

Anant Raj Limited

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ARL/CS/13529

November 10, 2025

<p>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</p> <p>Scrip code: ANANTRAJ</p>	<p>The Manager Listing Department BSE Limited, Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001</p> <p>Scrip code: 515055</p>
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Subject: "Earnings Presentation"

Dear Sir/Madam,

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

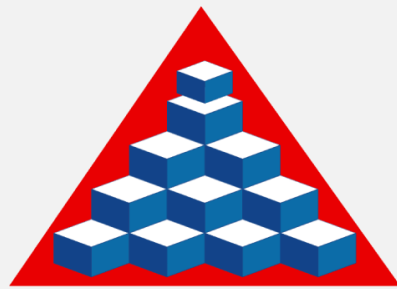
You are requested to kindly take the same on your records.

Yours Faithfully,

For **Anant Raj Limited**

Neeraj Kumar
Company Secretary
A55302

Encl: as above

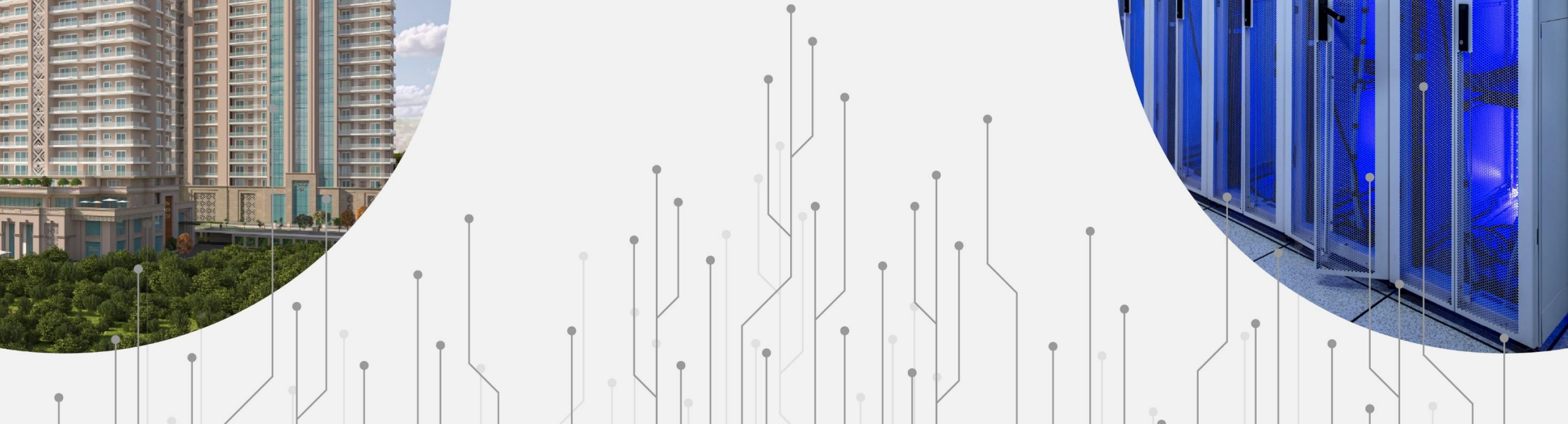


Anant Raj Limited

ANANT RAJ LIMITED

Earnings Presentation

Q2 & H1 FY26



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Group Housing - Artistic image

