

Anant Raj Limited

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ARL/CS/13500

July 25, 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: "Investor Presentation"

Dear Sir,

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

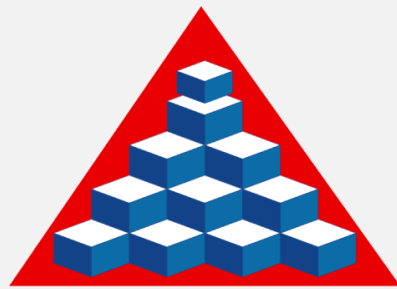
You are requested to kindly take the same on your records.

Yours Faithfully,

For **Anant Raj Limited**

Neeraj Kumar
Company Secretary
A55302

Encl: As above

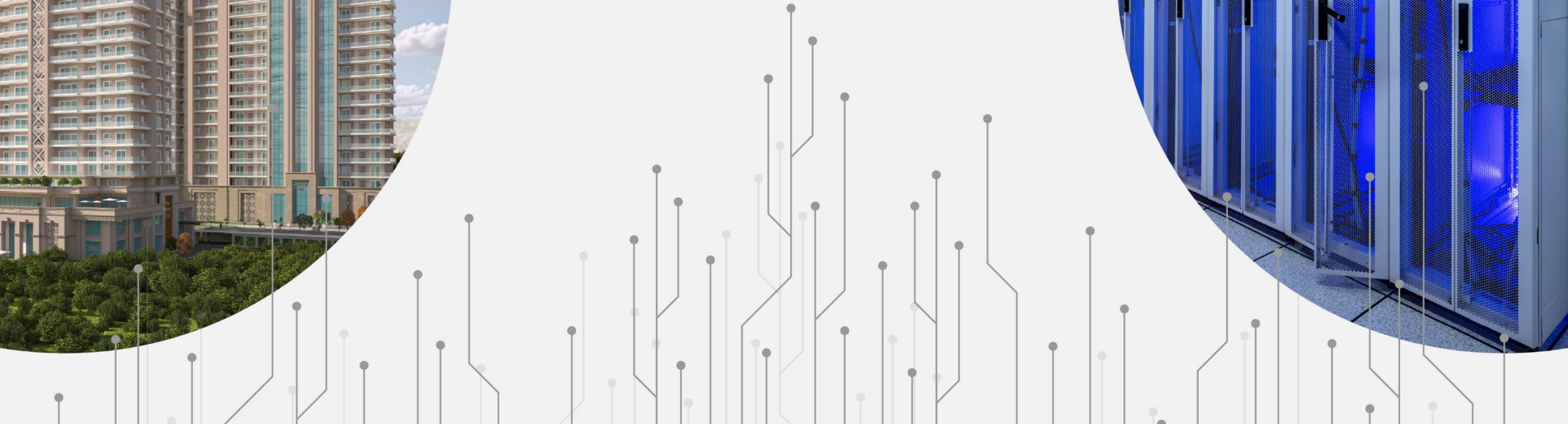


Anant Raj Limited

ANANT RAJ LIMITED

Investor Presentation

Q1 FY26



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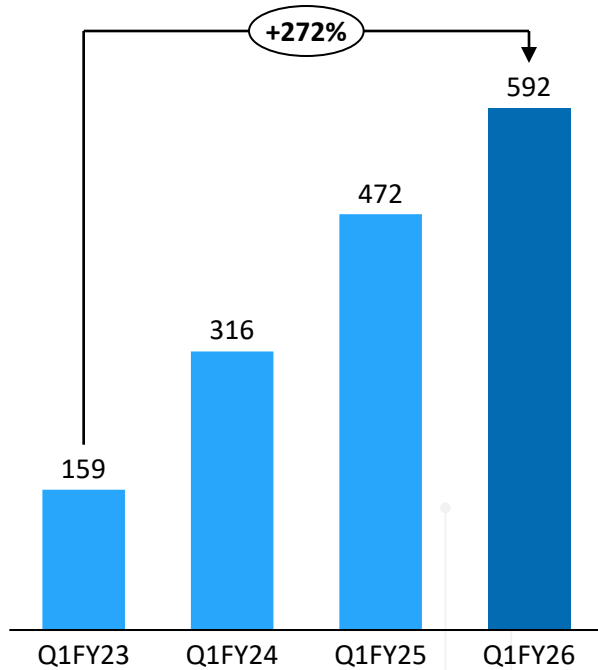


Quarterly Highlights

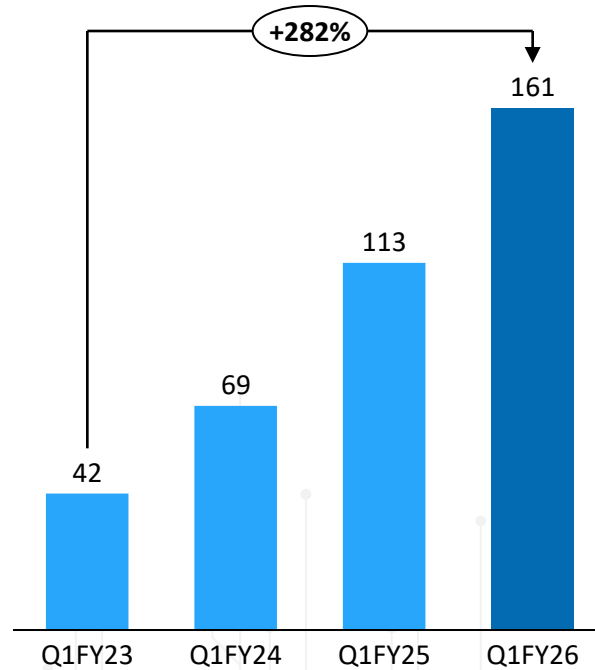


Q1 FY26 Performance at a glance

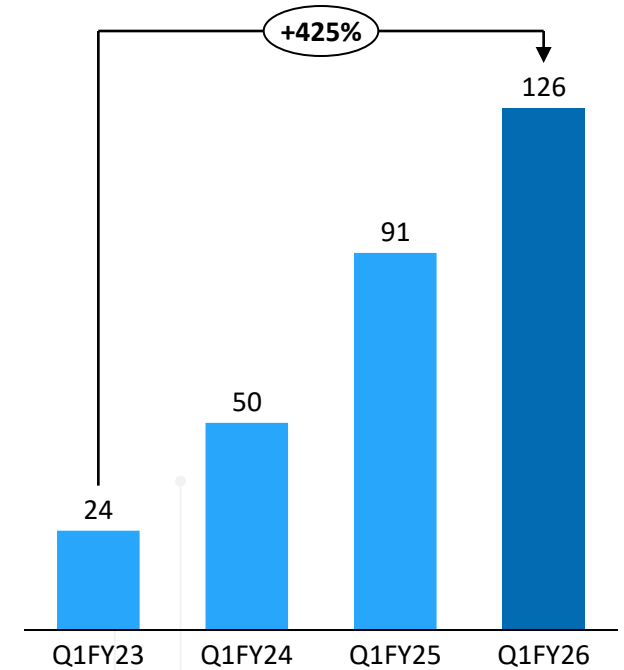
Revenue (₹ Cr)



EBITDA (₹ Cr)*



PAT (₹ Cr)



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.



