

**ARL/CS/13546****January 22, 2026**

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

**Subject: "Investor Presentation"**

Dear Sir/Madam,

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**

(Formerly Anant Raj Industries Limited CIN: L45400HR1985PLC021622)

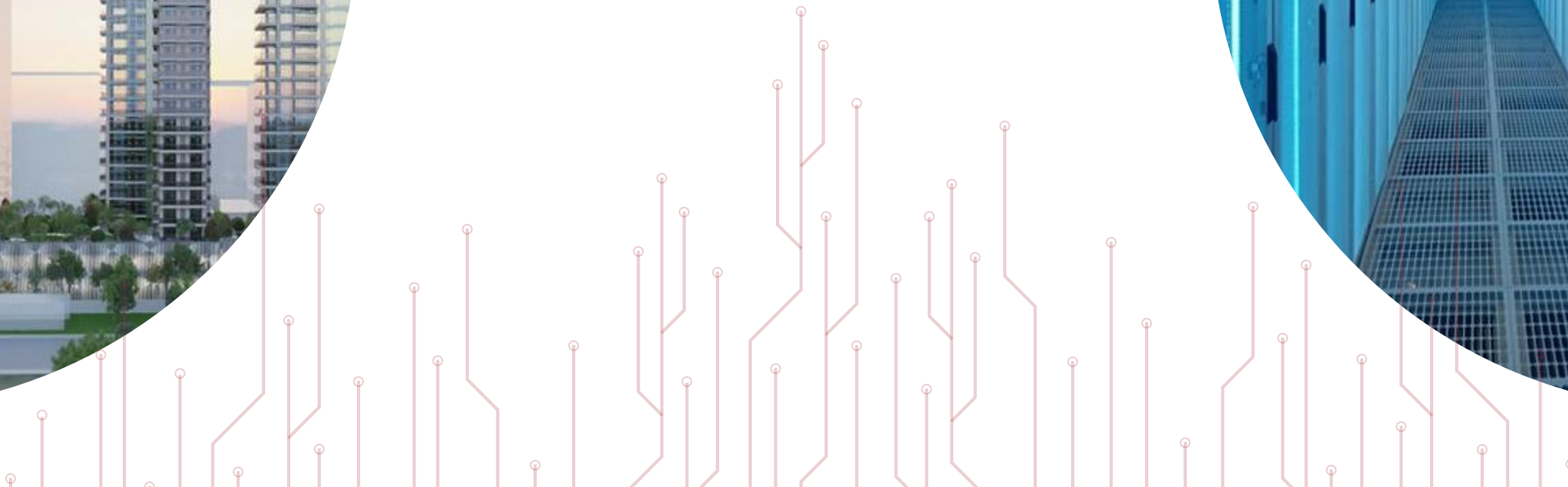
**Head Office:** H-65, Connaught Circus, New Delhi - 110 001 **Regd. Office:** CP-1, Sector-8, IMT Manesar, Haryana-122051**Website:** www.anantrajlimited.com**Email:** info@anantrajlimited.com**Contact:** : 011-43034439, 43034436



THE STANDARD  
SINCE 1969

Investor Presentation

**Q3 & 9M FY26**



This presentation and the accompanying slides (the “Presentation”), which have been prepared by **Anant Raj Limited** (the “Company”), solely for information purposes and do not constitute any offer, recommendation, or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.

Certain matters discussed in this Presentation may contain statements regarding the Company’s market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantees of future performance and are subject to known and unknown risks, uncertainties, and assumptions that are difficult to predict. These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and worldwide, competition, the Company’s ability to successfully implement its strategy, the Company's future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cashflows, the Company's market preferences, and its exposure to market risks, as well as other risks. The Company's actual results, levels of activity, performance, or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.

All Maps used in the Presentation are not to scale. All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness.





