

Anant Raj Limited

CIN : L45400HR1985PLC021622

Head Off : H-65, Connaught Circus, New Delhi-110 001

Tel : 011-43034400, 23324127, 23323880, 43582879

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Regd. Office : CP-1, Sector-8, IMT Manesar, Haryana-122051

Tel : (0124) 4265817

ARL/CS/13294



August 4, 2023

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
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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.

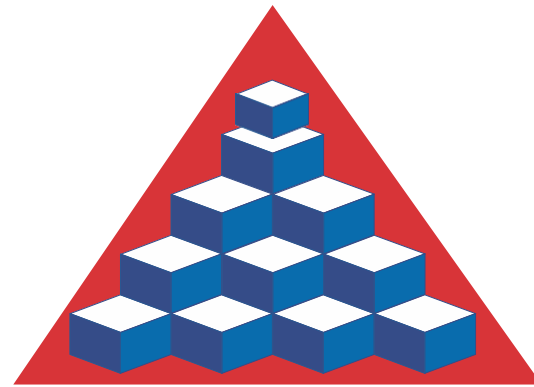
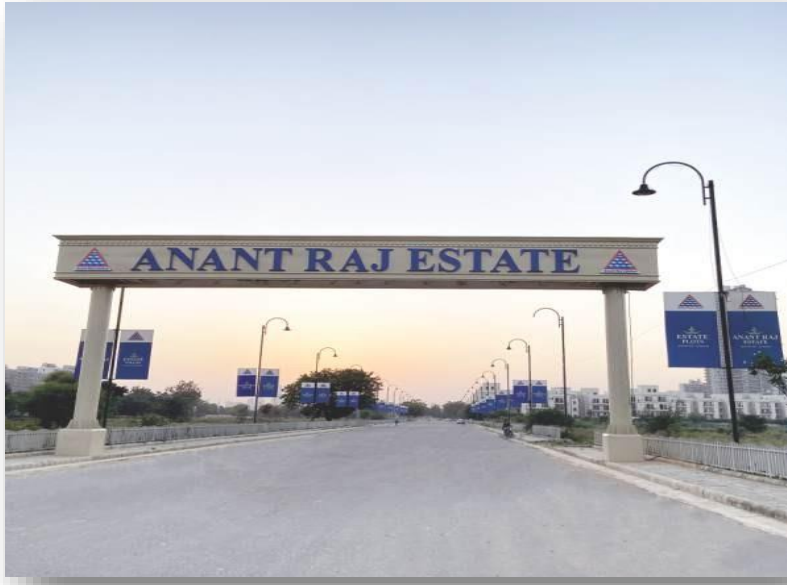
Yours Faithfully,

For **Anant Raj Limited**

Manoj Pahwa
Company Secretary

Encl: as above

Anant Raj Limited – Q1 FY24 Presentation



Anant Raj Limited



Q1FY24 Performance At a Glance

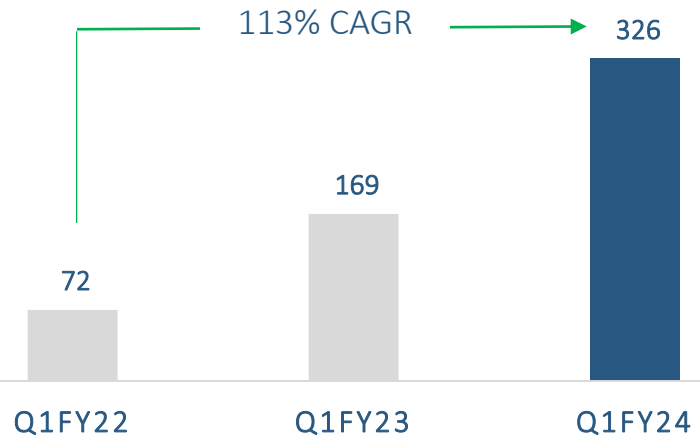


- ❑ Strong Financial Performance as Revenue grew **93% at INR 326 Crores vs INR 169 Crores in Q1FY23**; PAT growth of **108% at INR 50 Crores vs INR 24 Crores in Q1FY23**; expect to scale up further in current fiscal year as the company plans for new launches, project scale up and price growth.
- ❑ Track record of consistent dividend payouts for the past 18 years, except FY13.
- ❑ Initial capacity of 3MW IT Load Data Center commenced at Manesar, **will be further scaled to 6MW IT Load in Q2FY24**; already entered into a strategic alliance partnership with RailTel and TCIL, Govt. of India.
- ❑ **NCDs worth INR 50 Crores to be issued.** Funds will be utilized for Data Center expansion and project development.
- ❑ **Expansion of Hotel Bel La Monde approved by MCD**; Started construction of Building comprising Commercial, Hotel and Service Apartments having total space of 5,00,000 Sq. Ft.
- ❑ Ashok Estate - **63% Inventory sold out in 12 months valued at INR 451 Crores.**
- ❑ Group Housing - The company plans to launch the Project comprising 1 Mn. Sq. Ft. soon.
- ❑ Plans to develop all warehousing sites of ~85 Acres land within next 2-3 years.
- ❑ Appointed Sh.Kosaraju Veerayya Chowdary as Non-Executive Independent Director. He has experience of 36 years in Income Tax Department and retired as Chairman, CBDT in 2014. Thereafter, he had a stint of 4 years as Chief Vigilance Commissioner (CVC).