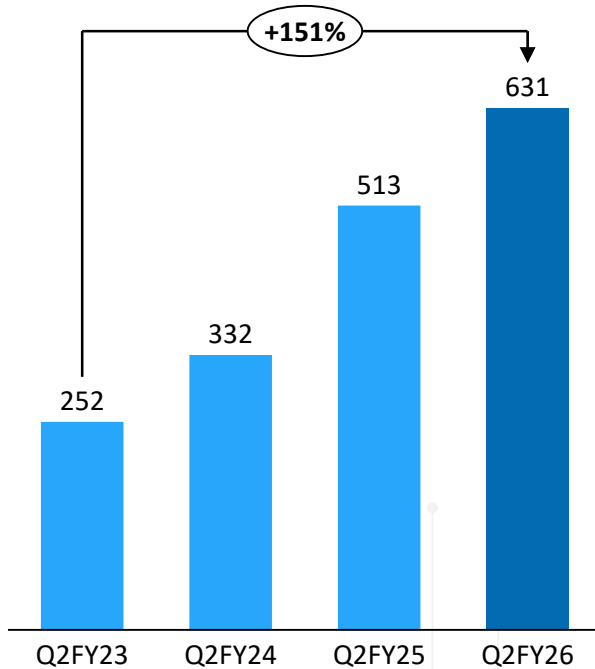


Quarterly Highlights

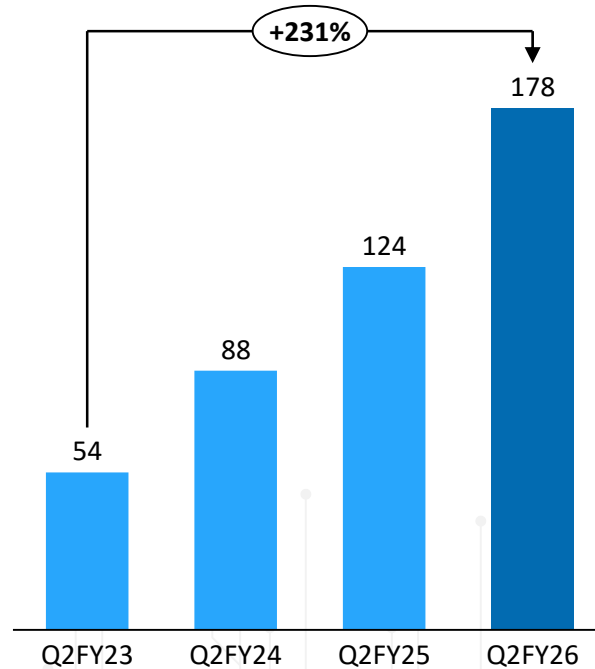


Q2 FY26 Performance at a glance

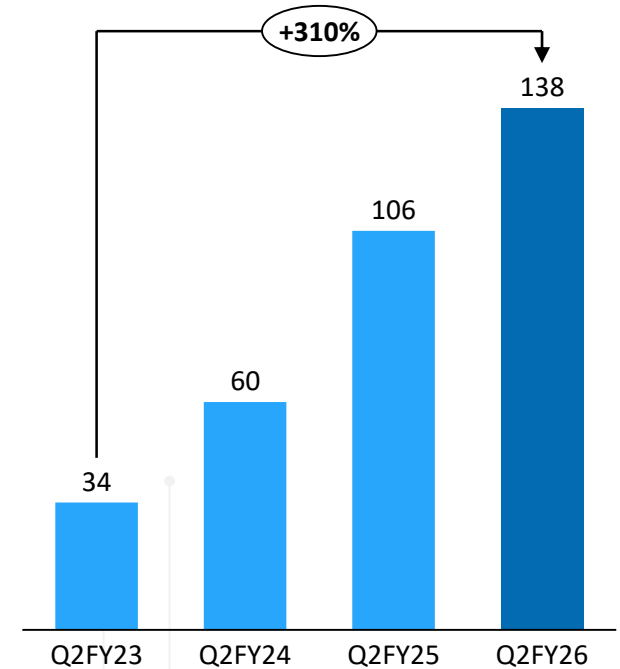
Revenue (₹ Cr)



EBITDA (₹ Cr)*

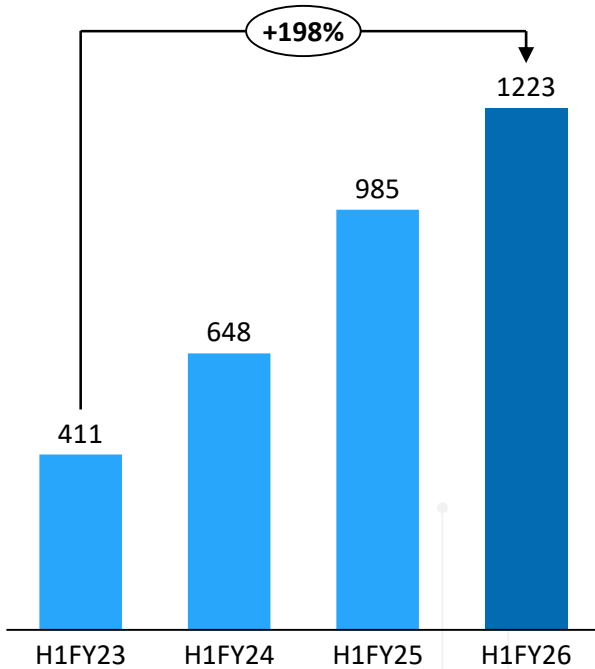


PAT (₹ Cr)

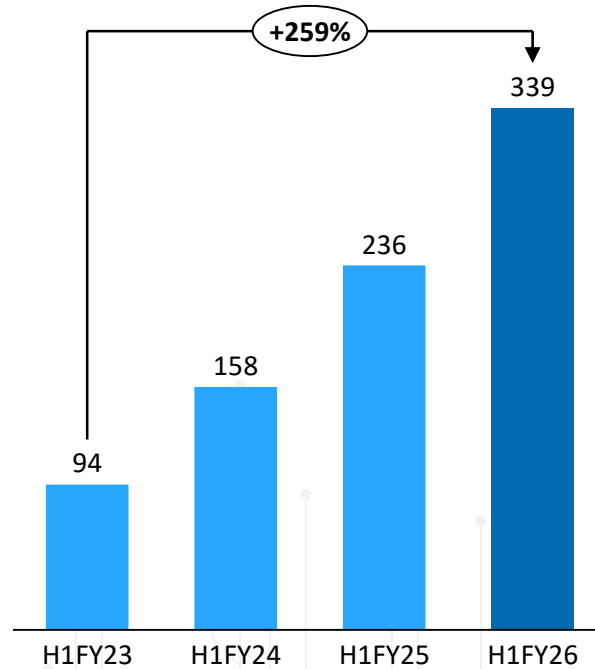


H1 FY26 Performance at a glance

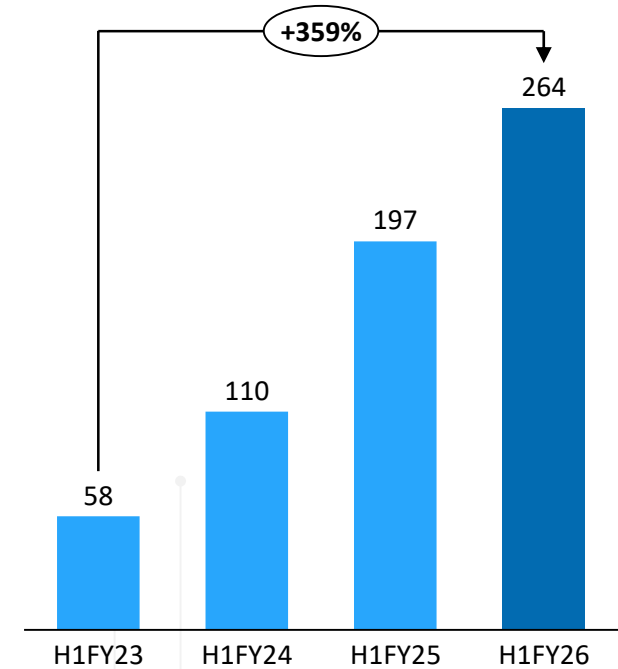
Revenue (₹ Cr)