Group Housing 2 - Artistic image

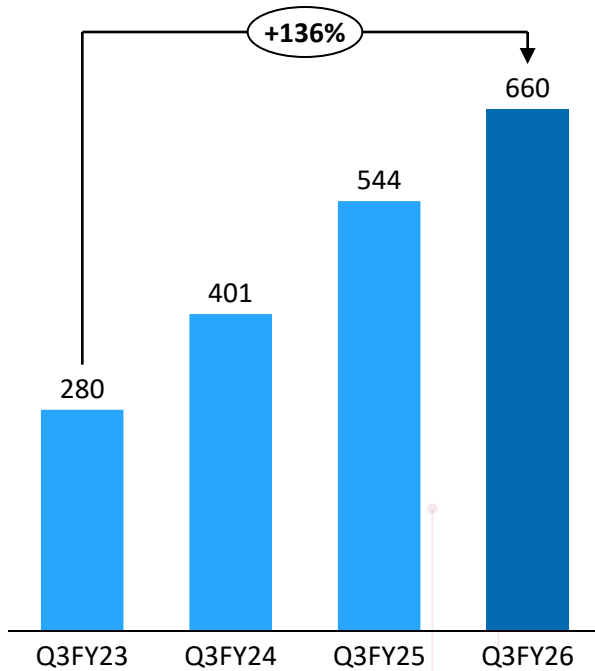


## Quarterly Highlights

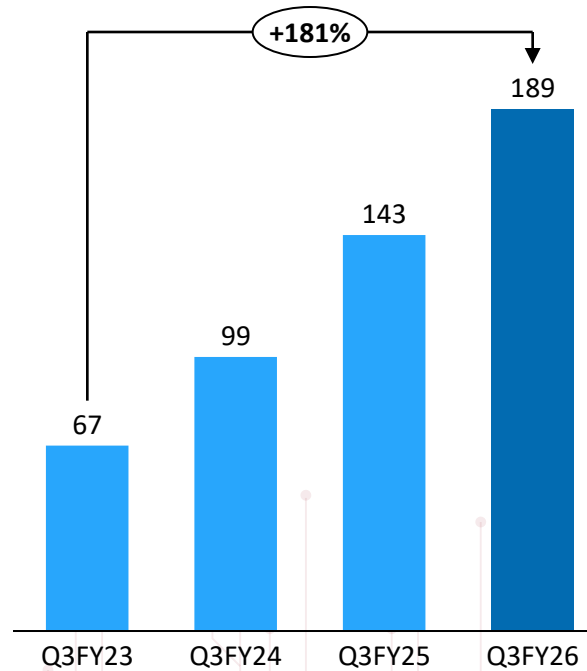


# Q3 FY26 Performance at a glance

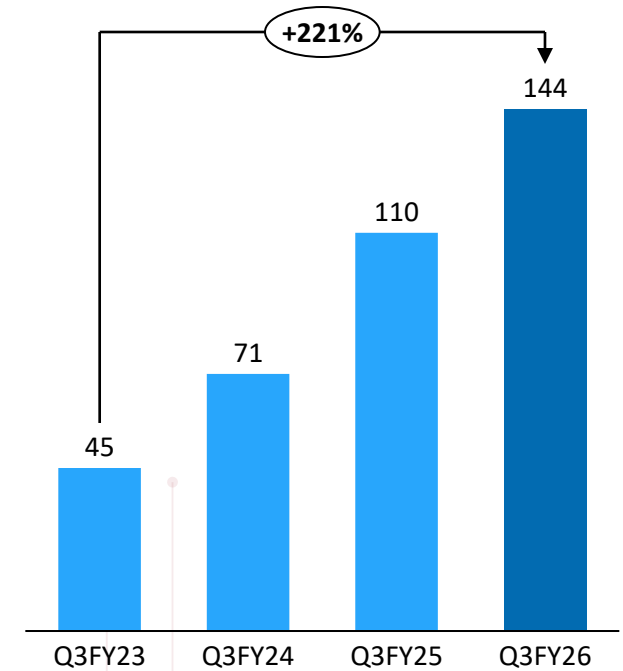
Revenue (₹ Cr)