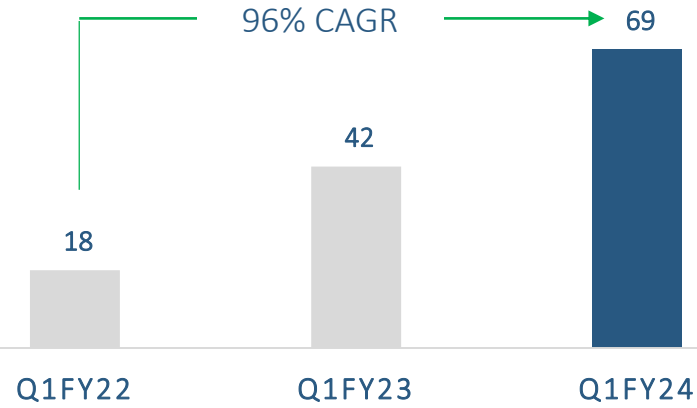
Q1FY24 Strong Financial Performance...



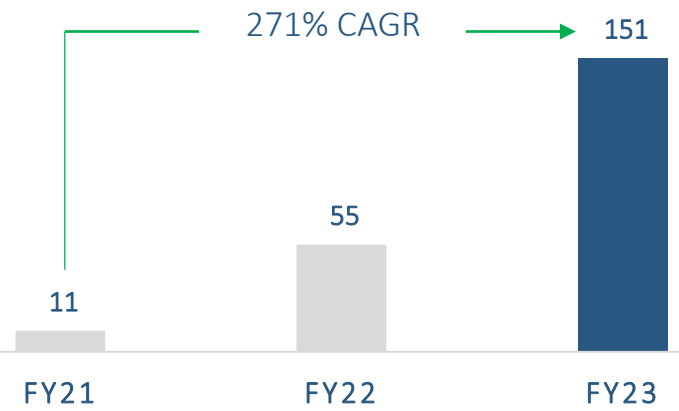
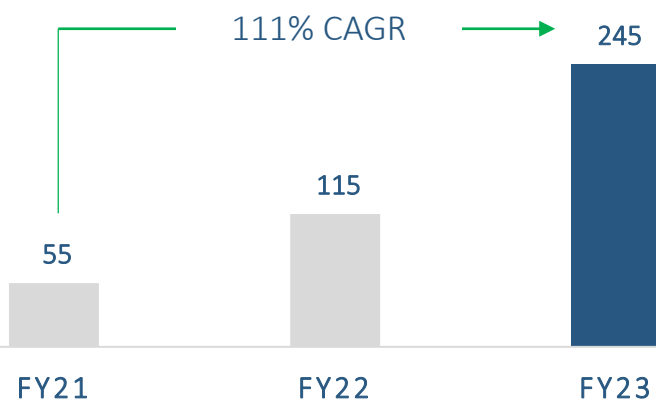
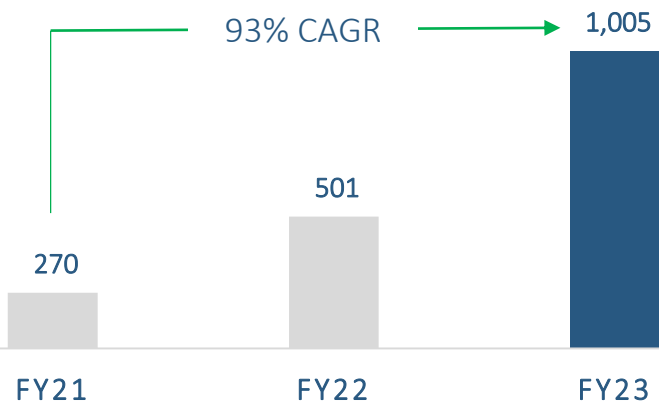
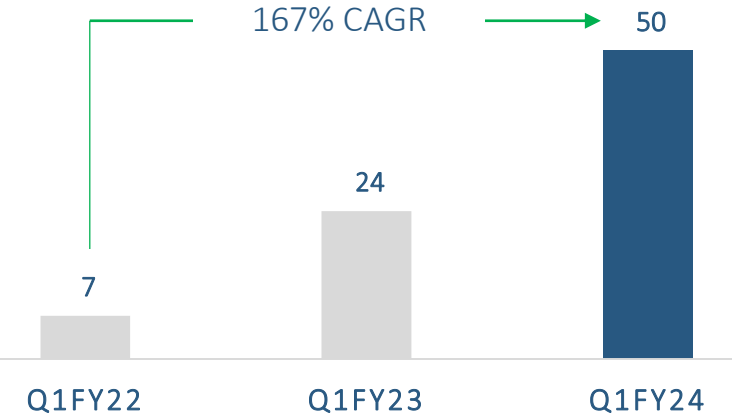
Revenue (INR Crores)



