Anant Raj Limited

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ARL/CS/13500 **July 25, 2025**

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

Subject: "Investor Presentation"

Dear Sir,

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
Digitally signed by NEERAJ KUMAR
Date: 2025.07.25 21:33:08 +05'30'

Neeraj Kumar
Company Secretary
A55302

Encl: As above

Anant Raj Limited

ANANT RAJ LIMITED

Investor Presentation

Q1 FY26

Safe Harbour

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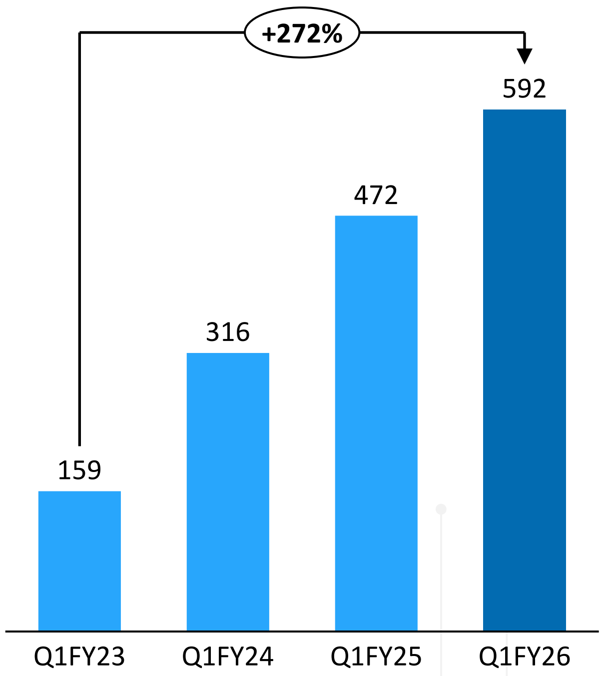
Anant Raj Limited

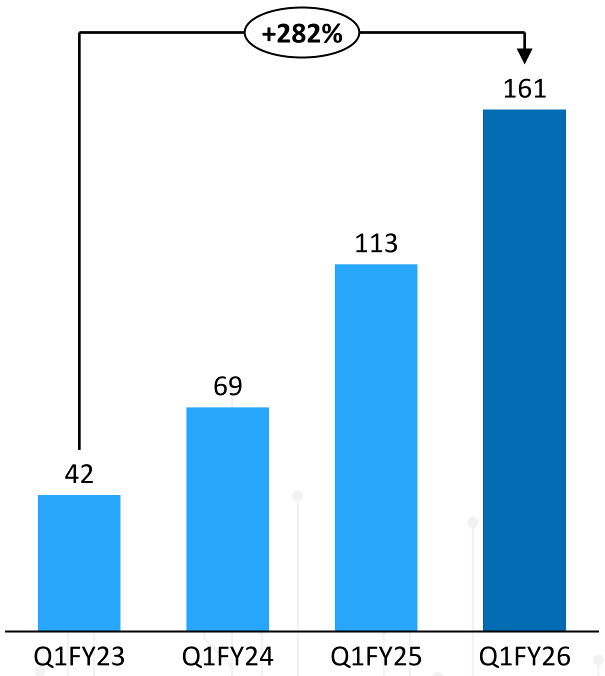
Quarterly Highlights

Q1 FY26 Performance at a glance

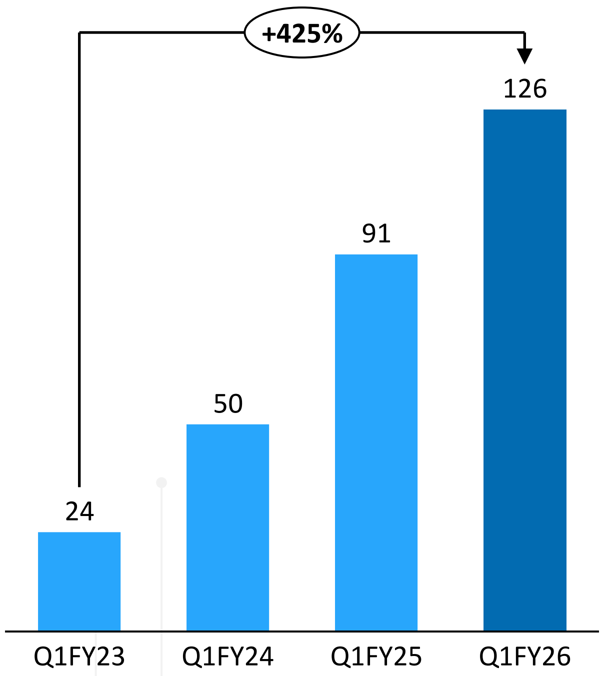
Revenue (₹ Cr)



EBITDA (₹ Cr)*



PAT (₹ Cr)



*Includes Other Income

Key Highlights of Q1 FY26

Key Result Highlights

- **Revenue** from operations for Q1 FY26 stood at ₹ 592 Cr, **up 26%** YoY;
- **EBITDA** for Q1FY26 stood at ₹ 161 **Cr**, **up 42%** YoY.
- **EBITDA Margins** for the quarter stood at **27%** v/s 23% YoY
- **PBT** for Q1 FY26 **grew 45%** YoY to ₹ 150 Cr ;
- **PAT** in Q1 FY26 **jumps by 38%** YoY to ₹ 126 Cr.
- **PAT Margins** for the quarter stood at **21%** v/s 19% YoY

Real Estate

- New Version of Independent floors, branded as **"THE ESTATE APARTMENTS"** at Anant Raj Estate, Sector-63A, Gurugram **launched** and has an excellent response
- Received approval and **initiated development of Community Center & Commercial Tower** at "Ashok Estate," Sector 63A, Gurugram
- **Luxury Group Housing-2**, at Sector-63A, Gurugram is on track **to launch,** and the preparation are on advance stage
- **RERA for** new phase of "**The Anant Raj Estate**" over 6 Acres is **expected in Q2-FY26**

Data Center & Cloud Service

- **Data Center Expansion** – 2nd data center facility at Panchkula was operationalised with a capacity of 7 MW IT load.
- This enhancement of capacity will further strengthen our presence in DC business as both facilities can act as "**Data Center and Disaster Recovery"** for each other
- **Integration of Cloud Services:** Integration process of Cloud Services at Panchkula and Manesar facility initiated in association with Orange Business.
- **Acquired one large Private Sector Client for Colocation & Cloud Services**, covering approx. 3 MW-IT load at Manesar facility.