EBITDA (₹ Cr)\*

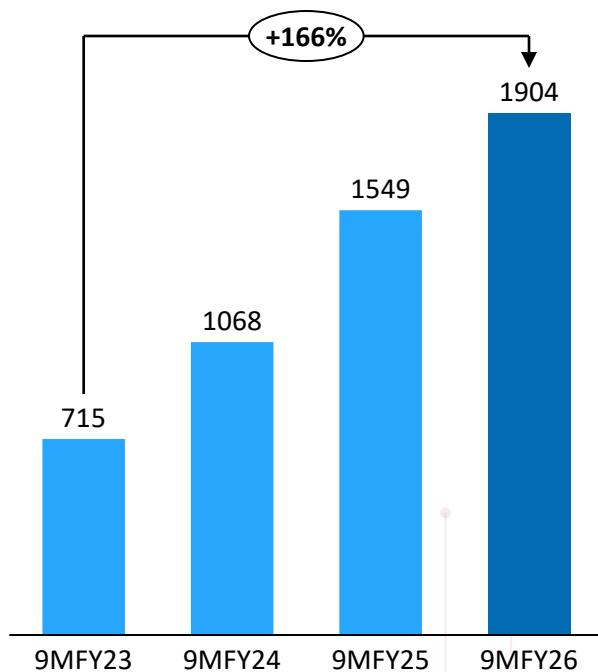


PAT (₹ Cr)

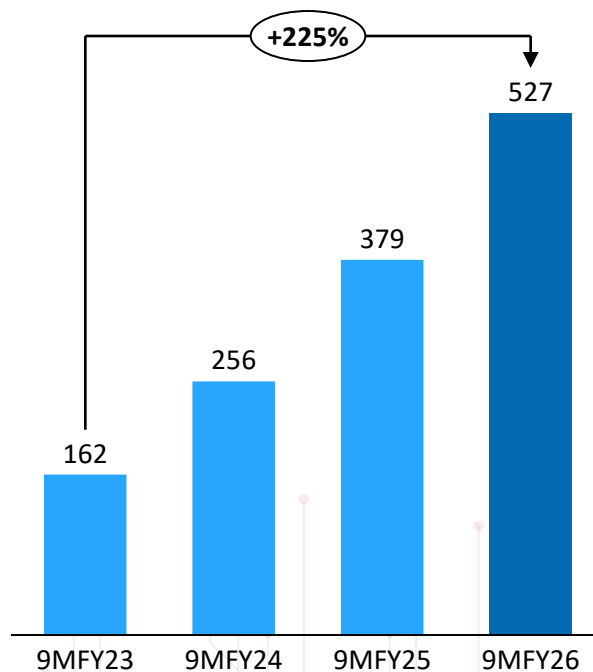


# 9M FY26 Performance at a glance

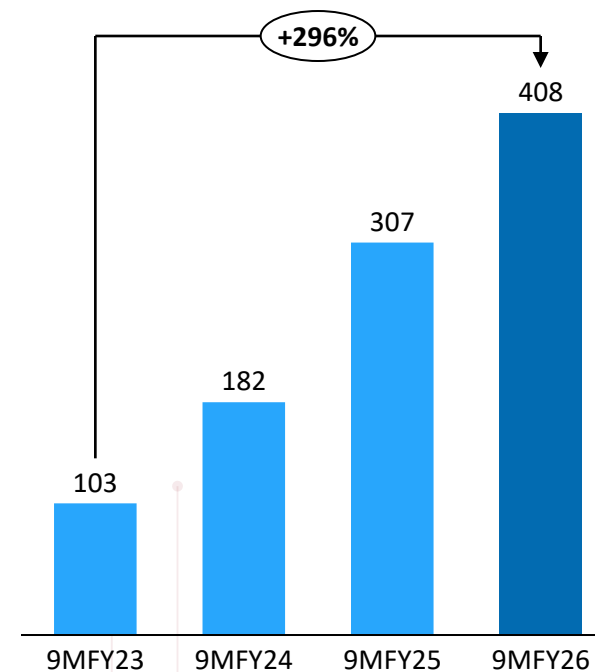
## Revenue (₹ Cr)