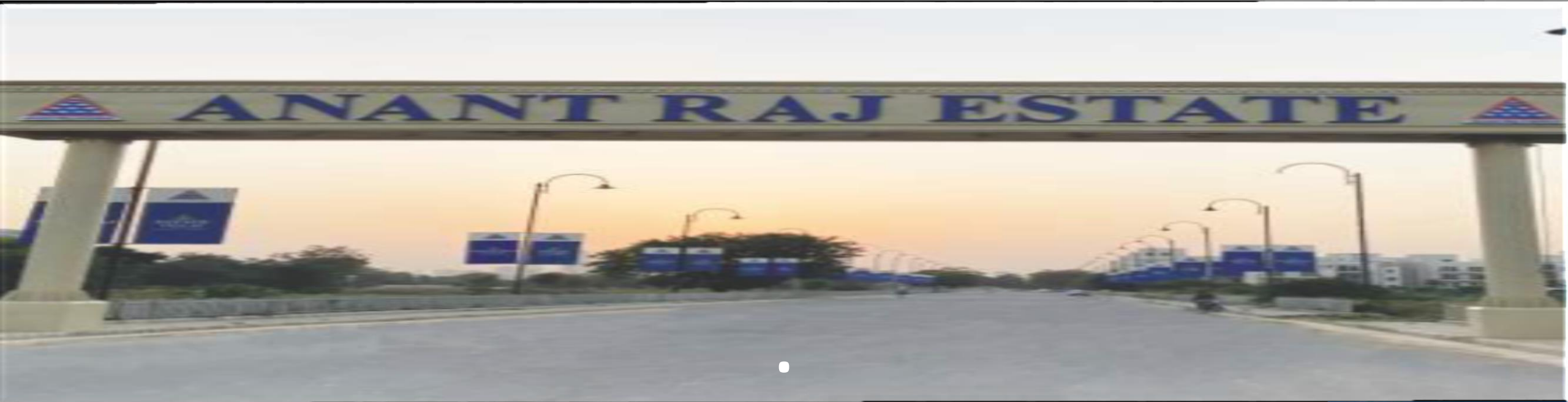
EBITDA (INR Crores)



PAT (INR Crores)



Anant Raj Estate



Ashok Estate, Gurgaon
(Already Launched)



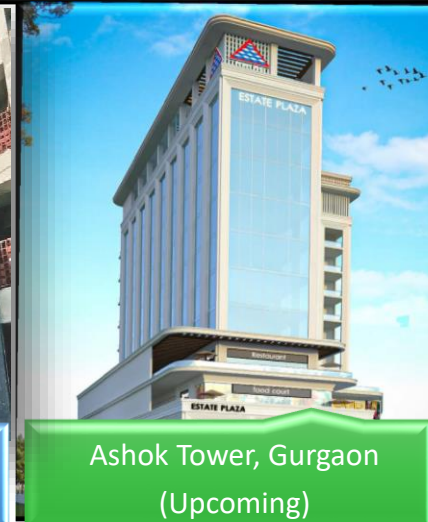
Estate Floors, Gurgaon
(Actual Image)



Estate Villas, Gurgaon
(Actual Image)



Avarna Floors, Gurgaon
(Upcoming)



Ashok Tower, Gurgaon
(Upcoming)