Anant Raj Limited

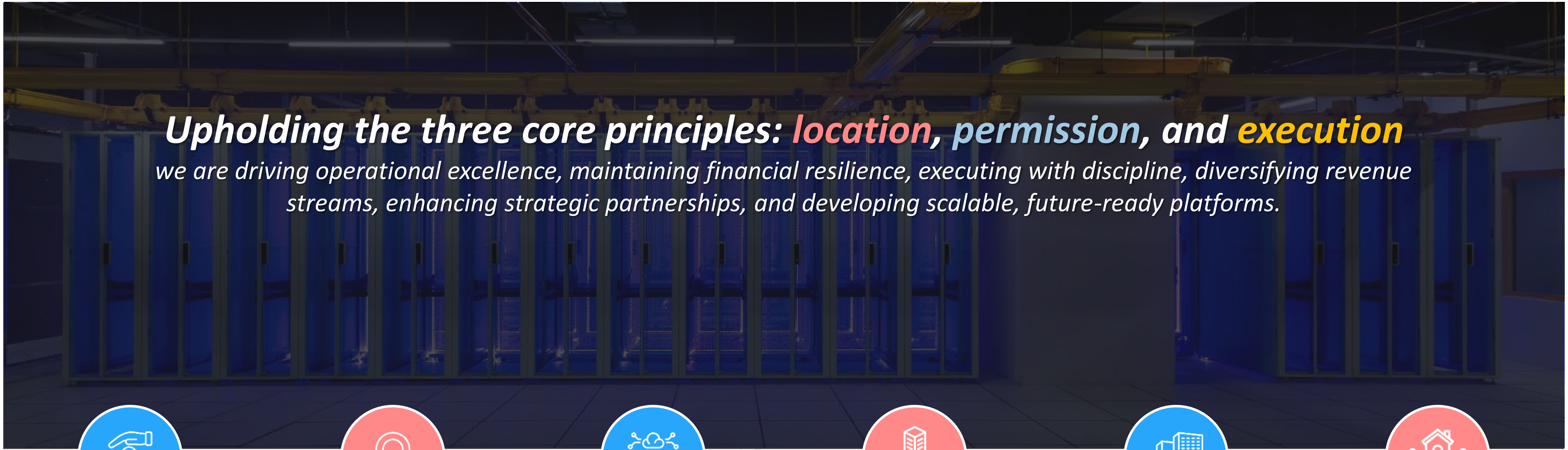
Company Overview

ASHOK SARIN

(Founder Chairman)

His Vision is our Mission

Company Overview



5 Decade 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

9.96 msf completed Residential and Commercial Projects

2,663 Units of Affordable Housing – Completed

* Scheduled for 1st August 2025

50 Years of Excellence: Real Estate Legacy & Proven Diversification

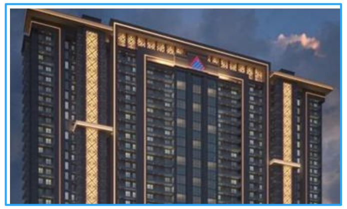
- **1969-90**: Land Acquisition, Worked as Contractors for Govt. Projects
- **1990-2010**: Developed Commercial & Hospitality Projects for Leasing
- **2010**: Entered residential real estate & launched one of the largest township in Gurugram
- **2012**: Forayed into low-cost housing
- **2019**: JV with Aditya Birla Group
- **2020**: Demerged*
- **2021**: Launched Birla Navya and entered into Data Center Business
- **2022**: Launched Ashok Estate in Sec 63 A, Gurugram
- **2023**: Commenced Data Center business
  Redevelopment of Bel-La Monde Hotel commenced
- **2024**: Data Center Capacity expanded - Launched Cloud Services
  The Estate Residences (Group Housing 1) launched

*TARC Ltd demerged from Anant Raj Ltd in 2020

Business Portfolio Overview

Residential Business

Residential Projects



Luxury Group Housing Projects

Affordable Housing Projects

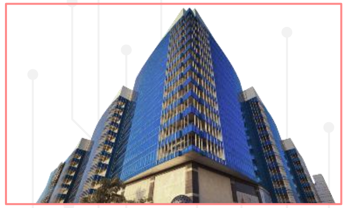
Plots & Villas Projects

Annuity Business

Data Centers

Commercial Buildings

Hotels



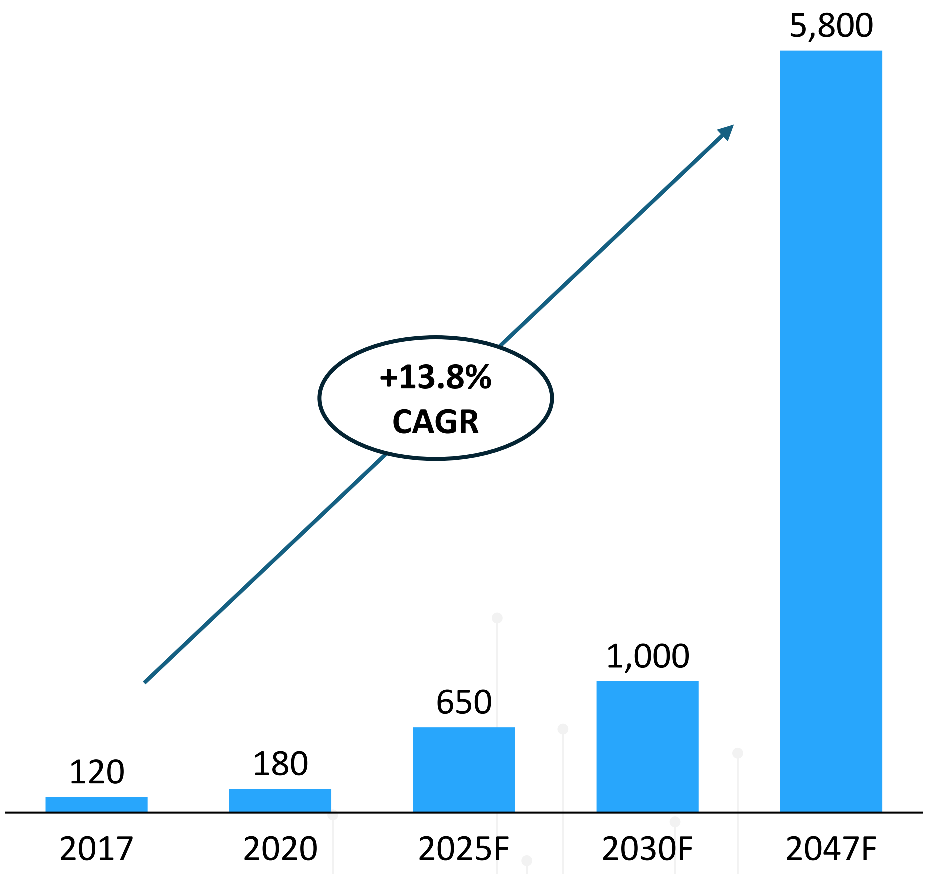
IT Parks & Office Space

Anant Raj Limited

Residential Business

India's Real Estate : A Sector Poised for Growth

India's Real Estate Market (US$ billion)



Real Estate Sector's Contribution to GDP of India

The housing market in Delhi NCR continues to experience a notable uptrend during 2024