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 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

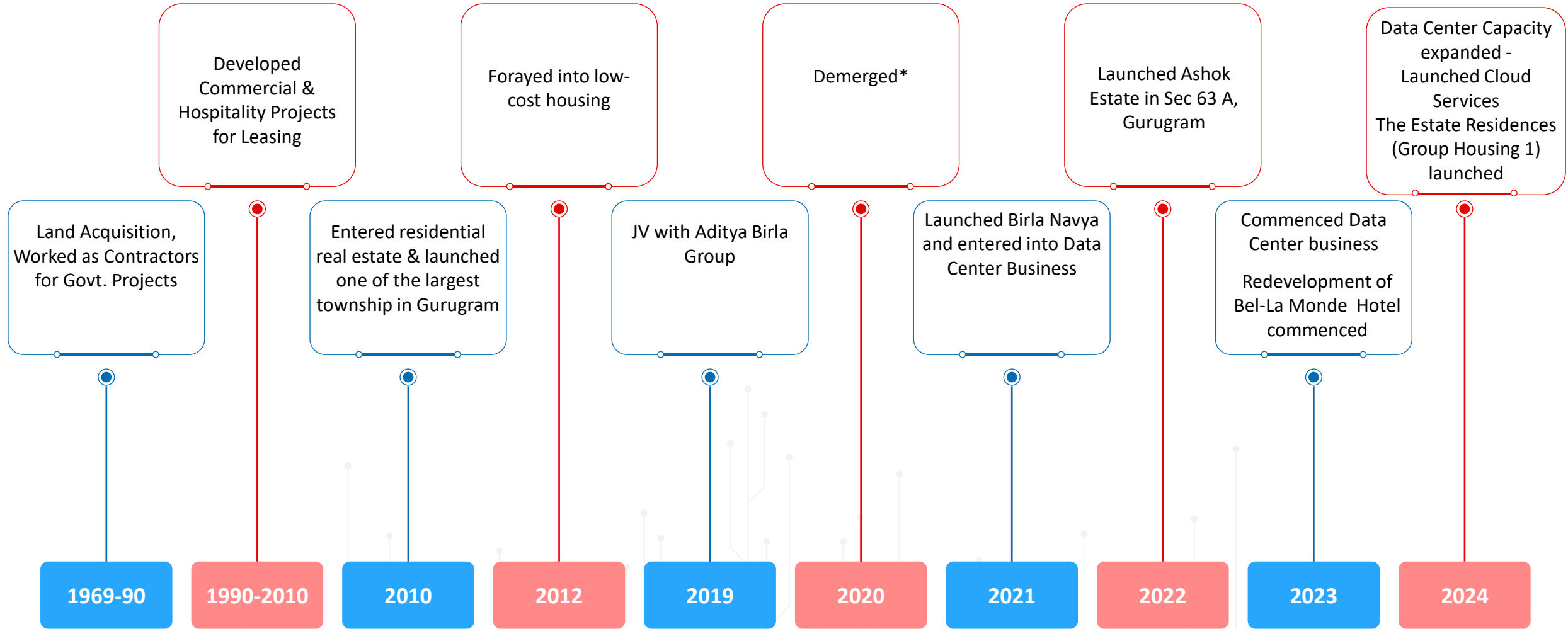


9.96 msf completed
Residential and
Commercial Projects



2,663 Units of
Affordable Housing
– Completed

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

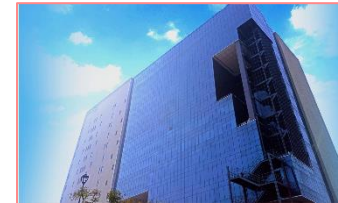
Affordable
Housing Projects



Plots & Villas
Projects

Annuity Business

Data Centers

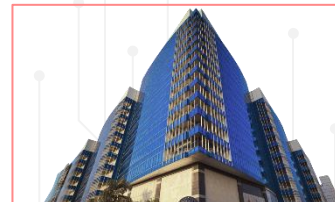


Commercial
Buildings

Hotels



IT Parks & Office Space

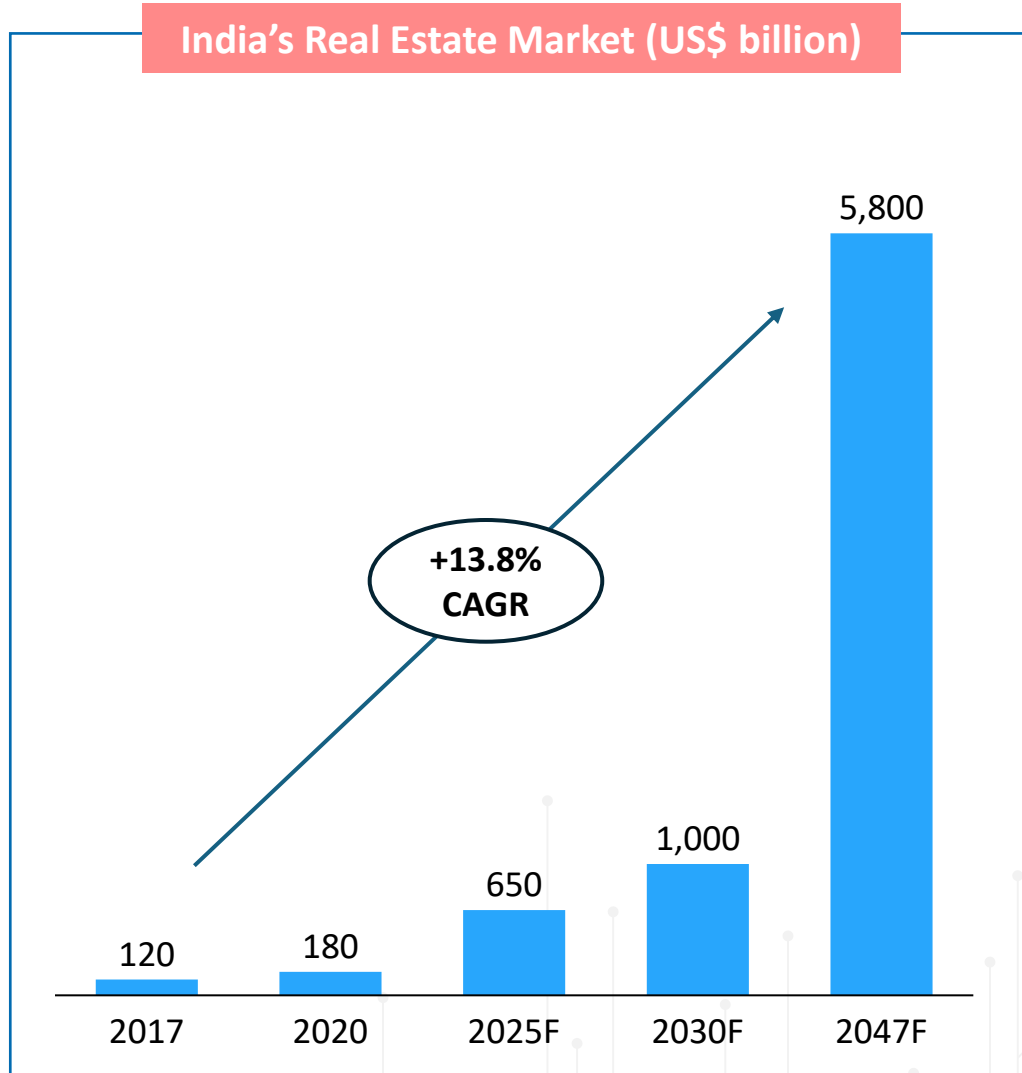




Residential Business



India's Real Estate : A Sector Poised for Growth



Real Estate Sector's Contribution to GDP of India



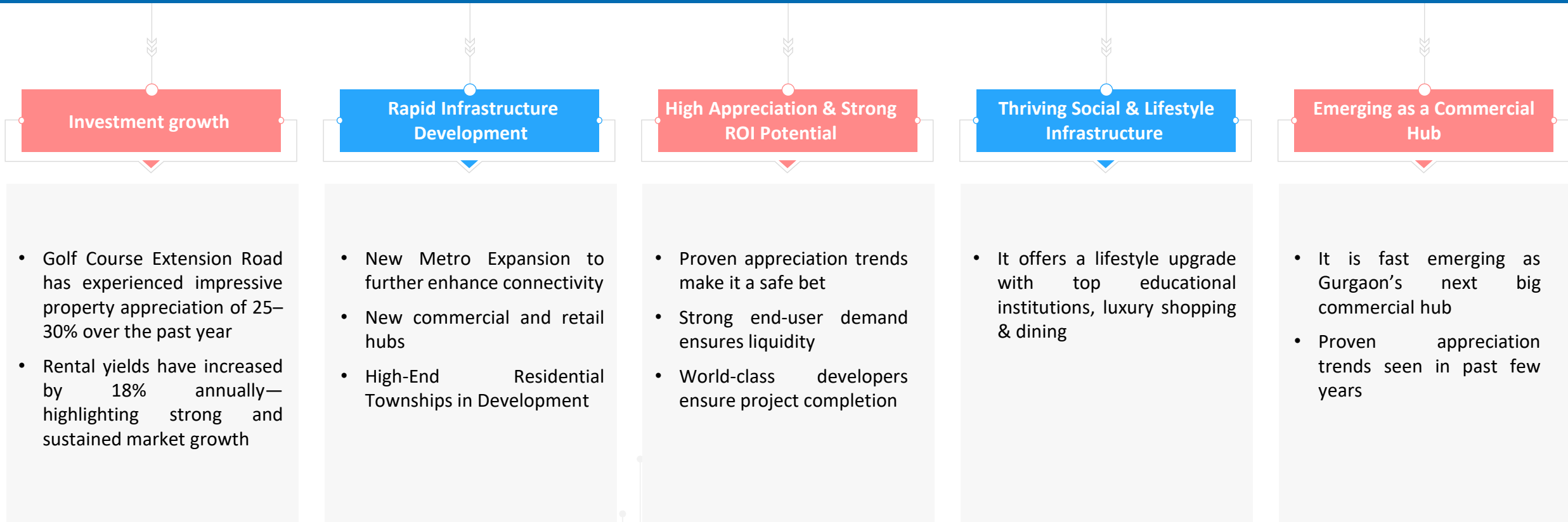