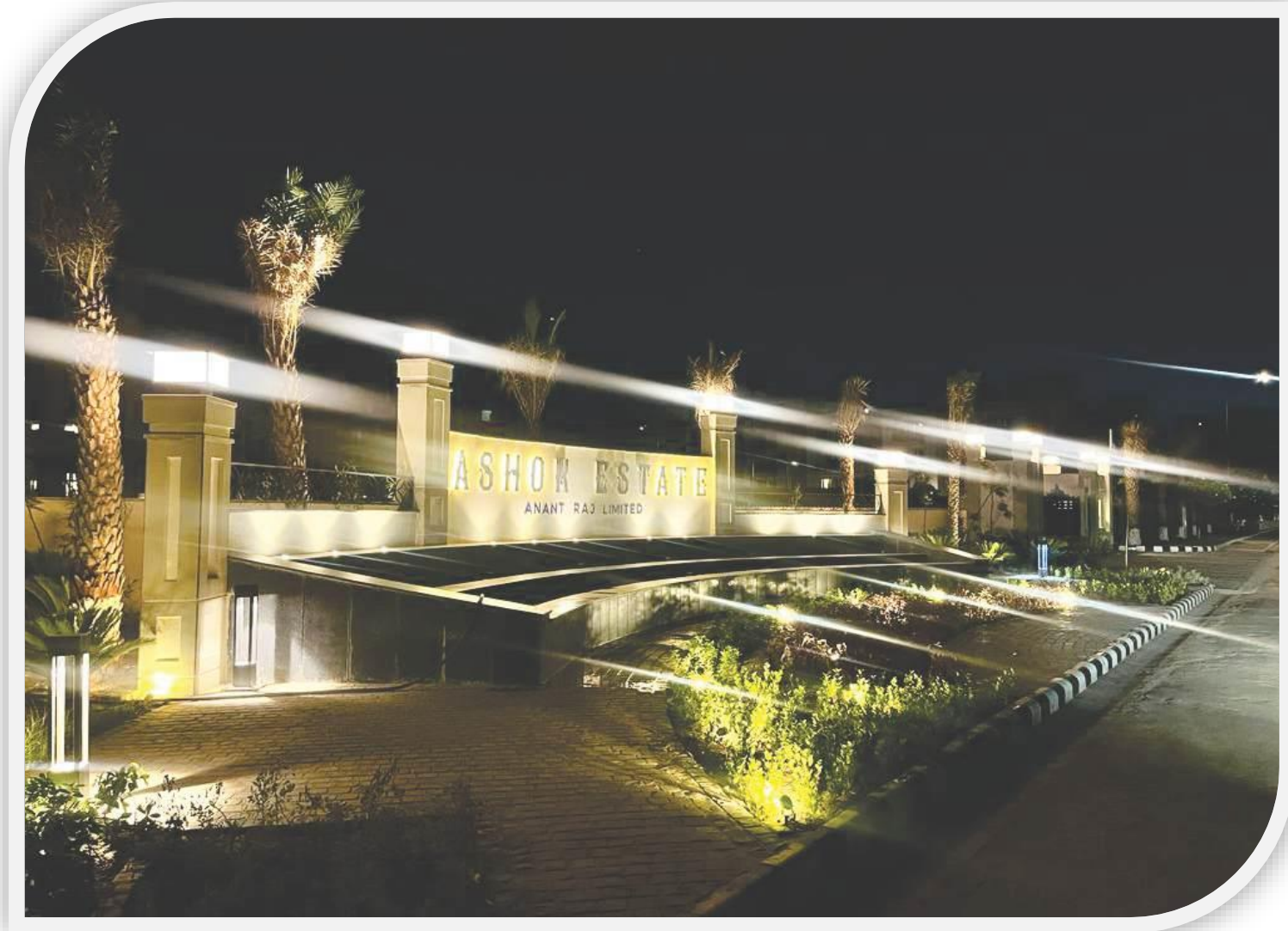


Group Housing
(Upcoming)

Ashok Estate



- ❑ Received licence on 20.14 acres of land, launched as Ashok Estate in July'22
- ❑ 63% inventory sold within 12 months; booking value at INR 451 Crores and collections at INR 276 Crores.
- ❑ Available Inventory of INR 385 Crores which is expected to be sold by Mar'24.
- ❑ Price appreciation of over 18% since 12 months of project launch.
- ❑ Proposed launch of Commercial building having area of 1,60,000 Sq. Ft. during FY2023-24 and will be made available on lease basis.
- ❑ Possession of Phase 1 will be offered in Q3 of FY2023-24.



Anant Raj Estate



❑ Independent Floors

- 1st Phase completed and handed over; 2nd phase construction going on.

❑ Villas

- Launched new fully furnished villas.

