



ANNEXURE –VI

ISSUE OF COMMERCIAL PAPER (C P)
LETTER OF OFFER

PART I

PROPOSED DATE OF ISSUE	18.02.2025
TENOR	28 days
DUE DATE[*]	18.03.2025
ISSUE REFERENCE	ISIN CODE : INE055A14KD2
ISSUE SIZE (Maturity Value)	Rs.200,00,00,000/- (Rs. Two Hundred Crore only)
CREDIT RATING	A1+ ISSUED BY : CRISIL DATED 04.02.2025
VALIDITY	60 days
FOR AMOUNT	Rs.1000 Crore – CRISIL
CONDITIONS (if any)	Nil
CREDIT SUPPORT (if any)	None
DESCRIPTION OF INSTRUMENT	Commercial Paper (CP)
AMOUNT	Rs.200,00,00,000/- (Rs. Two Hundred Crore only)
ISSUED BY	Aditya Birla Real Estate Limited
IN FAVOUR OF	Holder of CP
CONDITIONS IF ANY	Standalone basis
ISSUING AND PAYING AGENT	State Bank of India, CAG Branch-II, The Capital, A Wing, 16 th Floor, Bandra Kurla Complex, Mumbai – 400 051
MARKET CONVENTIONS	FIMMDA CONVENTIONS
SUPPORTING BOARD RESOLUTIONS	26.10.2022
TOTAL CP OUTSTANDING (as on date)	NIL
Exact purpose of issue of CP	Temporary cash flow mismatch in working capital
Default of CP & other borrowing	There is no default in CP & other borrowing
LEI	3358002623R2H9GZNE81

* Issuer's liability under the CP will continue beyond due date, in case the CP is not redeemed on due date, even if the CP is in Demat.

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Aditya Birla Real Estate Limited
(Formerly known as Century Textiles and Industries Limited)
Regd. Office: 'Century Bhavan' Dr. Annie Besant Road, Worli, Mumbai – 400 030, India
T: +9122 2495 7000 Fax +9122 2430 9491 / 2436 1980
E: abrel.info@adityabirla.com W : www.adityabirlarealestate.com
Corporate ID No.:- L17120MH1897PLC000163



ADITYA BIRLA REAL ESTATE LIMITED.

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Details of Current Tranche :

ISIN	AMOUNT	MATURITY DATE	CURRENT CREDIT RATING	VALIDITY PERIOD OF RATING	CRA
INE055A14KD2	Rs.200 Cr	18.03.2025	A1+	365 days	CRISIL

Details of CPs issued during the last 15 months :

ISIN	ISSUE DATE	AMOUNT	MATURITY DATE	AMOUNT O/S	IPA	CRA	RATING	RATED AMOUNT
AS PER ANNEXURE ATTACHED								

Details of other Debt Instruments Outstanding as on 31.03.2024 :

ISIN	ISSUE DATE	AMOUNT	MATURITY DATE	AMOUNT O/S
INE055A07104	22.02.2022	250 Crore	21.02.2025	12 Crore
INE055A08029	30.01.2023	400 Crore	30.01.2026	400 Crore
INE055A08037	31.05.2023	400 Crore	25.04.2026	400 Crore
INE055A08045	01.03.2024	250 Crore	01.03.2027	250 Crore
INE055A08052	30.08.2024	500 Crore	30.08.2027	500 Crore
INE055A08060	30.08.2024	400 Crore	30.08.2027	400 Crore
INE055A08060	11.10.2024	100 Crore	30.08.2027	100 Crore

Details of secured / unsecured loan facilities / bank fund based facilities / rest of the borrowing

Lender's name/ Name of the Bank	Nature of facility/ instrument	Amount sanctioned	Principal Amount outstanding	Repayment date/ Schedule	Security, if applicable	Credit rating, if applicable	Asset classification
State Bank of India	Term Loan	200	185.00	Last installment due on August, 2027	Movable assets of the Company	CRISIL AA Stable	Standard
Kotak Mahindra Bank	Term Loan	200	200.00	Last installment due on August, 2027	Movable assets of the Company	CRISIL AA Stable	Standard

Bank fund based facilities from banks/Financial institutions, if any :

Name of the bank	Nature of facility	O/S amount/Limit - Rs. 150 Cr as on 17.02.2025	Asset classification
State Bank of India	WCDL	Rs. 150 Cr	Standard

PART II

NAME AND ADDRESS OF ISSUER : Aditya Birla Real Estate Limited.
Century Bhavan, Dr. A. B. Road, Worli, Mumbai – 400 030

LINE OF BUSINESS : Manufacturing (Textile, Paper, etc.)

CHIEF EXECUTIVE : Mr. Rupesh Joshi – Asst. Vice President (Taxation)

GROUP AFFILIATION (if any) : Nil

(Amount in Rs. in Crore)

FINANCIAL SUMMARY

	As on 31.03.2024	As on 31.03.2023	As on 31.03.2022
EQUITY :	111.69	111.69	111.69
NET WORTH :	4378	4185	3919
TOTAL DEBT OUTSTANDING			
-SHORT TERM (1 YEAR) :	66	505	887
OTHER DEBT :	1278	399	307
GROSS INCOME :	4011	4857	4197
OPERATING PROFIT (PBITD) :	883	842	615
GROSS PROFIT (PBSD) :	786	752	540
NET PROFIT/LOSS (POST TAX) :	397	368	207
AUDIT QUALIFICATIONS (if any) :	Nil	Nil	Nil
Material Litigation, If Any: :	Nil		
Regulatory Strictures, If Any :	Nil		

Details of Default of CPs, Including Technical Delay in Redemption During Past Three Years: NO

Details of Default and Delay in Redemption of Any Other Borrowings During Last Three Years: No

For Aditya Birla Real Estate Limited.

(Formerly Known as Century Textiles and Industries Ltd.)



[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

Date : 17.02.2025