## EBITDA (₹ Cr)\*



## PAT (₹ Cr)



# Key Highlights of Q3 and 9M FY26

## Q3 FY26 Highlights



- **Revenue from Operations** (including income from Data Centers) stood at ₹ **641.59 Cr, up 20.00 % YoY**
- Revenue from **Data Center, Infrastructure and Allied services** stood at ₹ **43.57 Cr.**
- **EBITDA** stood at ₹ **188.55 Cr., up 31.96 % YoY.**
- **EBITDA Margins** for the quarter stood at **28.55 % up 229 bps YoY from 26.27%**
- **PBT** grew by **30.38% YoY** to ₹ **171.78 Cr**
- **PAT** grew by **30.68% YoY** to ₹ **144.23 Cr**
- **PAT Margins** for the quarter stood at **21.84% up 155 bps YoY from 20.29%**
- **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.
- Infomerics Valuation and Rating Ltd. has upgraded rating of the Company to 'A-Stable' outlook.

## 9M FY26 Highlights



- **Revenue from Operations** (including income from Data Centers) grew by **22.74 % YoY** to Rs. **1,864.79 Cr.**
- Revenue from **Data Center, Infrastructure and Allied services** stood at ₹ **101.99 Cr.**
- **EBIDTA** stood at ₹ **527.13 Cr, up 38.95% YoY.**
- **EBIDTA margins** for the nine months FY26 stood at **27.69% up 321 bps YoY from 24.48 %**
- **PBT** grew by **39.18% YoY** to ₹ **486.59 Cr**
- **PAT** grew by **32.99% YoY** to ₹ **408.31 Cr**
- **PAT Margins** stood at **21.45 % up 163 bps YoY from 19.82 %**
- Credit Rating improved for Long Term **IVR A -/Stable** and Short Term **IVR A2+**

## Real Estate



- **The Estate One (Group Housing 2 project)** on Golf Course Extension Road, Sector 63 A, Gurugram over **5.09 acres** having approx. area of **1.09 million sq. ft.** is on track for launch in Q4FY26
- **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 **6.39 acres** is progressing as per schedule and is expected to receive permissions in Q4 of FY26.
- The approvals for additional 9.11875 acres for **Phase V of Anant Raj Estate**, the luxury residential development on Golf Course Extension Road, Sector-63A, Gurugram (Haryana) is expected to be received in Q4 FY 2026. This will further enhance the total development in the Township.

### Delivery of Projects:

- Project Navya being developed by Avarna Projects LLP, a 50:50 joint venture between Birla Estates and Anant Raj limited ; OC has been received and delivery is expected to commence in Q4FY26
- Delivery of **Ashok Estate** of over **20 Acres**, having developmental area of approx. **1.34 million sq. ft.** almost completed.
- **Initiated development of Community Center & Commercial Tower** at “Ashok Estate,” Sector 63A, Gurugram

## Data Center & Cloud Services



- **Data Center Expansion** – 2<sup>nd</sup> 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.
- **Expansion of Cloud Services (“Ashok Cloud”)**-Infrastructure as a Service, at Manesar & Panchkula is in **advance stage for operationalization** as scheduled by Q4 FY26
- **Data Center expansion at Rai, Sonipat commenced.** Initially to have 20 MW IT Load. Total planned capacity at Rai is ~200 MW IT Load.
- An MoU has been signed with the Government of Andhra Pradesh for setting up additional data center capacity of 50 MW IT Load, strengthening the company’s footprint in South of India. With this plan, the total planned **Data Center capacity will reach to 357 MW IT Load**, mix of Colocation and Cloud Services, out of which **117 MW IT Load will commence by FY 2028**.
- **ARCPL** to invest ~₹4,500 Crore in **Andhra Pradesh** for development of Data Center, IT Park and Cloud Services. Total planned capacity of 50 MW IT load capacity.