The housing market in Delhi NCR continues to experience a notable uptrend during 2024

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

Gurugram Golf Course Extension Road: The Next Big Growth Corridor



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



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



Sector 63A, Gurugram



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



Actual picture
Sector 63A, Gurugram



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

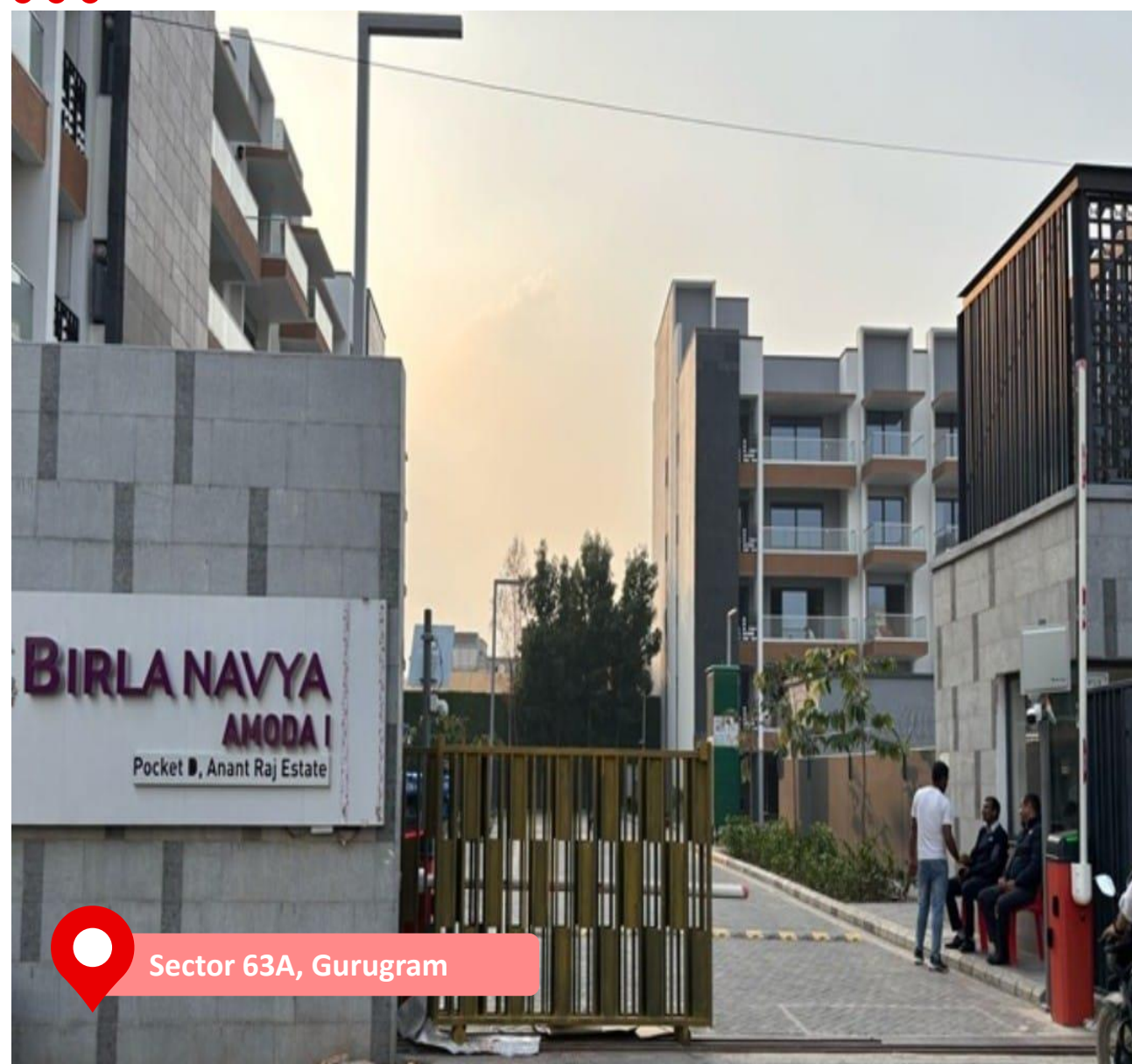


Upcoming – Q4FY26

The Estate Apartments 2

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

Avarna Independent Floors



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.