EBITDA (₹ Cr)*



PAT (₹ Cr)



Key Highlights of Q2 and H1 FY26

Q2 FY26 Highlights



- **Revenue from Operations** (including income from Data Centers) stood at ₹ 630.79 Cr, up 23.00% YoY
- Revenue from **Data Center, Infrastructure and Allied services** stood at ₹ 35.47 Cr.
- **EBITDA** stood at ₹ 177.94 Cr, up 43.85% YoY.
- **EBITDA Margins** for the quarter stood at 27.76% up 415 bps YoY from 23.62%
- **PBT** grew by 44.10% YoY to ₹ 164.43 Cr
- **PAT** grew by 30.79% YoY to ₹ 138.18 Cr
- **PAT Margins** for the quarter stood at 21.56% up 139 bps YoY from 20.17%
- **Raised ₹1,100 Cr** through QIP to fund expansion with strong FII and DII participation, to focus on scaling the fast-growing Data Centre and Cloud Infrastructure segment.
- The Company remains **net cash positive** post the prepayment of ₹125 crore of debt.

Note: EBITDA is including other income

H1 FY26 Highlights



- **Revenue from Operations** (including income from Data Centers) grew by 24.22% YoY to Rs.1223.20 Cr.
- Revenue from **Data Center, Infrastructure and Allied services** stood at ₹ 58.42 Cr.
- **EBIDTA** stood at ₹ 338.58 Cr, up 43.17% YoY.
- **EBIDTA margins** for the half year FY26 stood at 27.23% up 371 bps YoY from 23.52%
- **PBT** grew by 44.51% YoY to ₹ 314.81 Cr
- **PAT** grew by 34.28% YoY to ₹ 264.08 Cr
- **PAT Margins** stood at 21.24% up 168 bps YoY from 19.56%

Key Highlights of H1 FY26

Real Estate



- **Received further approvals** and is currently in advance stage launch of Luxury High rise residential development of the **“The Estate One”** on Golf Course Extension Road, Sector 63 A, Gurugram over **5.09 acres** having approx. area of **1.09 million sq. ft.**
- **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**.
- Another Group Housing over **5.21 acres** is progressing as per schedule and is expected to receive permissions in Q4 of FY26.

Delivery of Projects:

- Project Navya being developed by Avarna Projects LLP, a 50:50 joint venture between Birla Estates and Anant Raj limited is expected to commence delivery of its phase-2 from December, 2025 onwards;
- Delivery of **Ashok Estate** of over **20 Acres**, having developmental area of approx. **1.34 million sq. ft.** almost completed.
- Received approval and **initiated development of Community Center & Commercial Tower** at “Ashok Estate,” Sector 63A, Gurugram

Data Center & Cloud Services



- **Data Center Expansion** – 2nd data center facility at Panchkula was operationalised with a capacity of **7 MW** IT load and Manesar facility enhanced to **21 MW** IT load capacity.
- **“Bharat Built” a special event** was hosted on 1st & 2nd August 2025 to showcase the expanded capacity at Manesar and Panchkula. 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
- **Expansion of Cloud Services (“Ashok Cloud”)**-Infrastructure as a Service, at Manesar & Panchkula is in **advance stage for operationalization** as scheduled.
- **Data Center expansion at Rai, Sonipat commenced.** Initially to have 20 MW IT Load. Total planned capacity at Rai is ~200 MW IT Load.
- Anant Raj Cloud, wholly owned subsidiary of the company to **further expand** its Data Center facilities, Colocation and Cloud services across all three locations i.e. Manesar, Rai and Panchkula to **117 MW IT Load by FY 28**. The funding for entire capex is lined up.
- **Acquired one large Private Sector Client for Colocation & Cloud Services**, covering approx. 3 MW-IT load at Manesar facility.



