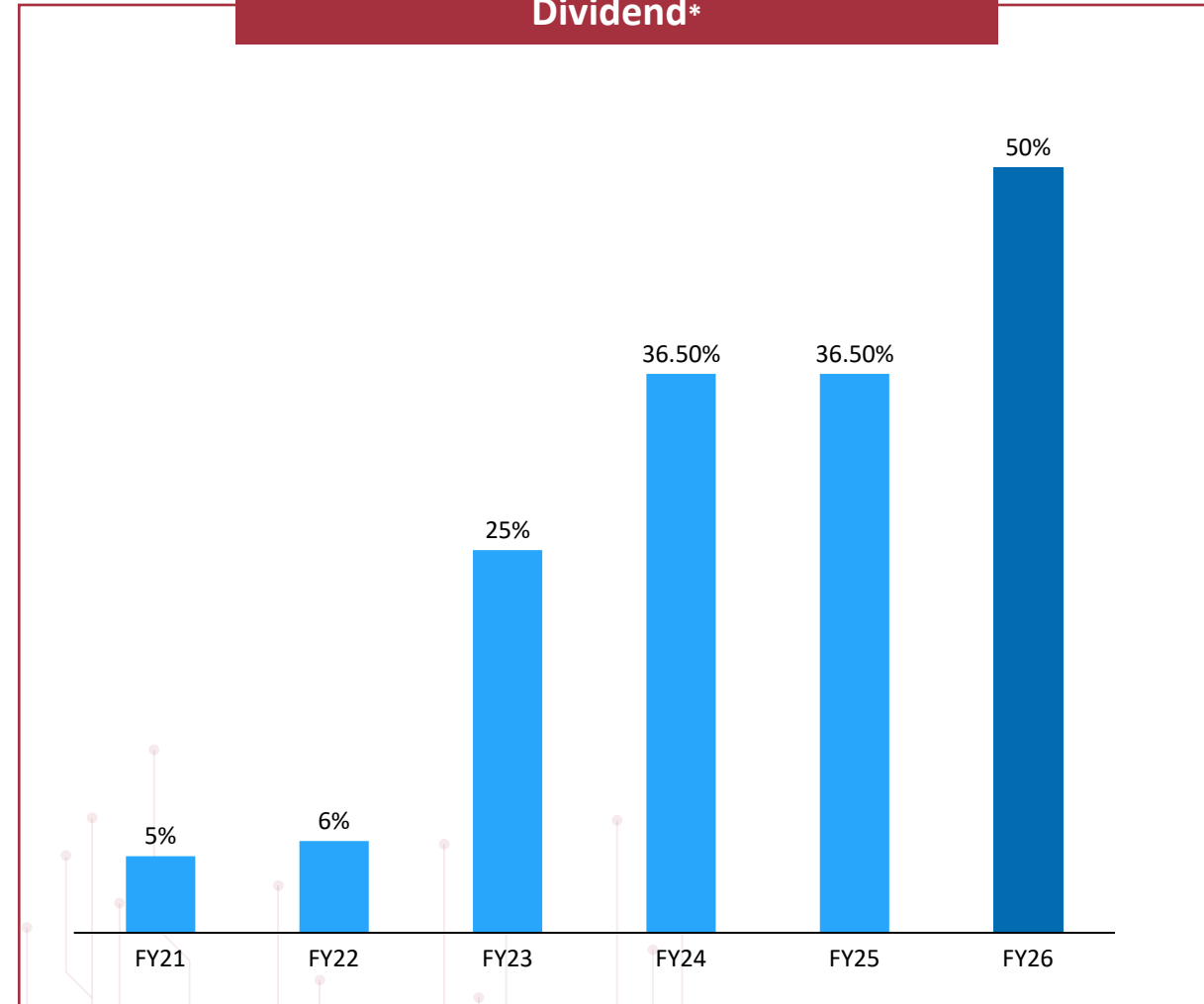


# Reduced Net Debt & Consistent Dividend Payouts

### Net Debt (₹ Cr)



### Dividend\*



\*As a % of face value

# Building Stronger Social and Community Bonds at Anant Raj



## CSR Focus Areas



Education



Rural  
Development



Community  
Development



Employment



Healthcare



Skill  
Development  
and Vocational  
Training

1. Anant Raj Estate Management Services Ltd. organizes Runathon 2026 in Anant Raj Estate at Sector 63 A, Gurugram
2. The Monica Sarin Foundation and Ashok Sarin Health Center are instrumental in advancing our CSR efforts, partnering with esteemed organizations to deliver impactful initiatives that bring our mission to life

# Building Stronger Social and Community Bonds at Anant Raj



At a function 'Dayar-e-Ishq', organized by the Indian Heritage and Health Care Centre (IHHCC), dedicated to promoting Indian culture, communal harmony and Health awareness programmes, Hon'ble Sardar Taranjit Singh Sandhu, Lieutenant Governor (LG) of Delhi honoured Smt. Roma Sarin, with a Mother Teresa Emblem for exemplary services.

Sponsored Breast Cancer Awareness mission organized by the Indian Heritage and Healthcare Centre (IHHCC)

**COMPANY :**



**Anant Raj Limited**

CIN :L45400HR1985PLC021622

Mr. Gaurav Sharma

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**INVESTOR RELATIONS ADVISORS :**



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Meeting Request

[Link](#)