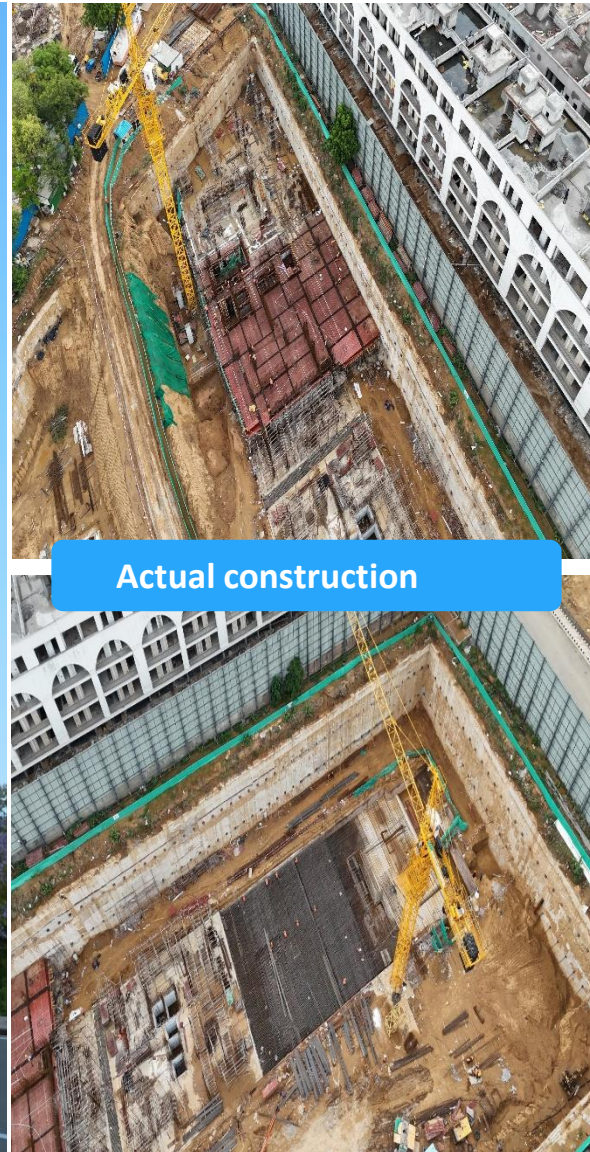
Growth & Expansion Outlook

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

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

Sector 63A, Gurugram

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



Tirupati, Andhra Pradesh



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



Commercial Business





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



Anant Raj Center I



Anant Raj Center II



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



Office Building Sector 44, Gurugram



Anant Raj Tech Park, Panchkula



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



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

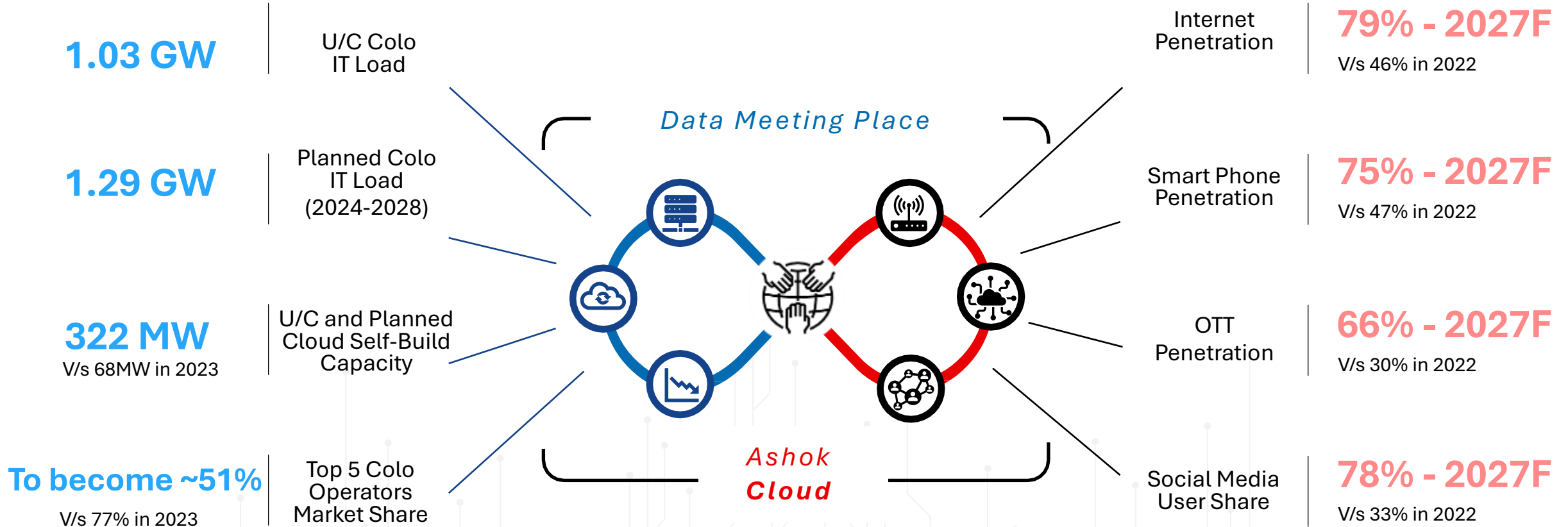
Source: India Data Centre Market Dynamics/ JLL Research