❑ Plots

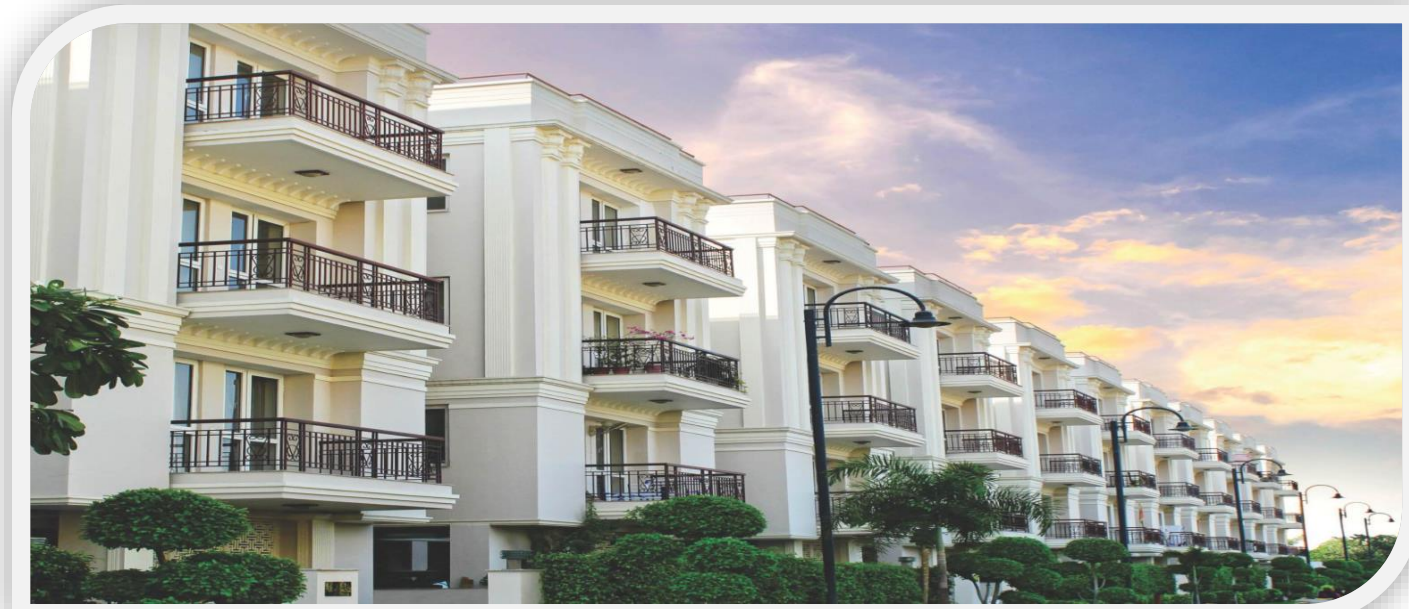
- Existing inventory to be constructed as independent floors or sold outright.

❑ Plots/Floors

- New inventory in the form of plots and floors to be launched on extension area of 11.83 acres which will be part of Township Anant Raj Estate.

❑ Avarna Floors (In JV with Birla Estates)

- Total 764 units to be developed on 47 acres of land with expected cash flow of Rs.765 crores in three years.
- Phase 1, which is completely sold out will commence deliveries from January 2024.
- Phase 2 & 3, inventory booked 84%. Phase 4 to be launched shortly.



Group Housing 5.43 acres (Luxury flats) – Upcoming Project



- ❑ Group Housing Project on 5.43 acres of land is proposed to be launched in Q3 of current financial year.
- ❑ Saleable area of 1 Mn. Sq. Ft. with a revenue potential of INR 1,800 Crores.
- ❑ Expect the project to be completed by 2028.
- ❑ The project comprises exclusive premium flats overseeing Aravalli Hills on one side and Gurgaon city on the other side.
- ❑ This project will cater to rising demand of big size flats in the premium sector in Gurgaon.