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

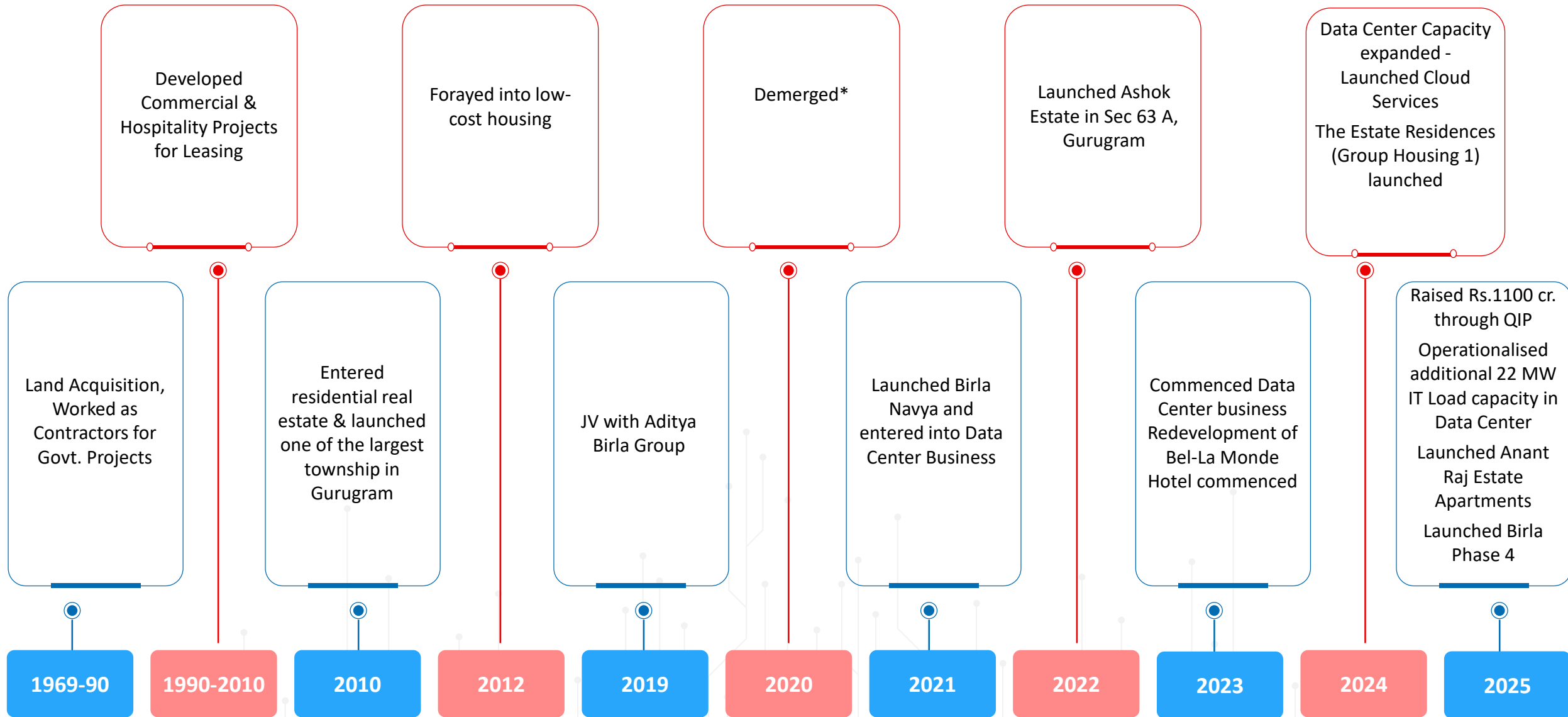


11.30 msf
completed
Residential and
Commercial Projects



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

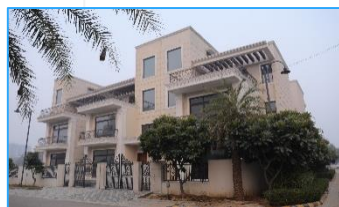


Luxury Group
Housing Projects

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

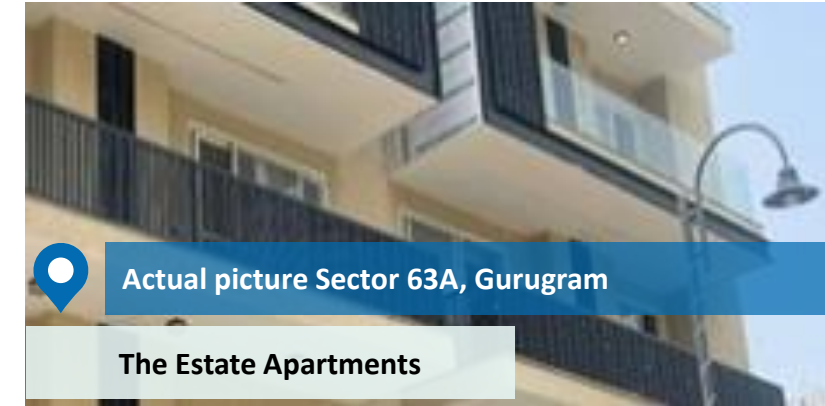
- Spread across 20.14 acres of land
- Offerings include plots of various sizes

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 launched in Jan 26
- Completion date : Dec 28
- Total Saleable Area: 0.40 msf

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



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
- Phase 1 delivered and delivery of phase 2 to commence shortly

Expansion Outlook

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



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; 1.09 msf & estimated revenue: ₹2,180 Cr
- Luxury Group Housing 3 with saleable area of 1.33 msf & estimated revenue: ₹2,886 Cr



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



Commercial Business



Presence across diversified portfolio



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



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.



Project Highlight

- Hotel Stellar 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.