Data Centers: Long-Term Growth Powered by Digital Demand

Rapid Capacity Addition and Changing Operator Landscape

Digital Adoption To Witness a Multi Fold Rise



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



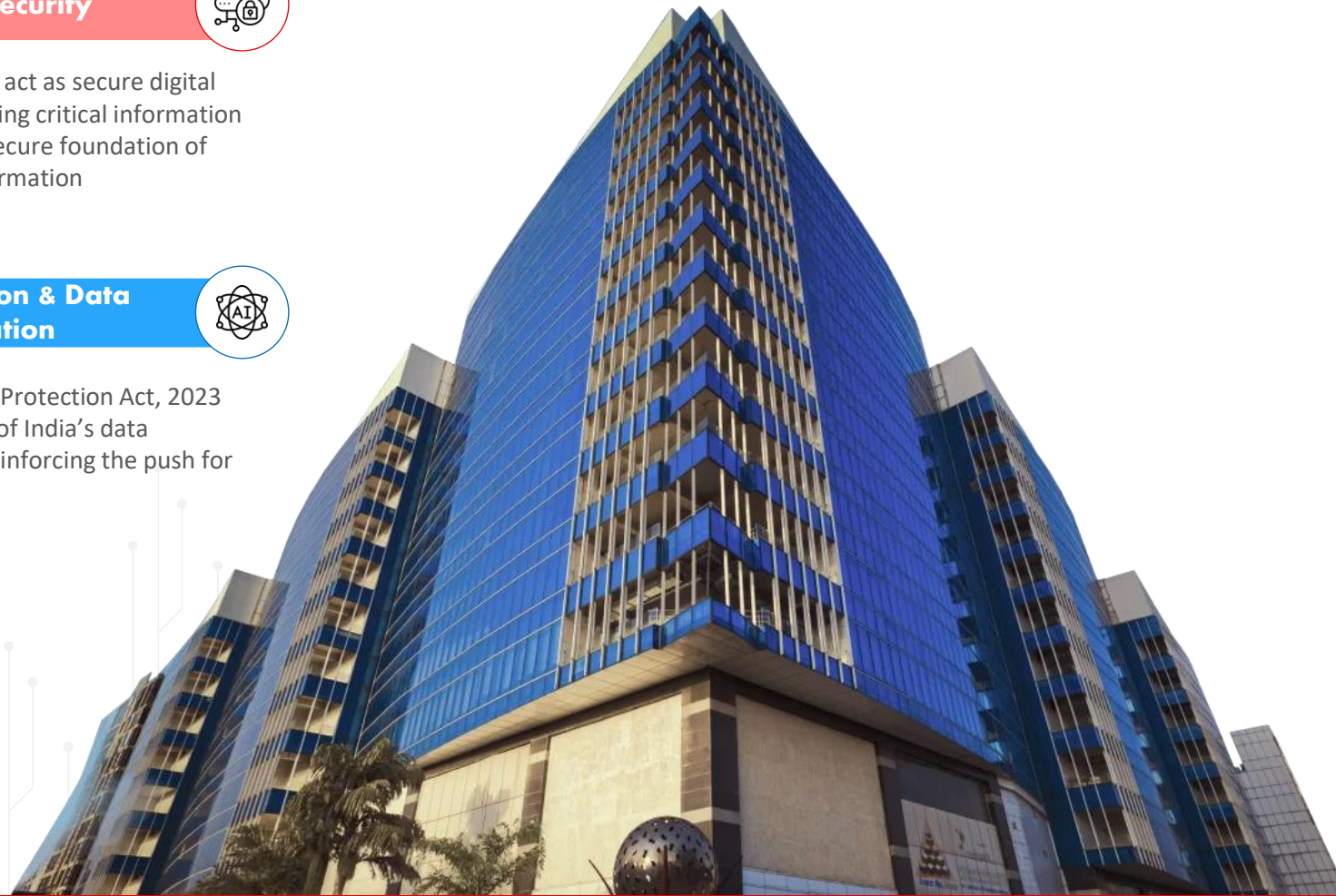
Digital Personal Data Protection Act, 2023 marks the beginning of India's data protection regime, reinforcing the push for data localization

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

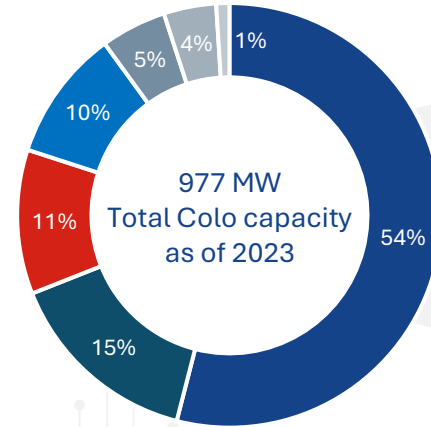


India's Data Center Boom: Delhi NCR to Witness Significant Growth

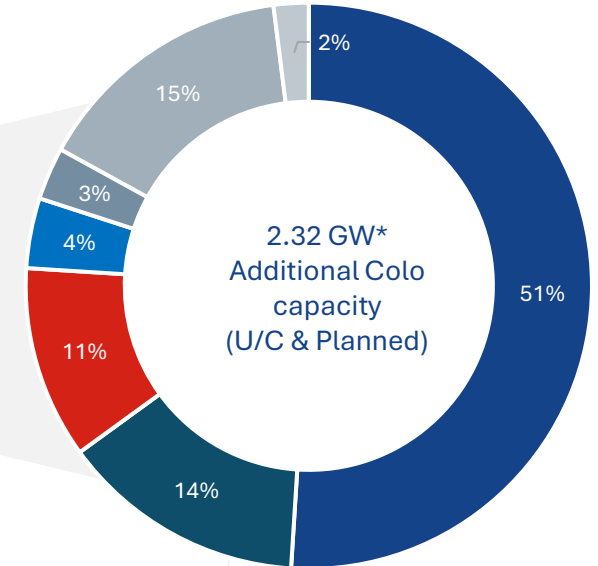
India ranks among the fastest-growing data center markets in the APAC region and is one of the top 15 globally; Rapid capacity expansion and an evolving operator landscape are expected over the next five years



Colo Capacity (as of 2023)



Future Colo Supply Pipeline (2024F – 2028F)



