



SH/XII/090/2026-27

23rd October, 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: Press release of Birla Estates Private Limited, a wholly owned subsidiary of Aditya Birla Real Estate Limited (the Company)

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

Please find attached herewith a copy of Press Release of Birla Estates Private Limited, a wholly-owned subsidiary of the Company, the contents of which are self-explanatory.

This is for information for the investors and for your records.

Thanking you,

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

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Atul K. Kedia
Jt. President (Legal) & Company Secretary

Encl: as above





Birla Estates Expands Pune Portfolio with Premium residential project in Hinjewadi with a revenue potential of ₹1,650 Crore

New development marks the company's entry into Pune's high-velocity North-West growth cluster

Mumbai /Pune, October 23, 2026: Birla Estates Pvt. Ltd., a wholly owned subsidiary of Aditya Birla Real Estate and part of the Aditya Birla Group, today announced a new development in Hinjewadi, undertaken through a Joint Development Agreement (JDA). The project carries a total revenue potential of approximately ₹1,650 crores. The development spans a land parcel of 5.62 acres (approx. 22,737.27 sq. mts.) and will deliver a total saleable area of approximately 1.25 million sq. ft. The company plans to develop a premium residential homes along with a retail component.

Located in Hinjewadi, one of Pune's most established IT and employment hubs, the project enjoys proximity to Rajiv Gandhi InfoTech Park and a large campus base of technology companies including Infosys, Wipro and Tata Technologies. It is served by the Mumbai-Pune Expressway and the Mumbai-Bengaluru Highway, and the upcoming Hinjewadi-Shivajinagar Metro is expected to further strengthen connectivity to central Pune. The neighbourhood is also well supported by social infrastructure, with Metro station at 500 mts. and Grand Highstreet Mall about 200 mts. away coupled with leading schools, colleges and hospitals at a short drive from the site. The project has been conceived with IGBC Gold certification considered at the concept design stage, in line with Birla Estates' broader sustainability commitments across its portfolio.

Mr. KT Jithendran, MD & CEO Birla Estates said, "Pune continues to be a focus market for our growth plans. Hinjewadi is one of Pune's most active residential markets, with demand anchored by a large and growing professional workforce. This development strengthens our presence in Pune and reflects our focus on high-growth micro-markets. We intend to create a premium, thoughtfully planned community with an integrated retail offering"

The project builds on Birla Estates' presence in Pune, with Birla Punya in Central Pune and Birla Evam in Manjari, and reflects the company's continued focus on high-growth residential markets across India.

About Birla Estates - Birla Estates Private Limited, is a wholly owned subsidiary of Aditya Birla Real Estate Limited (formerly Century Textiles and Industries Limited) and part of the Aditya Birla Group. In a short span of time Birla Estates has established itself as a brand of choice in the real estate industry. Birla Estates develops premium residential housing in key markets. The company is developing land parcels both through outright purchases as well as asset light Joint Ventures apart from developing its own land parcels. In the long term, the company is focused on developing world class residential, commercial and mixed use properties and aims to be amongst the top real estate companies in India. The company's focus is on differentiating through sustainability, execution excellence, customer centricity and thoughtful design. The company is headquartered at Mumbai and currently has regional offices in NCR, Bengaluru and Pune and also has a well- established commercial portfolio with 2 grade-A commercial buildings located in Worli, Mumbai with ~6 lakh square feet of leasable area.