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



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
Total		83.43

Low Cost Land Bank: Fuelling Future Growth Visibility

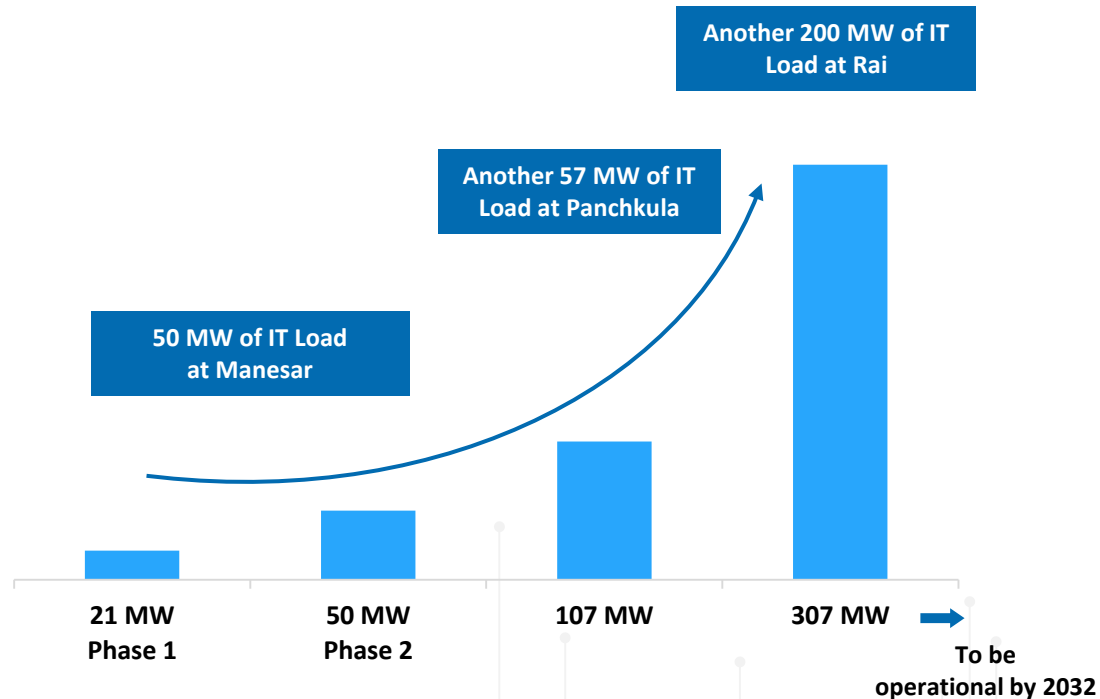


Data Centres & Cloud Services



Scaling Up Our Data Center Capacity for the Digital Future

Roadmap to our journey to 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



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



CLIMAVENETA

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

6 MW IT Load operationalised
Includes 0.5 MW IT Load for Cloud-owned
Data Services

7 MW IT Load operationalised

Building for 100 MW IT Load ready

15 MW operationalised

Integration of cloud services
in association with Cloud Business is in an
advanced stage

Design / work commenced for 20 MW

Future Plan

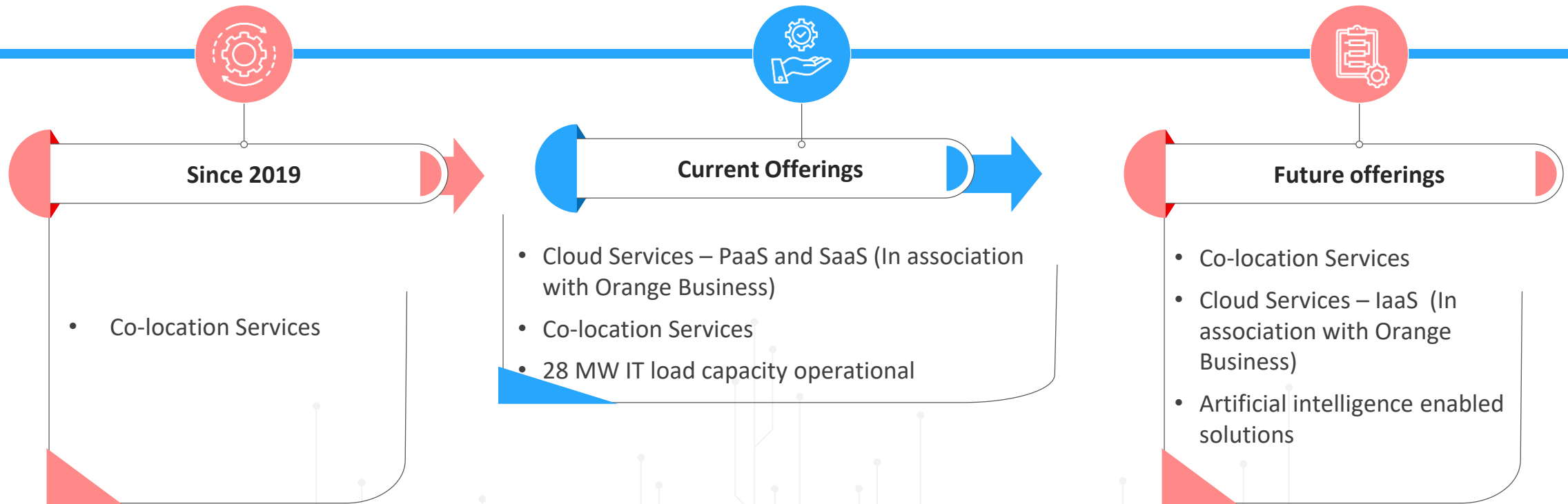
Incremental **29 MW IT** Load planned in
subsequent years

5.25 acres of greenfield land available with an 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

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)