■ Mumbai

■ Chennai

■ Delhi

■ Bengaluru

■ Pune

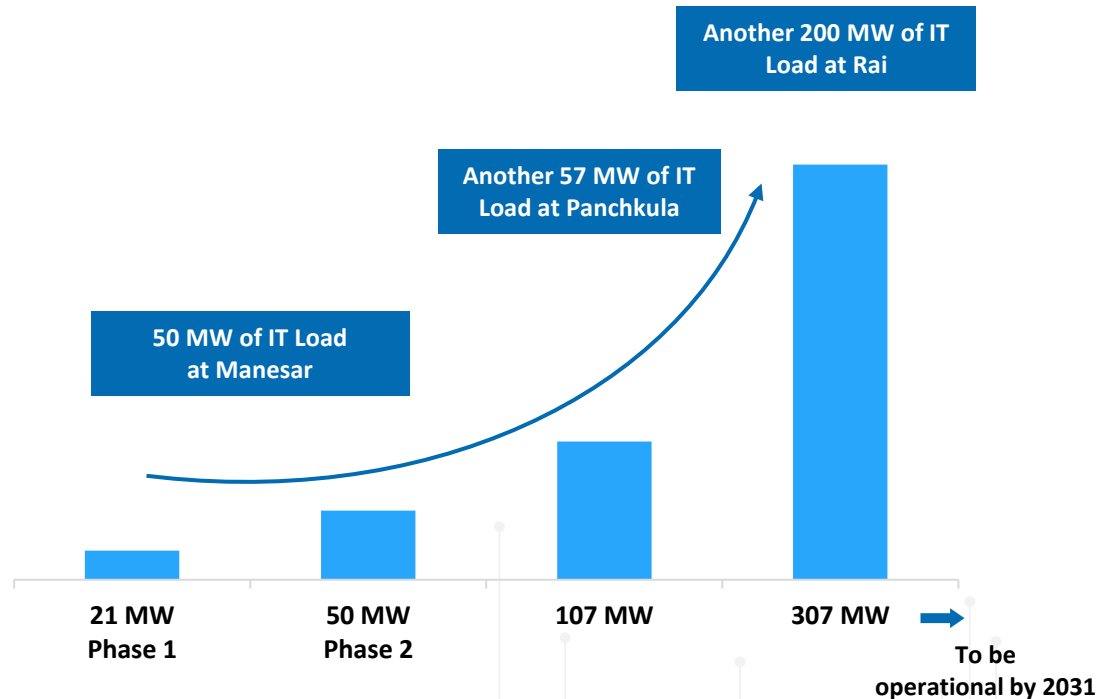
■ Hyderabad

■ Kolkata

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

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



Favorable 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



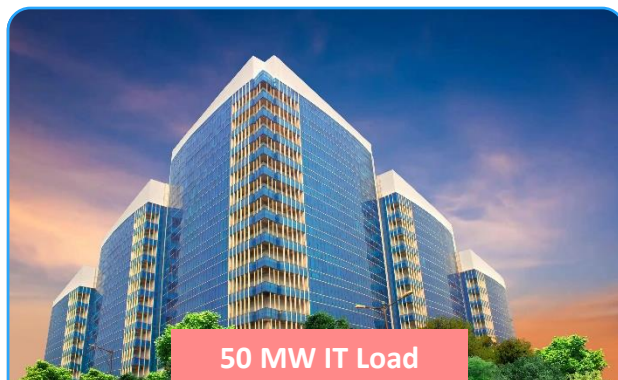
Gas Suppression System



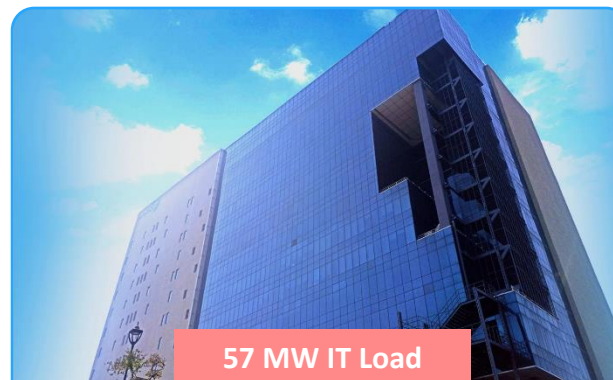
On Floor Electrical Panels

TRICOLITE
Pledged to Excellence

With Resilient and Scalable Data Center Properties



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

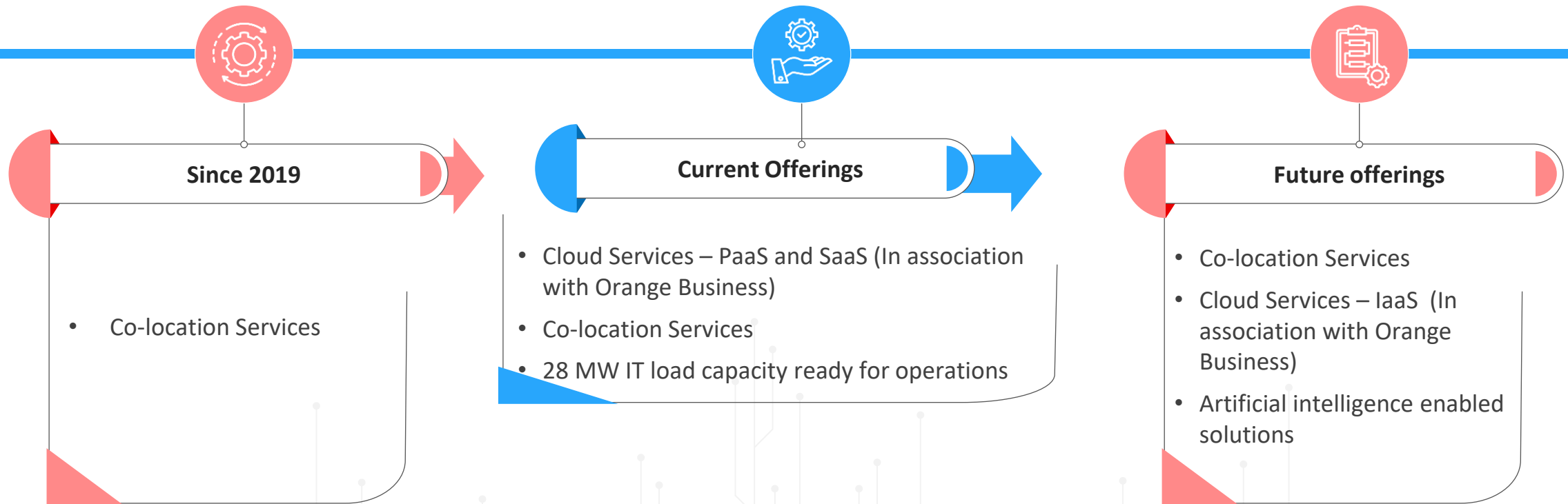
Incremental **29 MW IT** Load planned in
subsequent years