Major metropolitan cities namely Bengaluru, Chennai, Delhi NCR, Hyderabad, Kolkata, Mumbai and Pune are the top locations, owing to their business opportunities and economic significance

India's real estate sector attracted an all-time high of $11.4 billion in foreign equity investments in 2024, marking a 54% year-on-year increase

Demand for Grade-A office spaces grew by nearly 15%, driven by business expansions and increased interest from Global Capability Centers (GCCs) and flexible office operators

Source: Knight Frank, KPMG report
Note: F-Forecast

Gurugram Golf Course Extension Road: The Next Big Growth Corridor

Anant Raj Limited

Investment growth

- Golf Course Extension Road has experienced impressive property appreciation of 25–30% over the past year
- Rental yields have increased by 18% annually—highlighting strong and sustained market growth

Rapid Infrastructure Development

- New Metro Expansion to further enhance connectivity
- New commercial and retail hubs
- High-End Residential Townships in Development

High Appreciation & Strong ROI Potential

- Proven appreciation trends make it a safe bet
- Strong end-user demand ensures liquidity
- World-class developers ensure project completion

Thriving Social & Lifestyle Infrastructure

- It offers a lifestyle upgrade with top educational institutions, luxury shopping & dining

Emerging as a Commercial Hub

- It is fast emerging as Gurgaon's next big commercial hub
- Proven appreciation trends seen in past few years

Source: firstbrickconsulting report

Anant Raj Estate – Flagship residential township in premium locality

Project Details

Plots

Floors

Villas

Anant Raj Estate was launched in Sector 63 A, Gurugram with a product mix of Plots, Floors and Villas wherein total inventory of 4.72 msf has been delivered till March 25

Upcoming/Ongoing projects in Anant Raj Estate

Type	Area (msf)	Status
Plots & Villas	0.55	Ongoing
Ashok Estate	1.34	Ongoing
Luxury Group Housing 1	0.99	Ongoing
Anantraj Aashray 2 (Tirupati)	1.22	Ongoing
Avarna Independent Floors (Phase 1 to 4)	1.85	Ongoing
The Estate Apartments 1	0.40	Launched
The Estate Apartments 2	0.40	Upcoming
Luxury Group Housing 2	1.09	Upcoming
Luxury Group Housing 3	1.33	Upcoming

Anant Raj Estate

Golf Course Extension, Sector 63A, Gurugram

Spanning over **220 acres** of integrated development	Mix of Luxury Villas, Plots, Flats, Commercial & Office Spaces including essential social infrastructure	~**10.87 million** sq. ft. of real estate development potential (ongoing and planned residential projects)	Expected projected revenue of **₹22,000 Cr**

The Estate Floors

The Estate Apartments

Ashok Estate

Avarna Independent Floors

Luxury Group Housing- The Estate Residences

The Estate Floors

Golf Course Extension, Sector 63A, Gurugram

Project Highlights

- The project was launched considering the demand potential for luxury homes.
- Luxury floors of 3-4 bhk

Project Status – Q1FY26

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

Ashok Estate

Project Highlights

- Launched in the memory of our Founder Shri Ashok Sarin
- Spread across **20.14** acres of land
- Offerings include plots of various sizes

Project Status – Q1FY26

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

Growth & Expansion Outlook

- Construction of dedicated club over 2 acres commenced

The Estate Apartments

Project Highlights

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

Project Status – Q1FY26

- Project successfully launched
- Excellent response received
- Sample unit ready
- Construction, development and marketing is going on full swing
- Estimated revenue Rs.750 Cr

Upcoming – Q4FY26

The Estate Apartments 2

- Launch Date: Jan 26
- Completion date : Dec 28
- Total Saleable Area: 0.40 msf

Avarna Independent Floors

Sector 63A, Gurugram

Project Highlights

- Also known as Birla Navya, JV project with Birla Estate Private Limited for development of residential units
- Planned development of Spread across 191 residential plots
- The project is planned in 4 phases with **764 luxury independent floors**

Project Status – Q1FY26

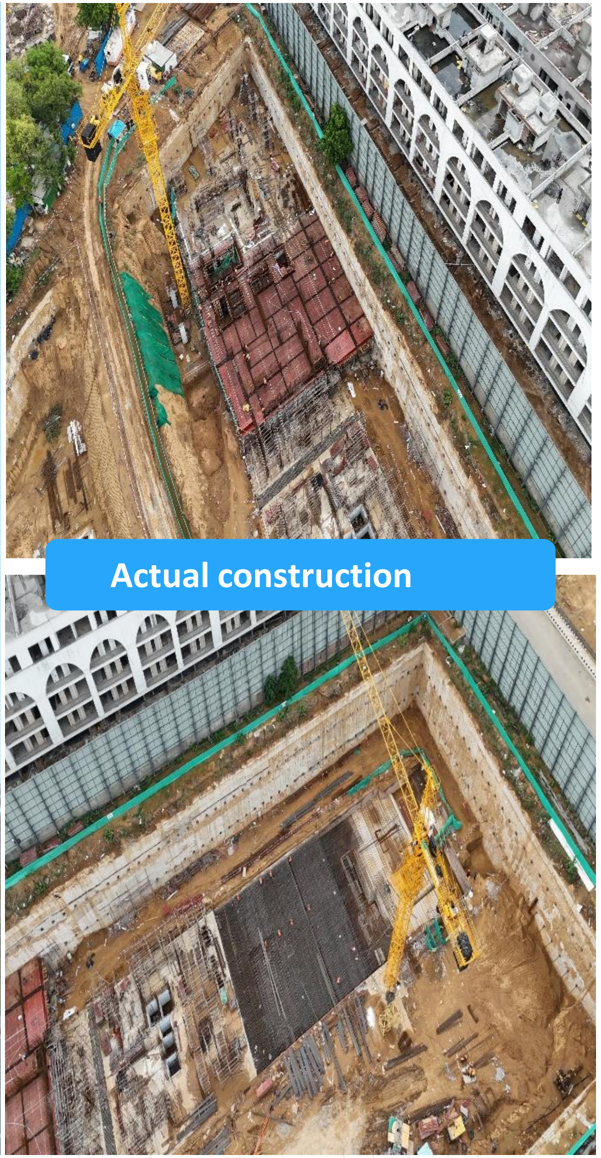
- Fourth phase launched in March 2025
- **625** units across all phases have been sold out
- Delivery of Phase I is completed, and delivery of Phase 2 will commence soon.

Growth & Expansion Outlook

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

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

Luxury Group Housing- The Estate Residences



Project Highlights

Luxury Group Housing 1

- Exclusive high-rise luxury residences
- 248 premium units – 4 BHK configurations
- Sprawling across 5.43 acres
- Total saleable area of 0.99 million sq. ft.