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

Comprehensive Data Center Solutions Tailored to Your Needs



Compute



Storage



Backup and DR



Network And Security



Containerised Service



Migration



OS Management



Consulting Services

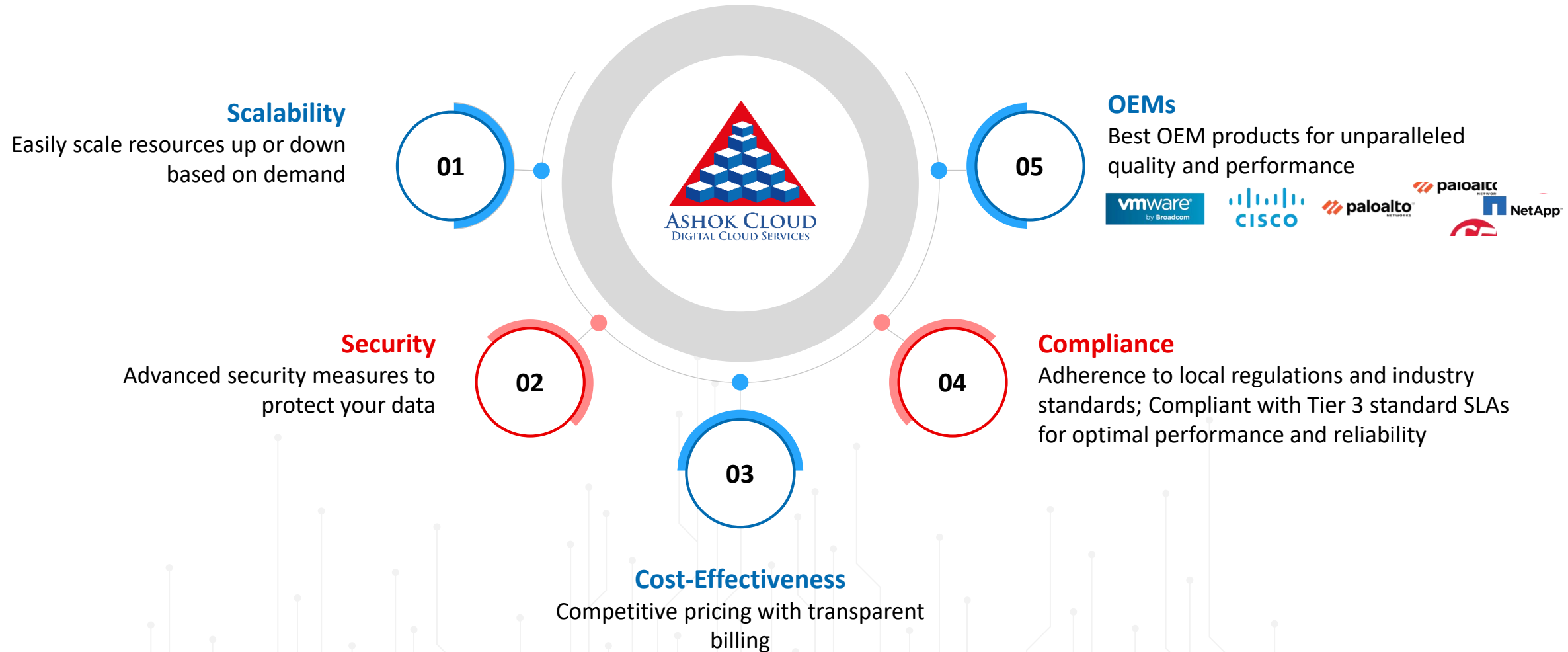


Monitoring And Support



Migration Assistance

Empowering the Future of Data with Next-Generation Infrastructure



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

New 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 307 MW IT Load by 2032



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



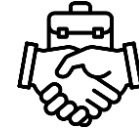
Future-Ready Data Center Infrastructure

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 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**