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

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



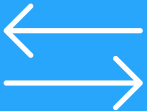
Backup and DR



Network And Security



Containerised Service



Migration



OS Management



Consulting Services

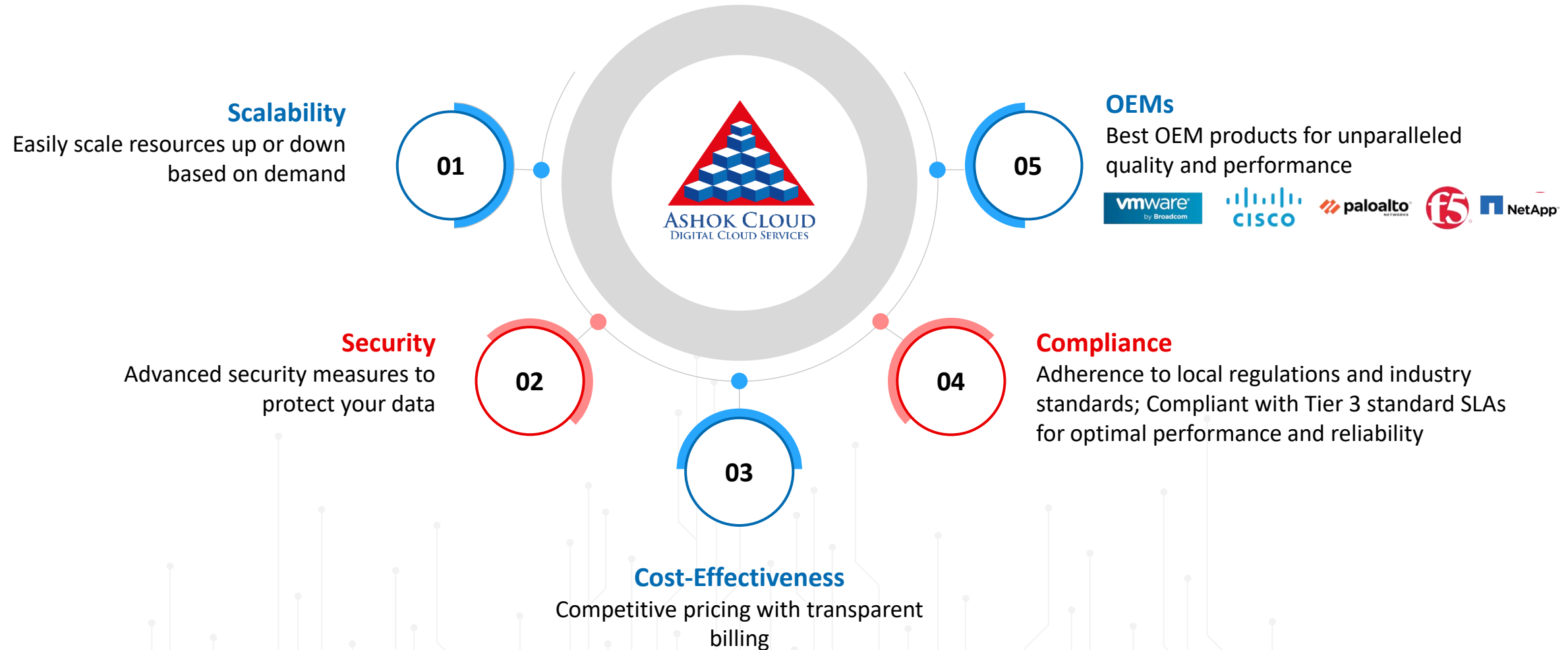


Monitoring And Support



Migration Assistance

Empowering the Future of Data with Next-Generation Infrastructure



Priorities for Future Growth



Projects in Sector 63A, Gurugram

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)

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**

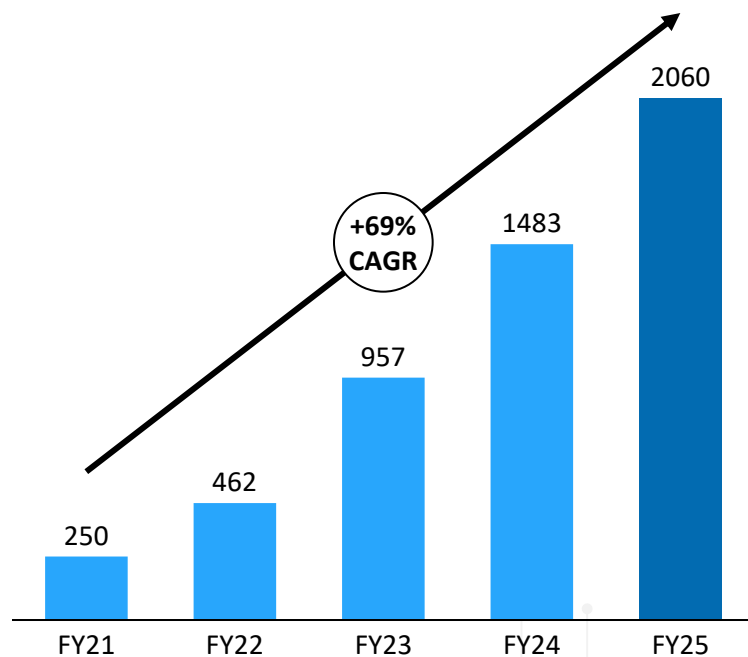


Financial Performance

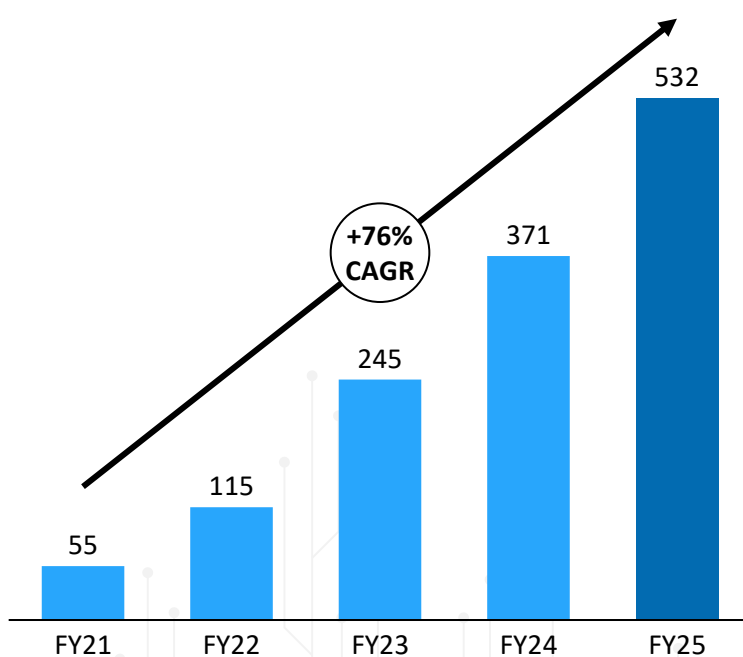


FY25 Performance at a glance

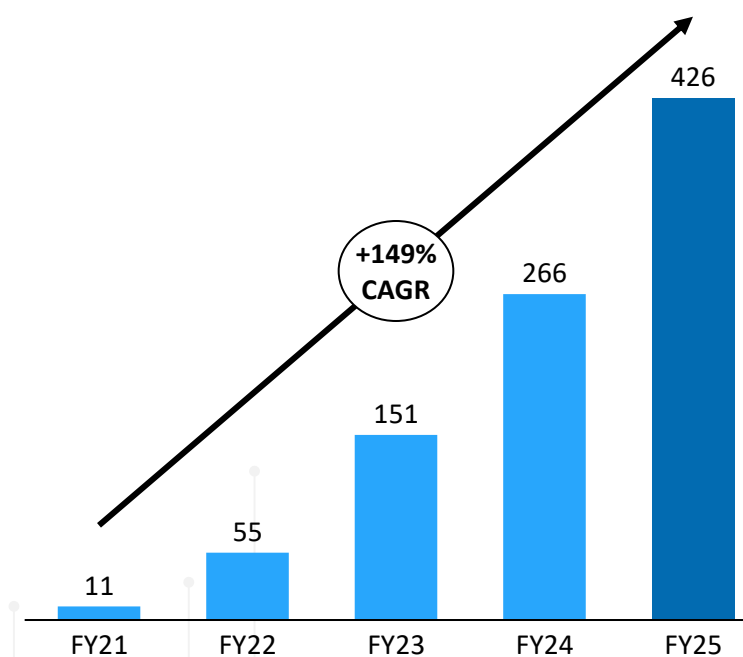
Revenue (₹ Cr)