Project Status – Q1FY26

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

Growth & Expansion Outlook

Luxury Group Housing 2

- Total saleable area: 1.09 million sq. ft.
- Estimated revenue: ₹2,180 Cr

Luxury Group Housing 3

- Total saleable area: 1.33 million sq. ft.
- Estimated revenue: ₹2,886 Cr

Affordable Housing- Aashray 2

Project Highlights

- The land has been allocated by Andhra Pradesh Industrial Infrastructure Corporation
- Spread across 10.14 acres
- Comprises of 1848 units

Project Status – Q1FY26

- The project has been launched
- Construction & development is in full swing
- Completion is expected in June 2027

Growth & Expansion Outlook

- Projected revenue of ₹ 350 Cr

Anant Raj Limited

Commercial Business

Ashok Tower

Project Highlights

- To be developed in 0.80 acres having branded outlets and 2 Screen Multiplex, for catering to the daily needs of people living in the surrounding area
- Comprises of commercial shops and offices having total space of 1,60,000 sq. ft.
- The project is currently under construction

Growth & Expansion Outlook

- To be operated on lease model
- Lease rental expected: ₹.100 per sq.ft./month
- Target date of completion: FY2029

Hospitality Projects

Project Highlights

- Hotel Bel-La Monde is an existing revenue generating project with operation leasable area of 0.56 million sq.ft.
- 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.

Project Highlights

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

Office Space & IT Park

Project Highlights

- 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

Project Highlights

- Spread across 10 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

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
	Total	*83.43*

ASHOK CLOUD
DIGITAL CLOUD SERVICES

Data Centres & Cloud Services

India's Data Center Boom: Growth & Opportunities

Surpassed 1 GW Capacity in 2024	Indian data center industry crossed the 1 GW milestone reaching 1030 MW in 2024
Grew at 24% CAGR	3X growth in data center capacity: 350 MW (2019) to 1030 MW (2024)
Capacity to reach 1.83 GW by 2027	795 MW capacity expansion anticipated by 2027, boosting total to 1825 MW
9.3 million sq. ft. of real estate space	Entails 9.3M sq. ft. space requirement, backed by USD 5.8B infrastructure investment for the expected growth

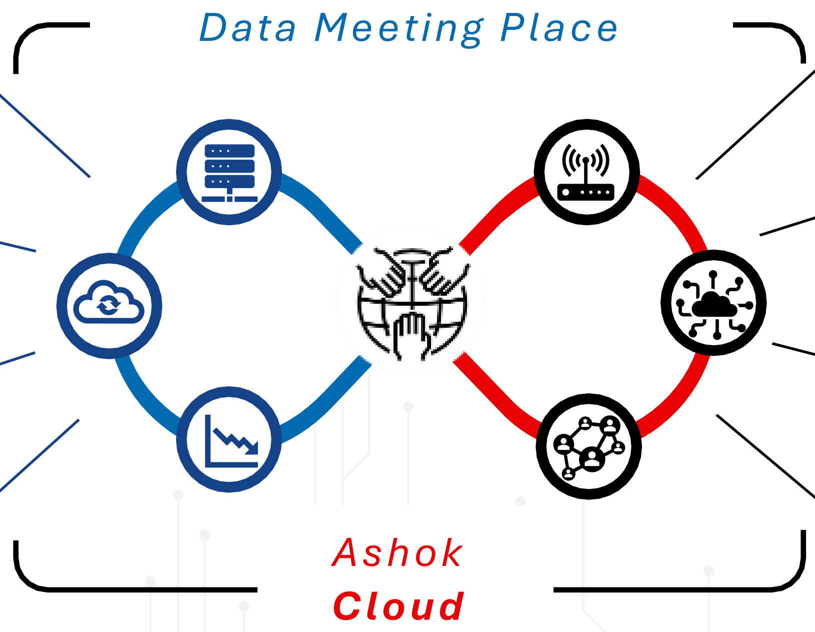
Source: India Data Centre Market Dynamics/ JLL Research

Data Centers: Long-Term Growth Powered by Digital Demand

Anant Raj Limited

Rapid Capacity Addition and Changing Operator Landscape

1.03 GW	U/C Colo IT Load
1.29 GW	Planned Colo IT Load (2024-2028)
322 MW V/s 68MW in 2023	U/C and Planned Cloud Self-Build Capacity
To become ~51% V/s 77% in 2023	Top 5 Colo Operators Market Share



Digital Adoption To Witness a Multi Fold Rise

Internet Penetration	**79% - 2027F** V/s 46% in 2022
Smart Phone Penetration	**75% - 2027F** V/s 47% in 2022
OTT Penetration	**66% - 2027F** V/s 30% in 2022
Social Media User Share	**78% - 2027F** V/s 33% in 2022

Source: Cushman & Wakefield Research

Driving Forces Behind Data Center Growth

The Indian Data Center Market is expected to grow at a CAGR of 15.11% to reach a demand of 6.69k MW by 2025 v/s 3.31k MW of 2023

Government Support

Favorable government initiatives such as Digital India and Make in India are actively accelerating the growth of the data center sector

Data Security

Modern data centers act as secure digital fortresses, safeguarding critical information and supporting the secure foundation of India's digital transformation