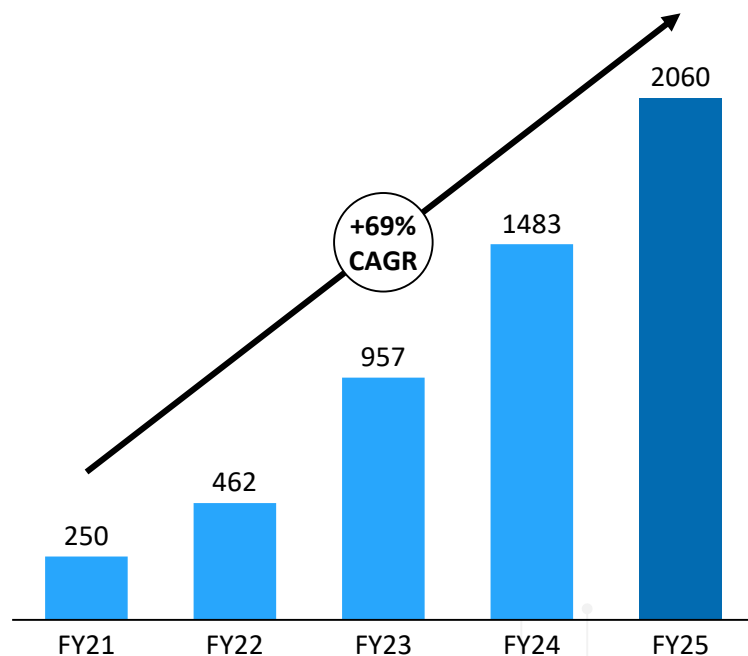


Financial Performance

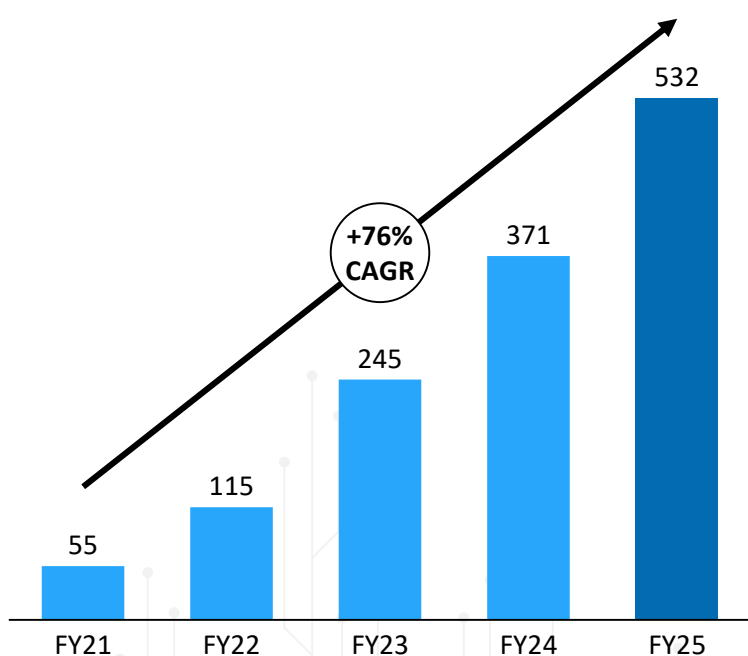


Performance at a glance – Last 5 years

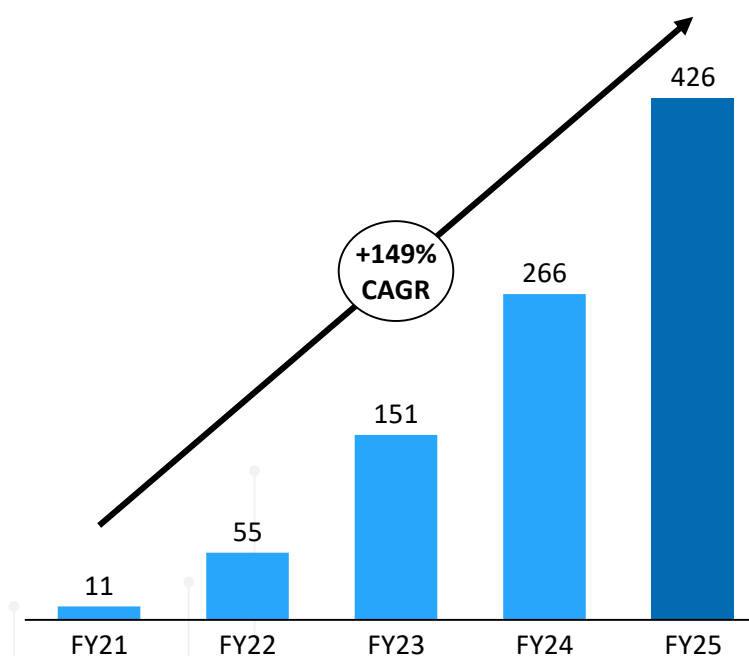
Revenue (₹ Cr)