EBITDA (₹ Cr)*

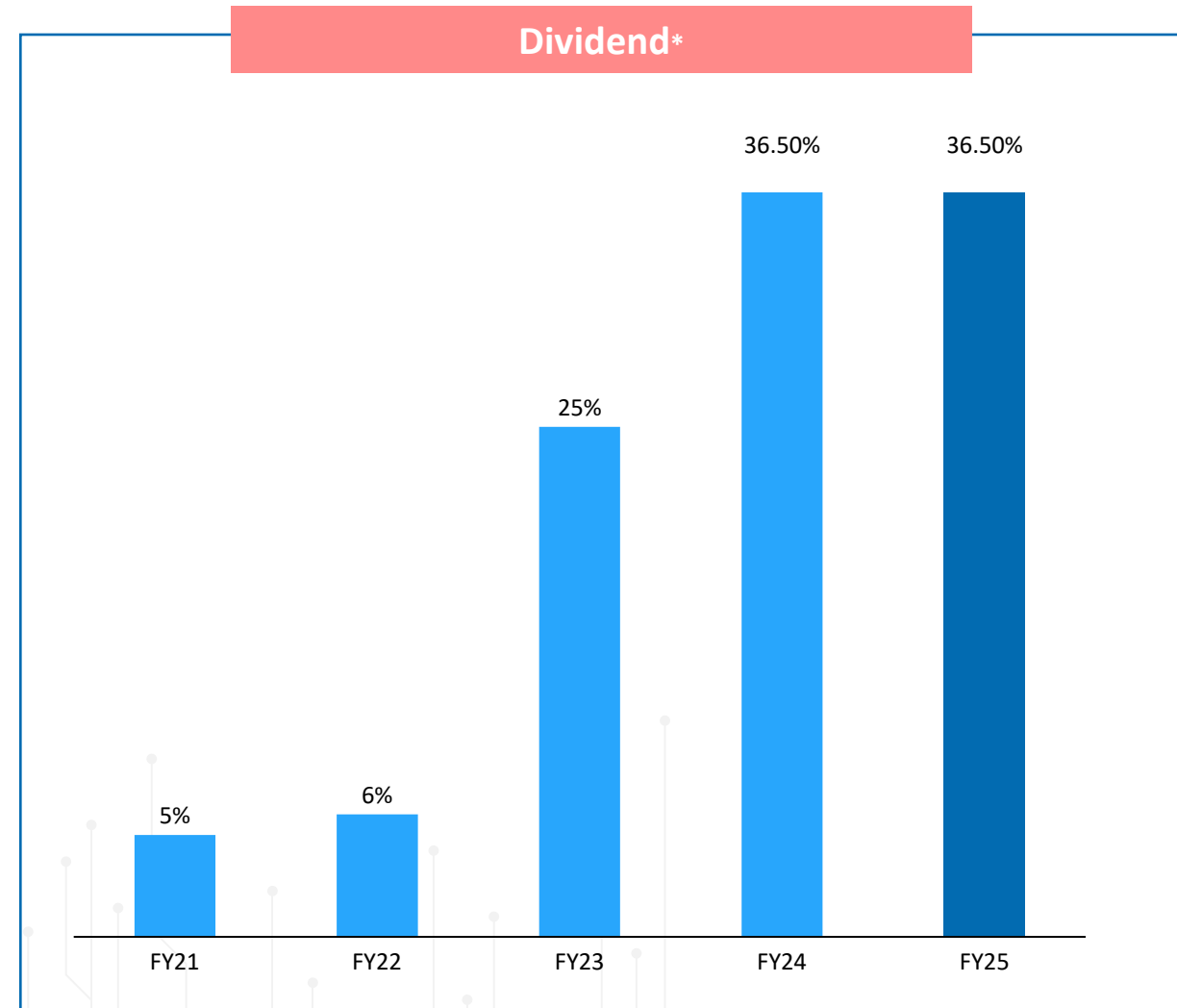
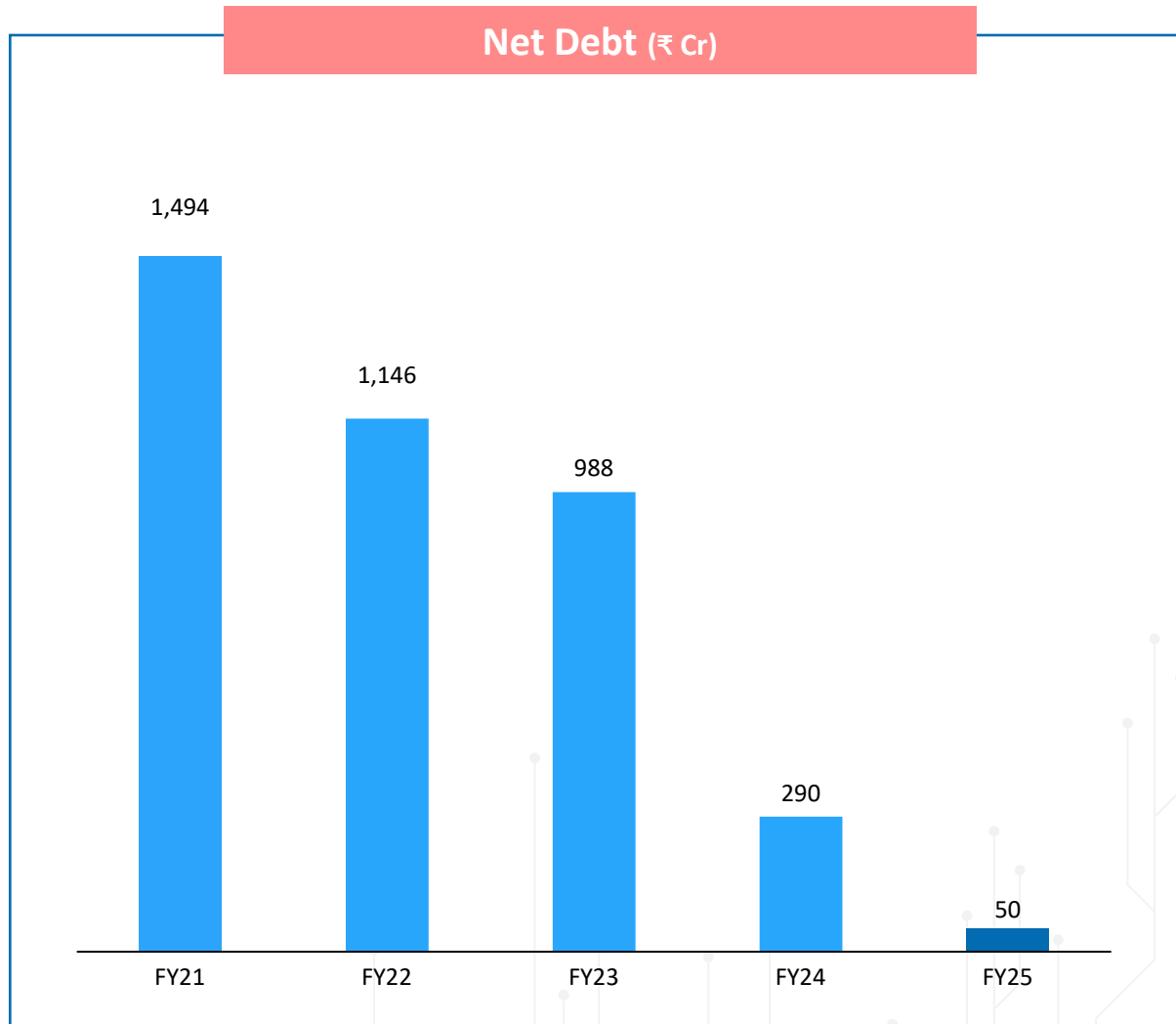


PAT (₹ Cr)



*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.



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

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



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

CIN :L45400HR1985PLC021622

Mr. Gaurav Sharma

Tel:+91 8826188442

E-mail: investorrelations@anantrajlimited.com

anantrajlimited.com

INVESTOR RELATIONS ADVISORS :



MUFG Intime India Private Limited

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Meeting Request

Link



Thank You