Scalability Needs

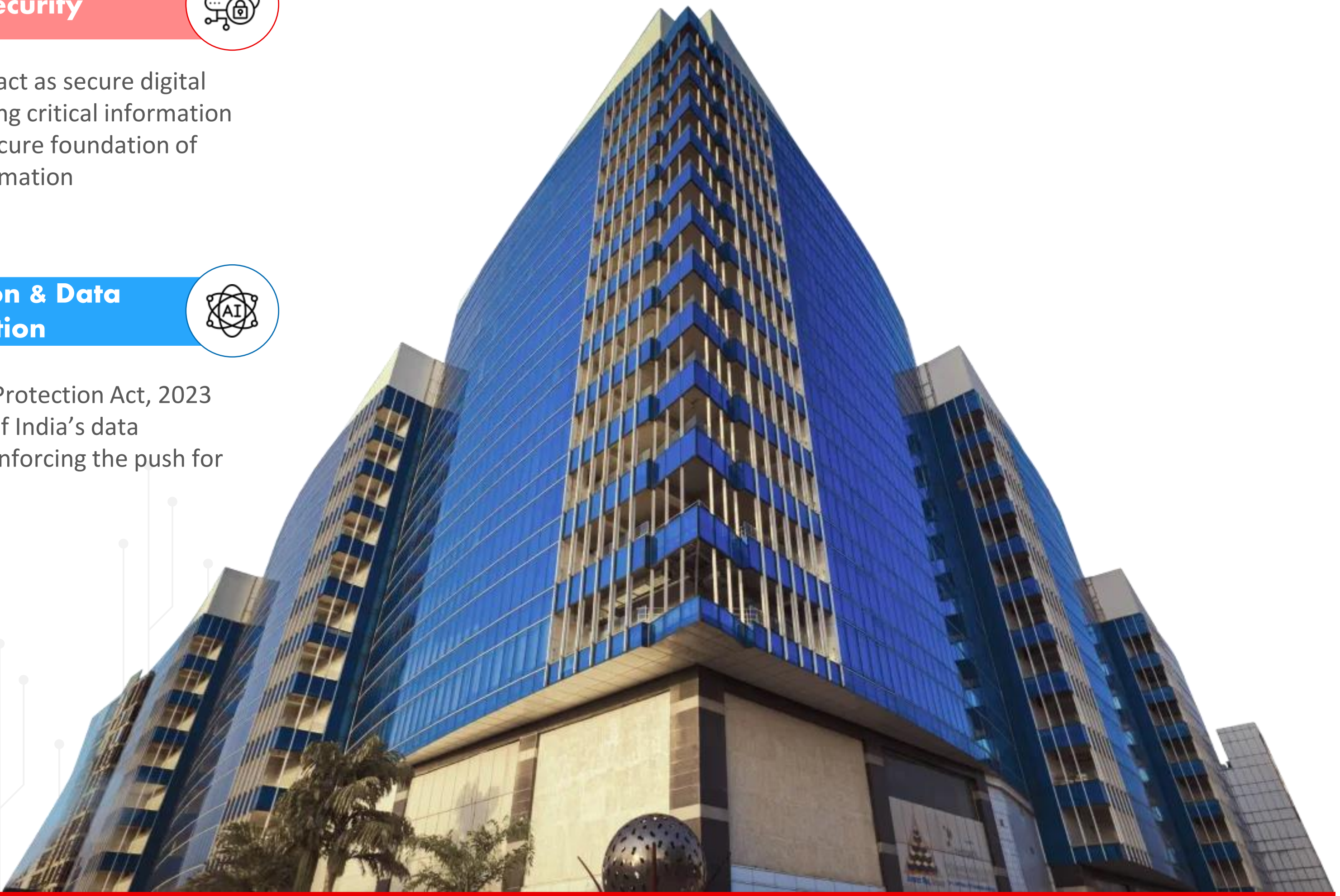
The surge in digital adoption across industries and the rising need to process, manage, and store vast volumes of data are driving the expansion of scalable data center infrastructure

Data Protection & Data Localization

Digital Personal Data Protection Act, 2023 marks the beginning of India's data protection regime, reinforcing the push for data localization

Cloud Adoption

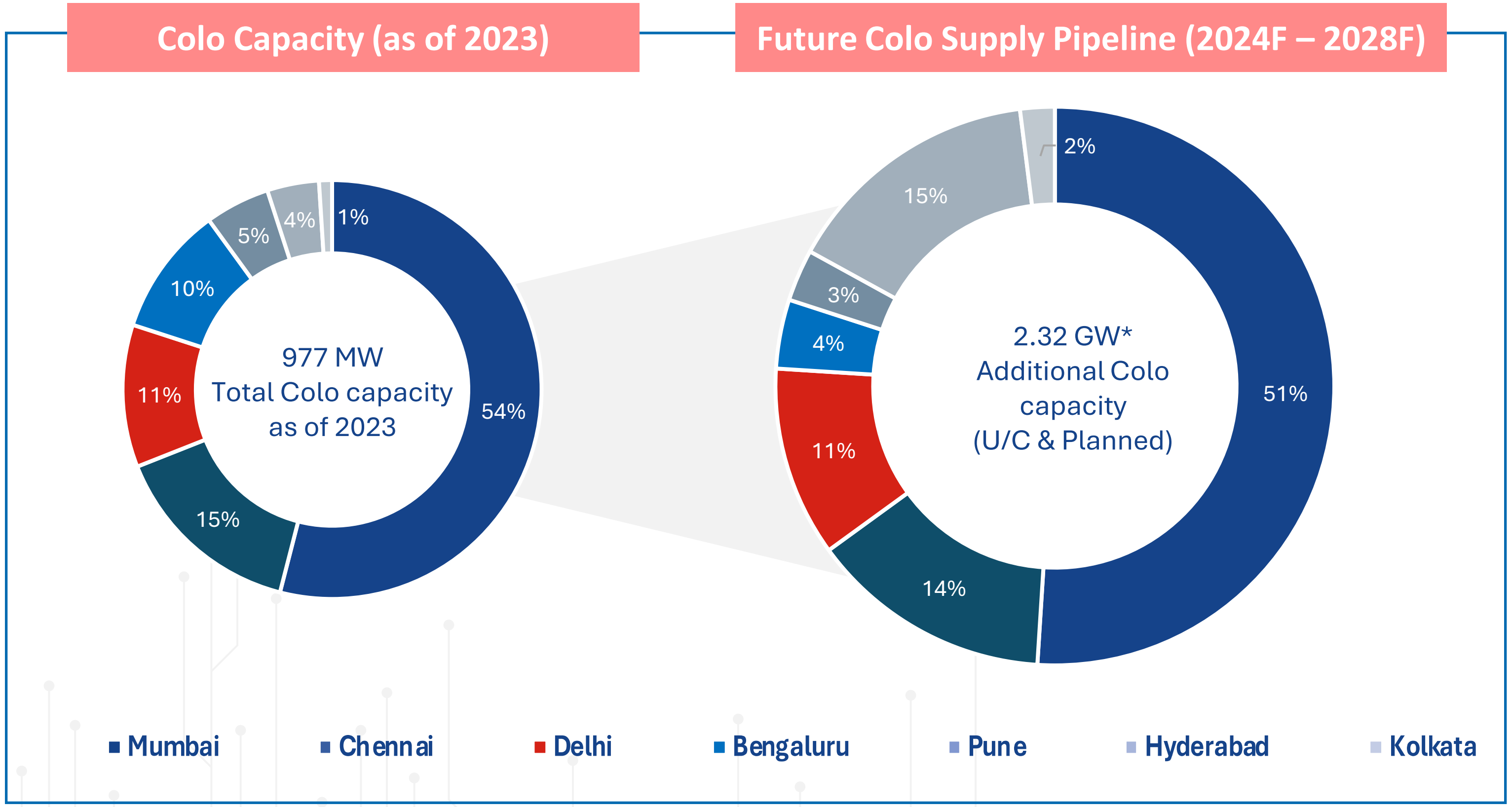
The widespread adoption of cloud services—offering flexible storage, advanced data analytics, and scalable infrastructure—is boosting demand for data centers across the country



Source: India Data Centre Market Dynamics/ JLL Research

India's Data Center Boom: Delhi NCR to Witness Significant Growth

India ranks among the fastest-growing data center markets in the APAC region and is one of the top 15 globally;
Rapid capacity expansion and an evolving operator landscape are expected over the next five years