EBITDA (₹ Cr)*

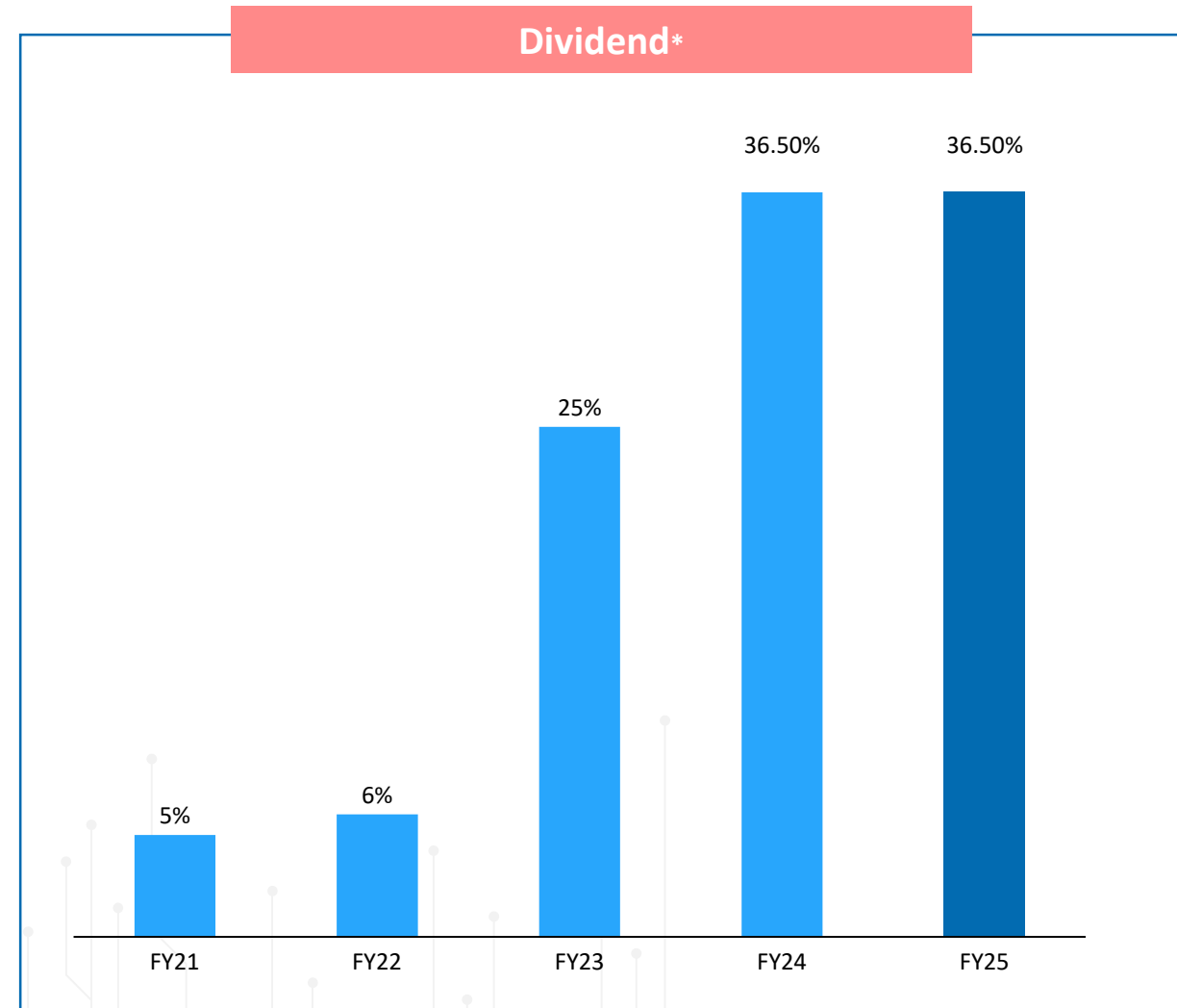
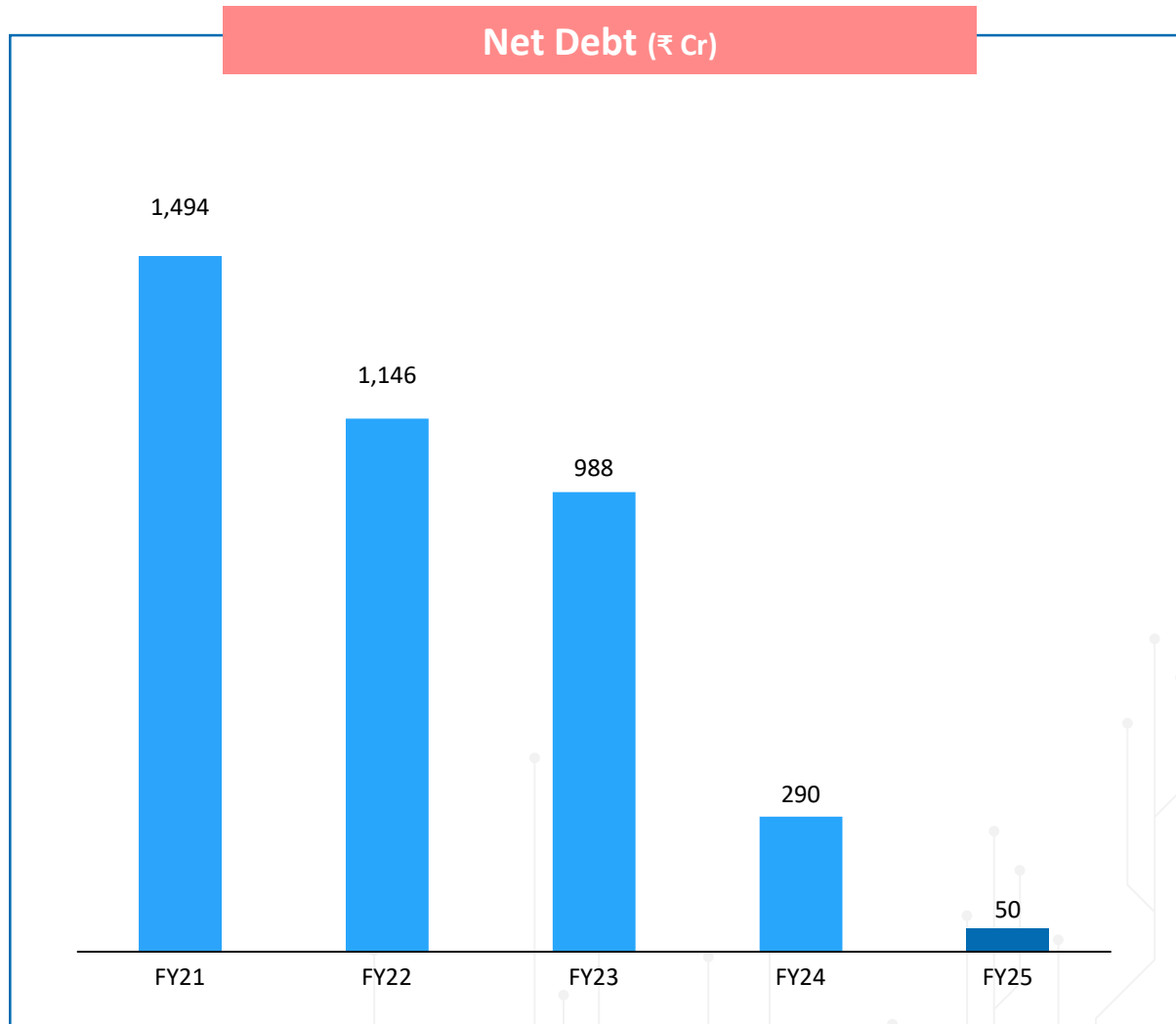


PAT (₹ Cr)



*Includes Other Income

Reduced Net Debt & Consistent Dividend Payouts



*As a % of face value

Building Stronger Community Bonds at Anant Raj



CSR Focus Areas



Education



Rural Development



Community Development



Employment



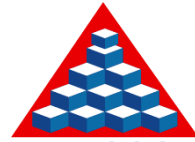
Healthcare



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

COMPANY :



Anant Raj Limited

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CIN :L45400HR1985PLC021622

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INVESTOR RELATIONS ADVISORS :



MUFG Intime India Private Limited

A part of MUFG Corporate Markets, a division of MUFG Pension & Market Services

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Mr. Irfan Raeen

irfan.raeen@in.mpms.mufg.com

Meeting Request

Link



Thank you