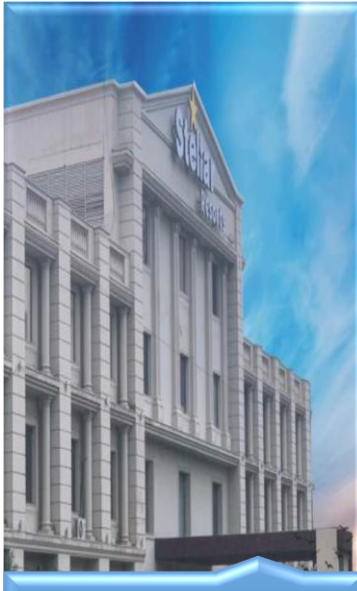
Commercial and Hospitality Projects



Ashok Tower,
Gurgaon



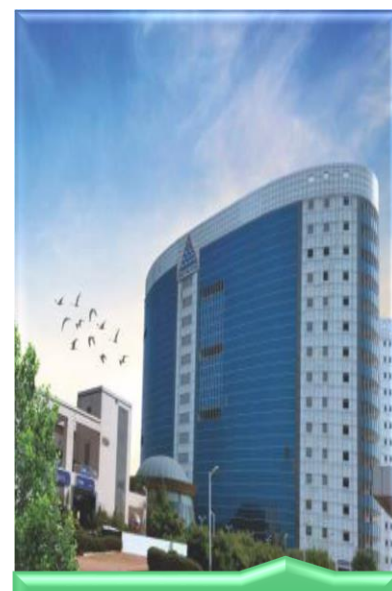
Anant Raj Centre,
New Delhi



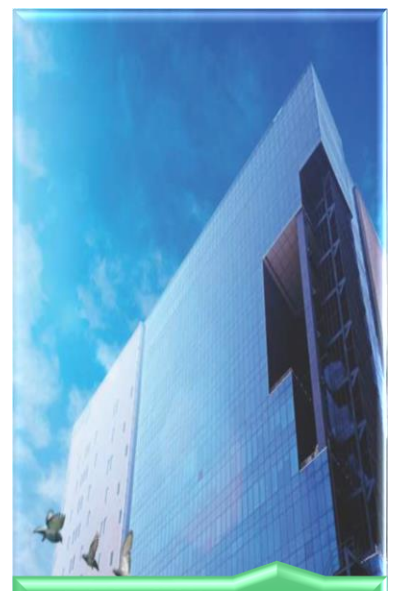
Steller Resorts,
New Delhi



Anant Raj Tech Park,
Manesar



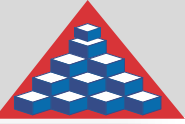
Anant Raj Trade Centre,
Rai



Anant Raj Tech Park,
Panchkula

- These are ongoing/upcoming Commercial and Hospitality Projects in next 2 to 3 years.
- All the Projects will be on Lease model basis.
- These Projects will add substantial revenue to the Company.

Hotel Bel La Monde (Proposed Anant Raj Centre)



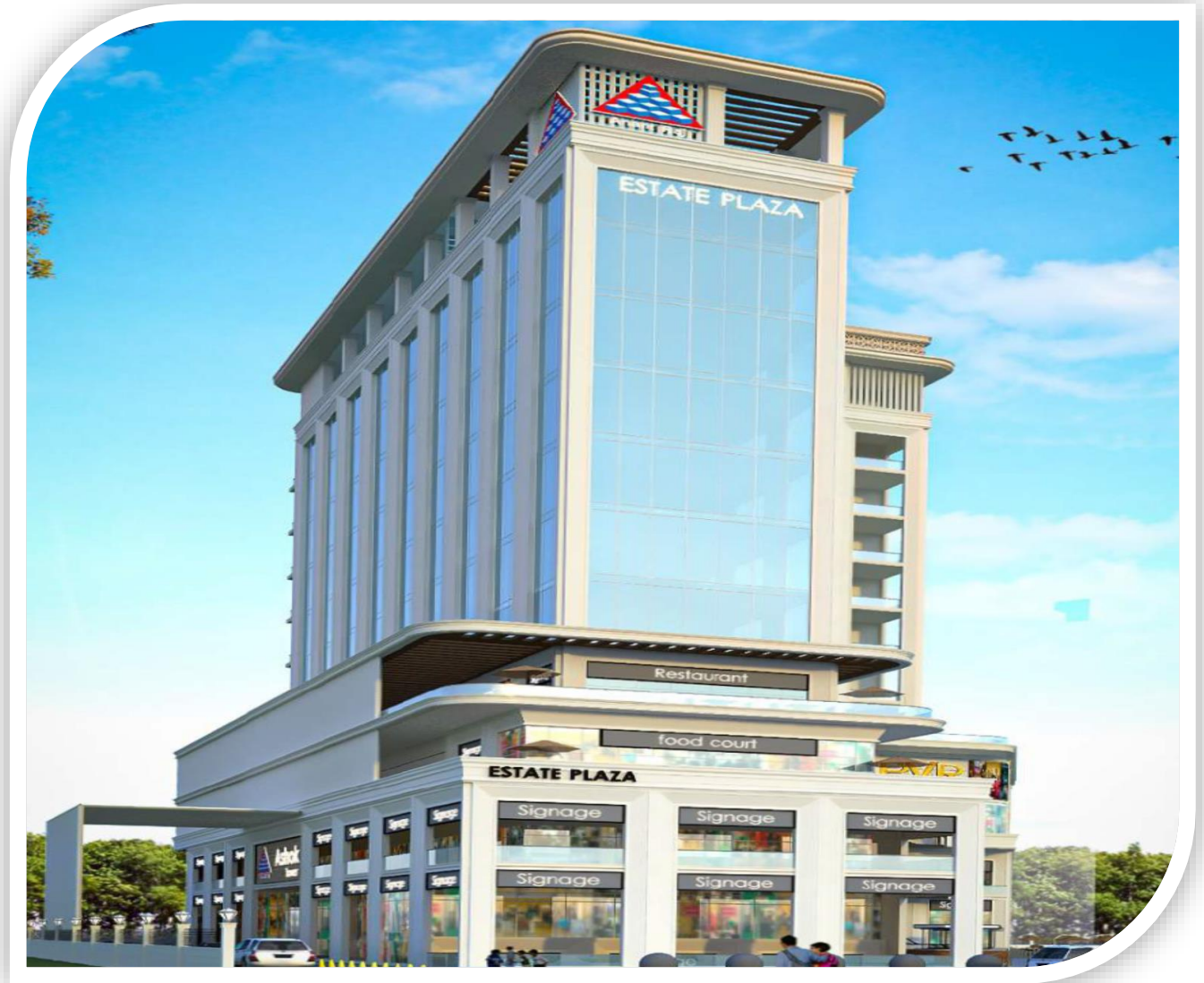
- ❑ The Company recently got approval for increased FSI from 0.15 to 1.75 from MCD in place for this property.
- ❑ As such, the new structure will comprise Commercial space, Hotel and Service Apartments having total space of 5,00,000 Sq. Ft.
- ❑ Construction and Development of new Building has already commenced and has been named as Anant Raj Centre.
- ❑ Anant Raj Centre will cater to the needs of Chhatarpur area of Delhi, which has more than 400 Banquet Venues catering to Social gatherings like marriages and Corporate events.