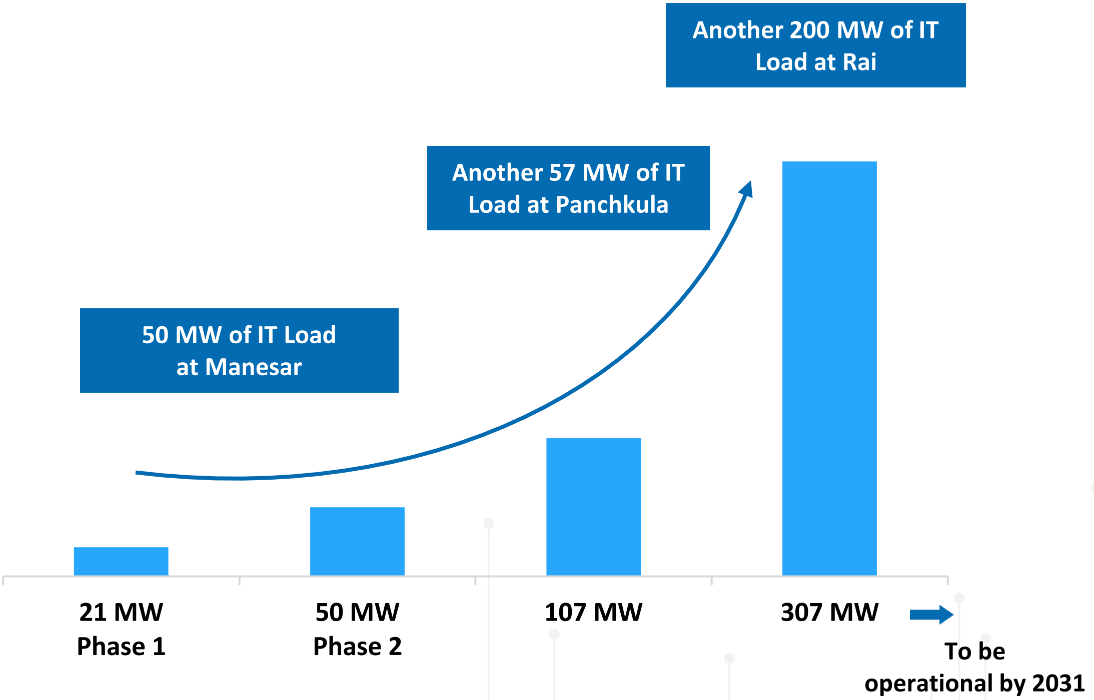
Top 3 DC Markets (Mumbai, Chennai and Delhi NCR) to remain significant even when the market landscape is fast evolving and changing

**Note: 2.32 GW is not a cumulative figure but the new capacity addition by 2028; Colocation (Colo)*
Source: Cushman & Wakefield Research

Scaling Up Our Data Center Capacity for the Digital Future

Anant Raj Limited

Roadmap to our journey to 307 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
- Favorable Macro & Regulatory Factors

Ensuring Unmatched Reliability

Anant Raj Limited

Strategic Alliances with PSUs

TCIL
CSC
e-Governance Services India Limited
रेलटेल RAILTEL
A Government of India Undertaking

Certifications

TIA CERTIFIED
TIER III FACILITY
Integrated Telecom Company ITC Jeddah Cloud Data Center
27 December 2019
UPTIME INSTITUTE CERTIFIED

Technology Partner for Cloud Services

orange™

Global Vendors for Data Center Development

Racks & UPS

IT Design

HVAC - PAHUs

Floor Tiles

Gas Suppression System

On Floor Electrical Panels

With Resilient and Scalable Data Center Properties

	Anant Raj Tech Park, Manesar	Anant Raj Tech Park, Panchkula	Anant Raj Tech Center, Rai
28 MW IT load capacity ready for operations	**6 MW** IT Load operationalised Includes 0.5 MW IT Load for Cloud-owned Data Services	**7 MW** IT Load set to operationalise	Building for 100 MW IT Load ready
	15 MW set to operationalise	Integration of cloud services initiated in association with Cloud Business	Design / work commenced
Future Plan	Incremental **29 MW IT** Load planned in subsequent years	**5.25** acres of greenfield land available with a FSI of **0.6 million** sq. ft. wherein **50 MW** IT Load capacity is envisaged	Opportunity to develop a Data Center with **100** MW IT Load capacity within the existing building. Additional **100 MW IT** Load planned through a greenfield development project.

Powering the Full Spectrum of Cloud Services

Anant Raj Limited

Expanding our services from colocation to cloud solutions in partnership with Orange, providing a complete suite that includes Infrastructure as a Service (IaaS), Platform as a Service (PaaS), and Software as a Service (SaaS)

Since 2019

- Co-location Services

Current Offerings

- Cloud Services – PaaS and SaaS (In association with Orange Business)
- Co-location Services
- 28 MW IT load capacity ready for operations

Future offerings

- Co-location Services
- Cloud Services – IaaS (In association with Orange Business)
- Artificial intelligence enabled solutions

25% of the 307 MW IT load capacity will be utilized for cloud services

Ashok Cloud : Core Offerings

Anant Raj Limited

Comprehensive Data Center 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

Anant Raj Limited

ASHOK CLOUD
DIGITAL CLOUD SERVICES

01
Scalability
Easily scale resources up or down based on demand

02
Security
Advanced security measures to protect your data

03
Cost-Effectiveness
Competitive pricing with transparent billing

04
Compliance
Adherence to local regulations and industry standards; Compliant with Tier 3 standard SLAs for optimal performance and reliability

05
OEMs
Best OEM products for unparalleled quality and performance

vmware by Broadcom · cisco · paloalto networks · f5 · NetApp

Priorities for Future Growth

Anant Raj Limited

Projects in Sector 63A, Gurugram

10.87 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

New Incremental Capacity of **22 MW IT Load** at Panchkula & Manesar, ready to be operationalised

Co-Location Expansion

Scale up to 307 MW IT Load by 2031

Cloud Service Adoption

Cloud Services operationalised offering Infrastructure as a Service **("IaaS")**

Offer Full Array of Services in Cloud

Enhanced capability to offer **higher margin services** like Platform as a Service (PaaS) and Software as a Service (SaaS)

** 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 signal 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

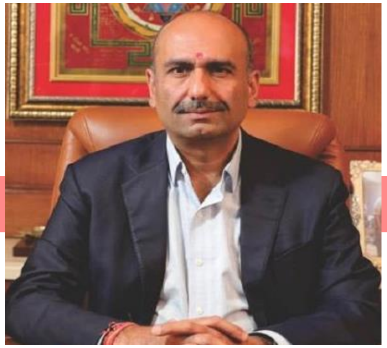
Strong execution capability & experience

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

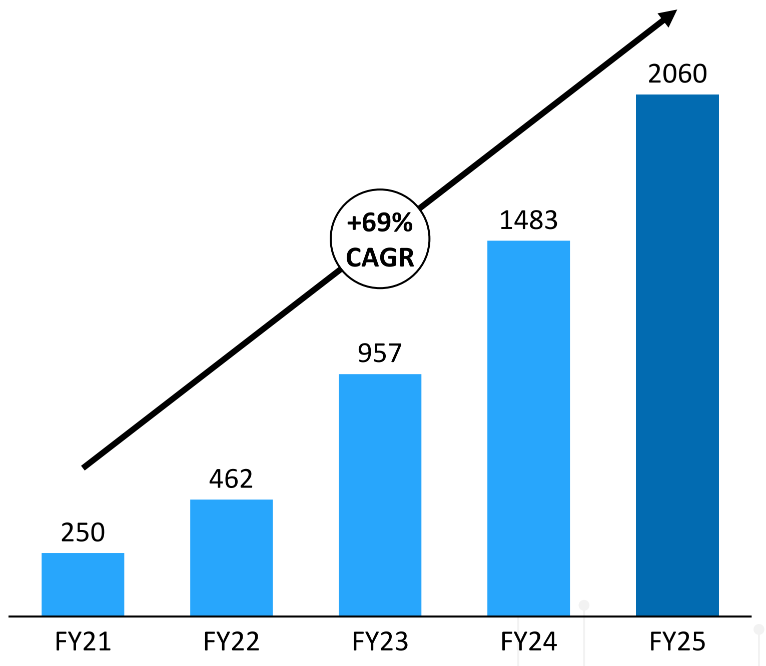
Anant Raj Limited

Financial Performance

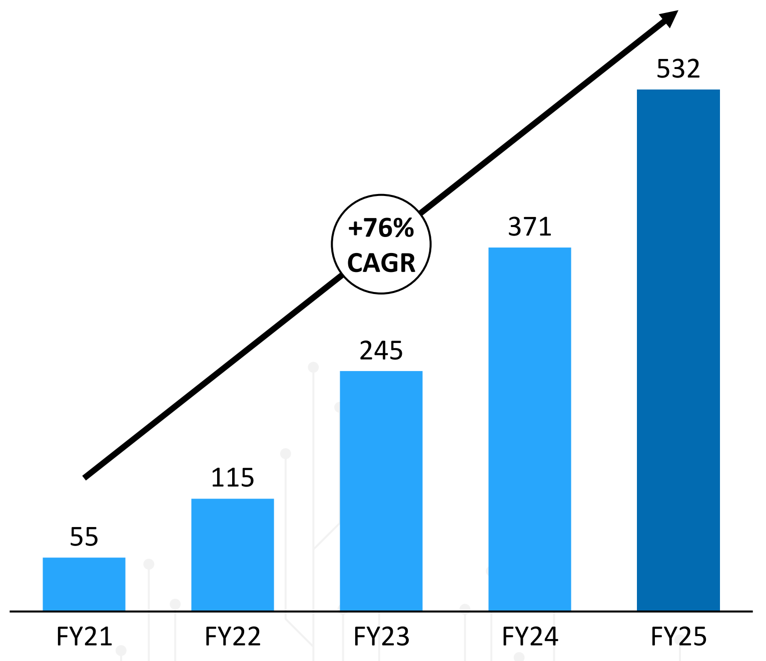
FY25 Performance at a glance

Anant Raj Limited

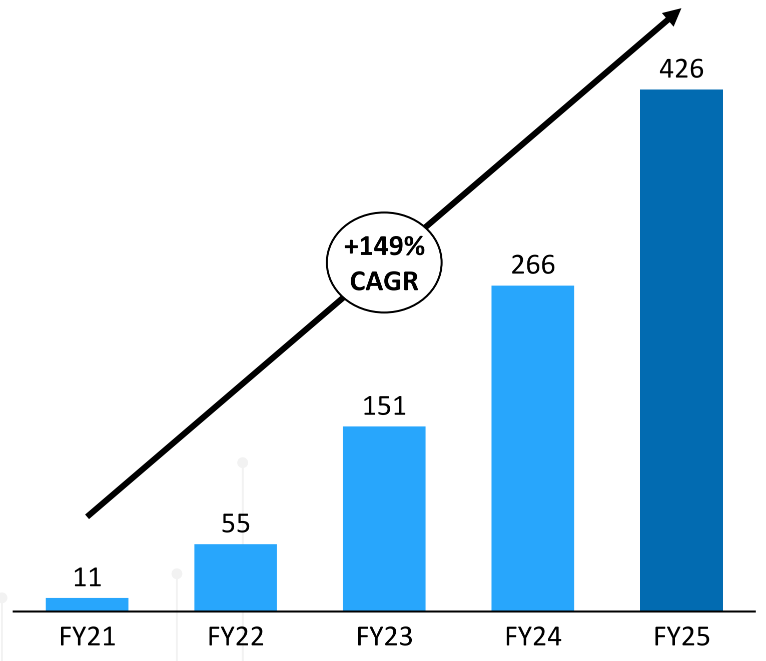
Revenue (₹ Cr)