Ashok Tower (Upcoming Project)



- ❑ Ashok Tower is an upcoming Commercial Project in Anant Raj Estate.
- ❑ The Company has got approval from DTCP.
- ❑ The new structure will comprise Commercial space comprising shops and offices having total space of 1,60,000 Sq. Ft.
- ❑ Construction and Development of new Building has already commenced and has target date of June 2025.
- ❑ Ashok Tower will cater to the needs of Anant Raj Estate residents and neighboring communities as well.



3MW Data Center Commissioned, another 3MW to be Operational in Q2...



- ❑ ARL through its wholly owned subsidiary, Anant Raj Cloud Pvt. Ltd., has commenced first phase of the 3MW Data Centre at commercial building in Manesar; empanelled as a Business Partner with TCIL (Telecommunications Consultants India Limited), RailTel Corporation of India Limited for DCs.
- ❑ The Data Centre is rated Tier-III Compliant and IGBC (Green Building).
- ❑ The company plans to expand it further to 6MW in Q2FY24
- ❑ Capacity in 1st Phase – 450,000 Sq. Ft. in existing building with 21 MW IT Load which shall be completed by FY24.



... And Scalable Up to 300 MW



Anant Raj Tech Centre, Rai

Area: 25 Acres; Constructible Area: 5.1 Mn Sq. Ft; 2.1 Mn Sq. Ft constructed in first phase

Location: 5kms from Delhi border; situated on NH-1

Potential: Tier III Data Center in existing 2.1 Mn.. Sq. Ft. building with 100MW IT Load capacity; additional Built-to-Suit Tier III or IV Data Center of 1.5 Mn. Sq. Ft. with 100MW IT Load Capacity to be developed



Anant Raj Tech Park, Panchkula

Area: 9.50 Acres; Constructible Area: 1.8 Mn Sq. Ft

Location: Plot no.1, Sector 22, Panchkula

Potential: 5.25 acres green field available with FSI of 0.6 Mn. Sq. Ft. that can be developed into a Data Center with 50 MW IT Load Capacity

Data Center Certifications and Tie Ups Already in Place



Certifications

Partners

ANSI/TIA-942-B:2017

CERTAC
Certification & Accreditation

**Certificate of Conformance
Design Documents**

This is to certify that the design documents for the data center of
Anant Raj Cloud Private Limited
located at
Plot No. 1, Sector-8,
IMT Manesar
Gurgaon, Haryana
India

has been independently assessed and found to conform to the requirements of:

**ANSI/TIA-942-B:2017
Rated-3**

for the following scope:

Architecture Rated-3	Mechanical Rated-3	Electrical Rated-3	Telecom Rated-3

CERTIFICATE NUMBER: 9120212110270010
Certificate validity: 27-Oct-22 to 26-Oct-23

Karin Kok
Certification Manager

Audited by:

This certificate can be verified at www.tia-942.org.
Lack of fulfillment of certification terms and conditions may render this certificate invalid.
This certificate remains the property of Certac Pte Ltd, to whom it must be returned upon request.

(1 Nos.)

IGBC

Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

Anant Raj Cloud Pvt. Ltd., Data Center

Manesar
(IGBC Registration No: DC 21 018)

The project has demonstrated an intent to design and build
a high performance Green Building in accordance with
IGBC Green Data Center Rating System

Precertified Gold

June 2022
(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Shaheen Meeran
Chair, IGBC Green Data Center

Gurmit Singh Arora
Chairman, IGBC

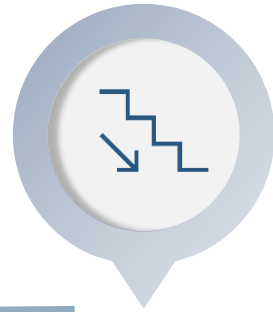
K S Venkatagiri
Executive Director, CII-Godrej GBC





Expanding Township

- ❑ Approval received for extension of township on 11.83 acres land in Anant Raj Estate; would be developed into construction of Independent Floors and plots.