EBITDA (₹ Cr)*

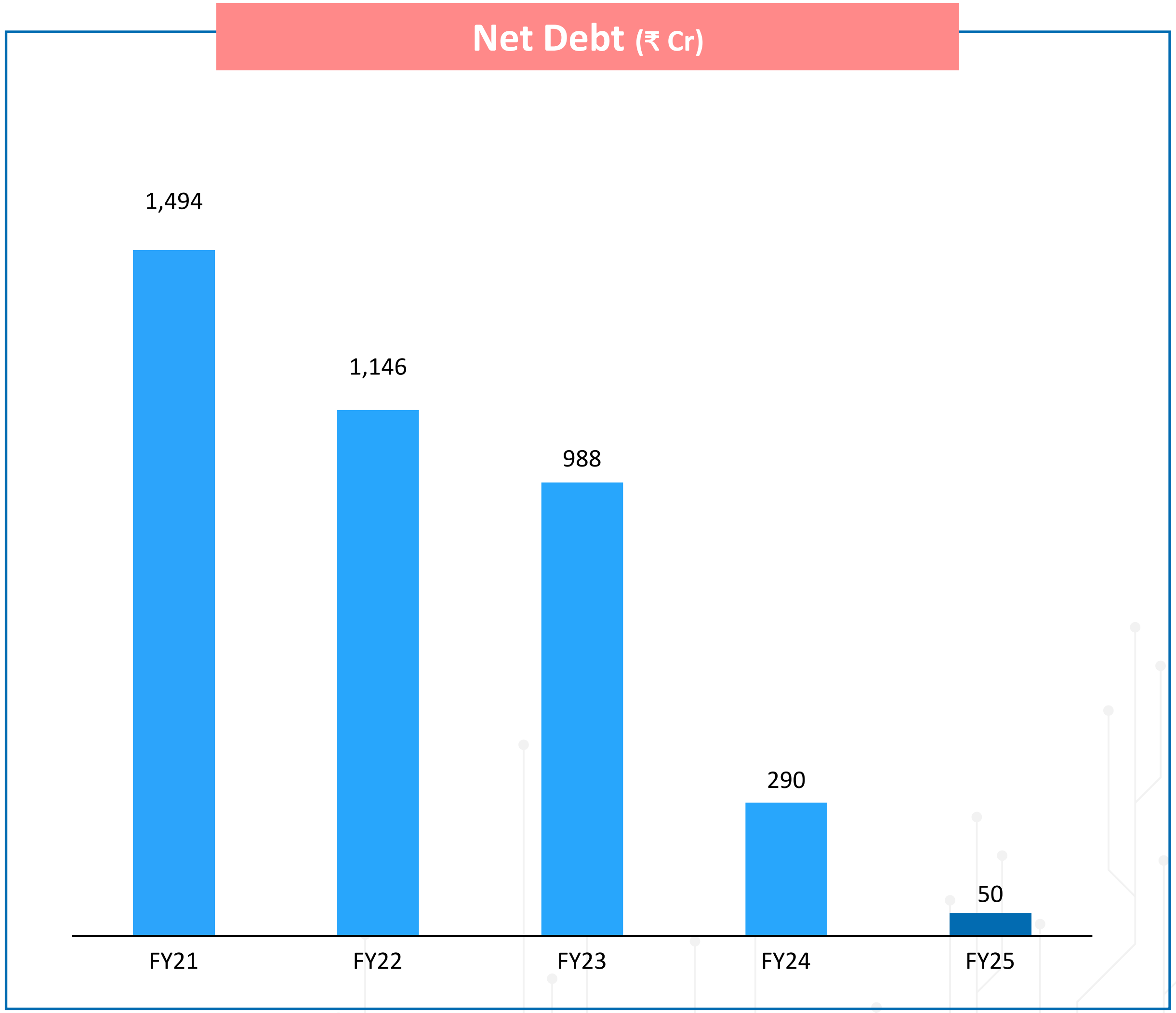


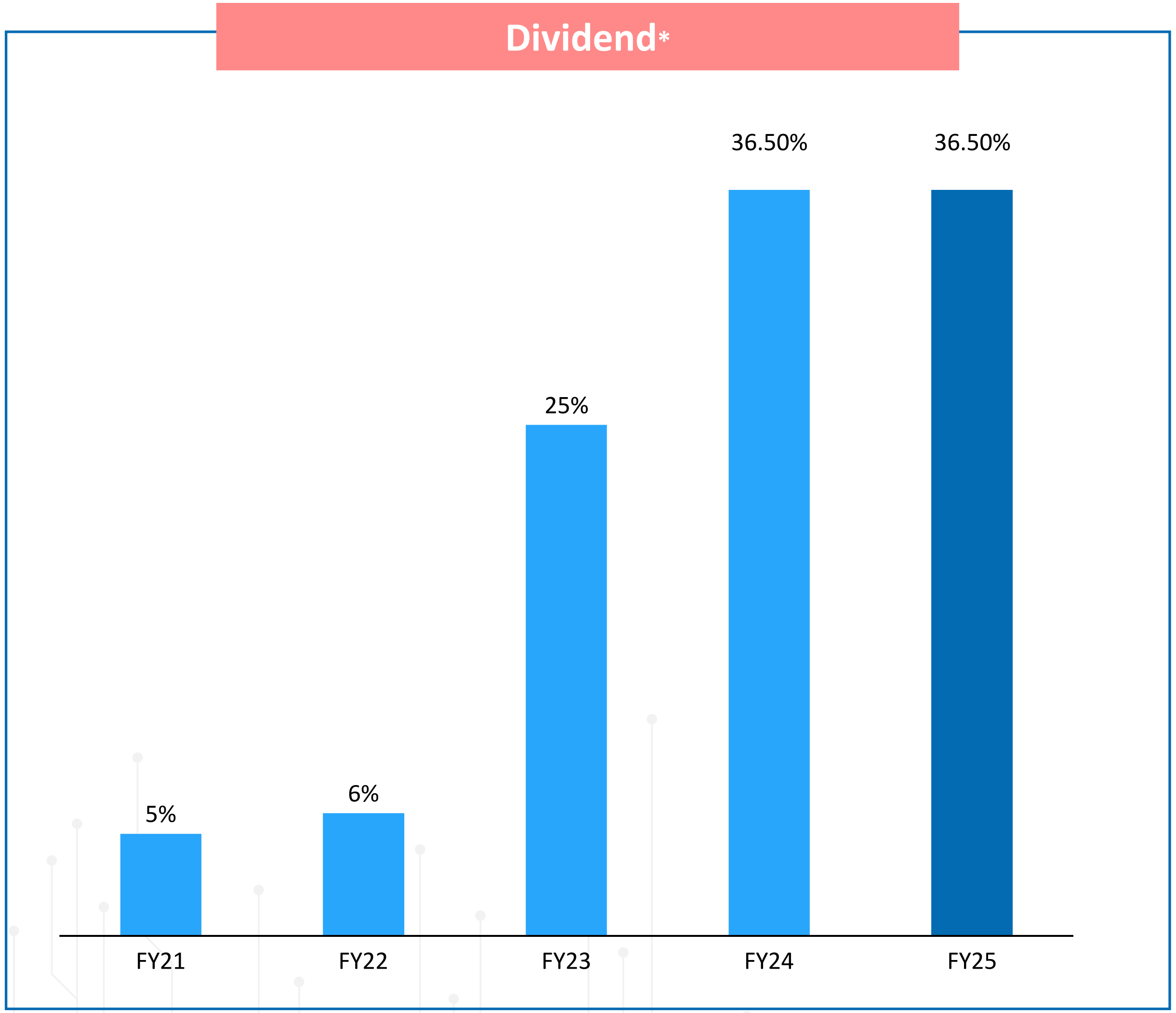
PAT (₹ Cr)



*Includes Other Income

Reduced Net Debt & Consistent Dividend Payouts





*As a % of face value

Building Sustainable communities

Through our meaningful interventions across healthcare, education, rural development, skill-building, and environmental sustainability, we strive to create lasting social impact and build stronger, more sustainable communities.

Monica Sarin Foundation established in 2019 by Smt. Monica Sarin, daughter-in-law of our founder, Shri Ashok Sarin, the Monica Sarin Foundation serves as our dedicated CSR arm. Guided by the belief that service is not just a responsibility but a way of life, the Foundation works across critical areas including education, women's empowerment, healthcare, and holistic community development. Its initiatives are designed to create equitable opportunities and empower underserved communities

Prem Chikitsa Kendra, Ashok Sarin Health Centre
Aligned with our commitment to healthcare, we have established Prem Chikitsa Kendra, a modern medical facility operating within the Ashok Sarin Health Centre. This centre provides affordable and accessible healthcare services, delivered by skilled professionals, bringing quality medical care closer to those who need it the most

Building Stronger Community Bonds at Anant Raj



CSR Focus Areas

- Education
- Rural Development
- Community Development
- Employment
- Healthcare
- Skill Development and Vocational Training

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

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Anant Raj Limited

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Meeting Request Link