Deleveraging Balance Sheet

- ❑ Focused on achieving debt free status; already reduced debt significantly over last couple of years



Data Center Expansion

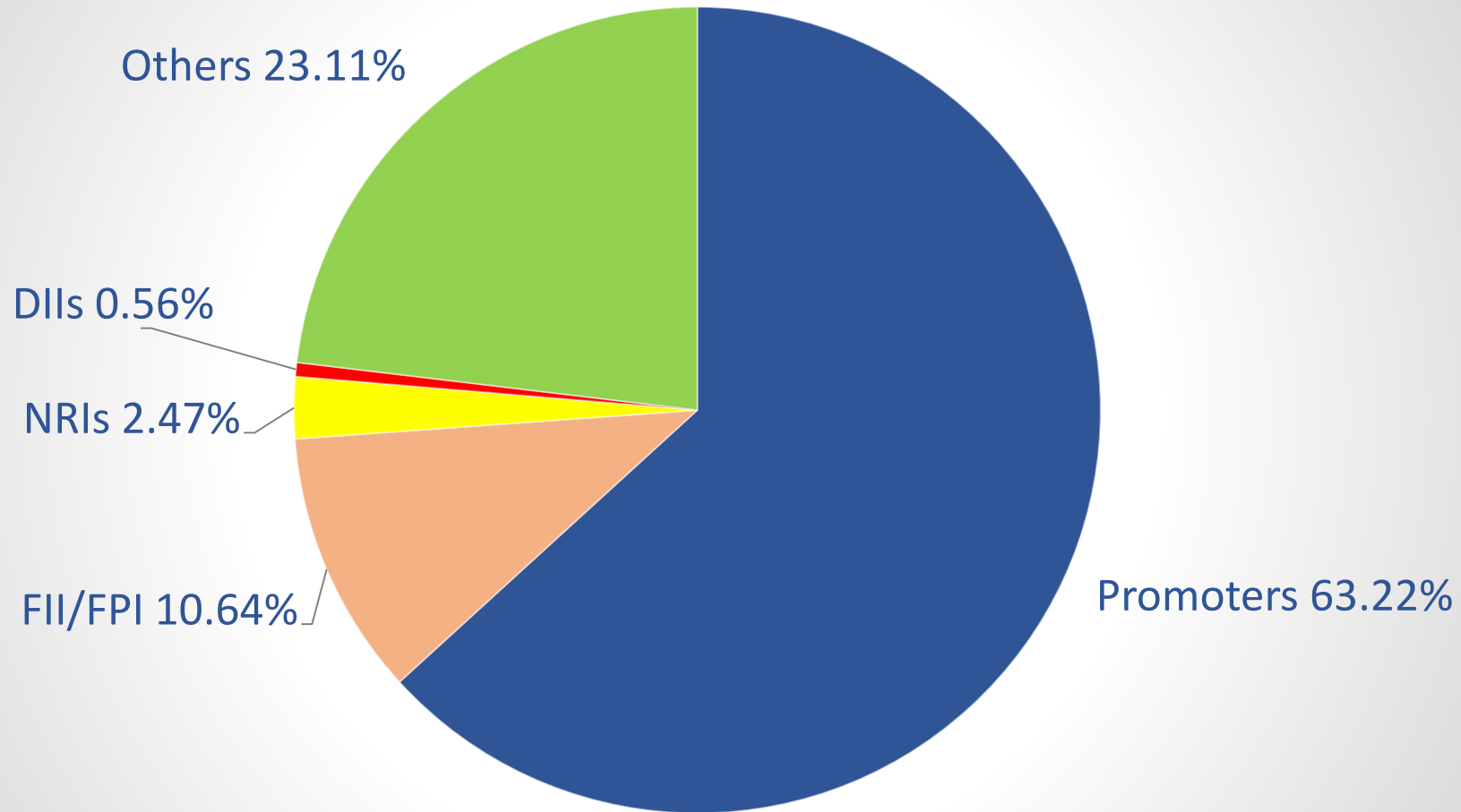
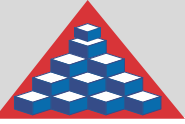
- ❑ Targeting 21 MW IT Load Data Center commissioning by Q4FY24 at Manesar



Group Housing

- ❑ Launch of Group Housing project at Sector 63A Gurgaon with a saleable area of 1 Mn. Sq. ft. in FY 23-24.

Share Holding Pattern as on 30.06.2023



Thank You



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