## 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

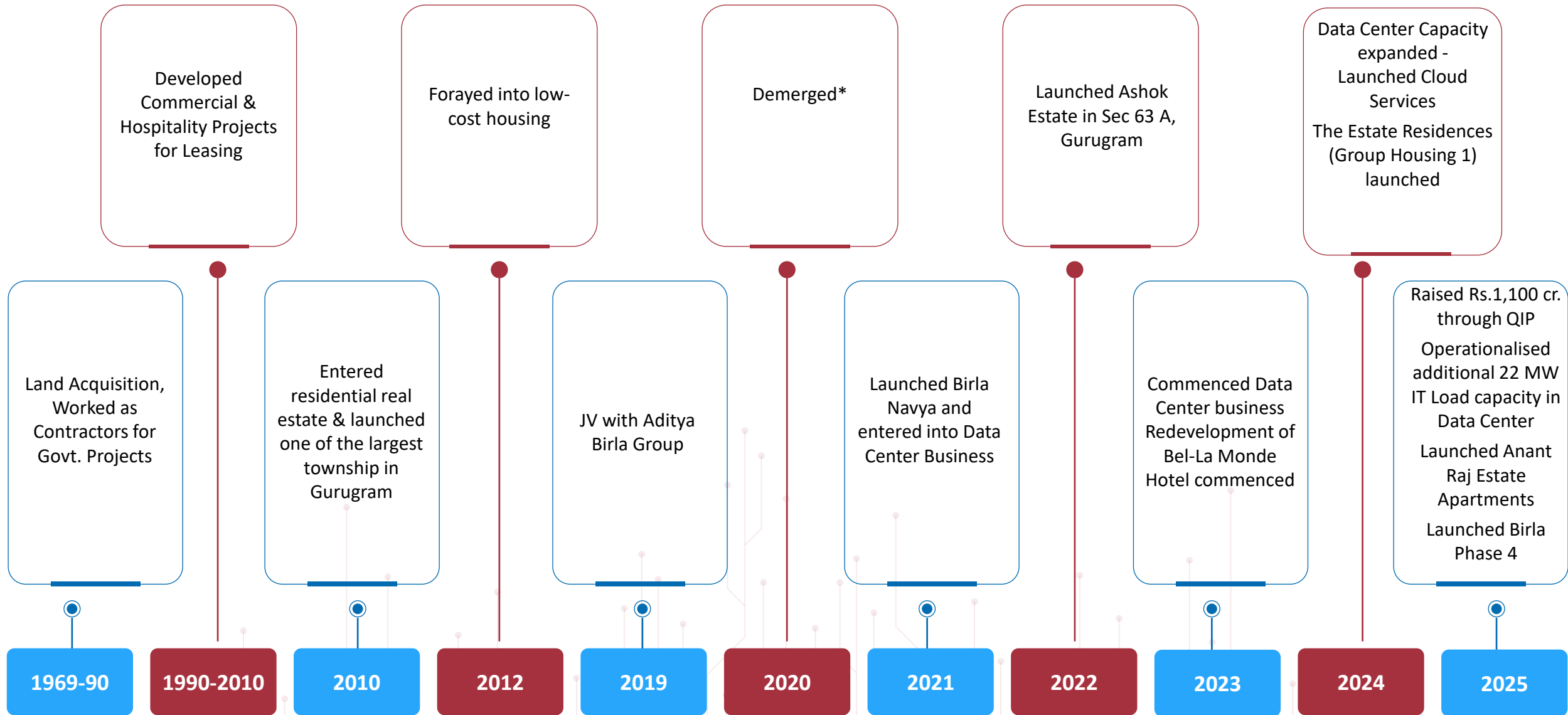


**11.30** msf  
completed  
Residential and  
Commercial Projects



**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

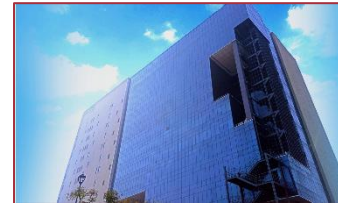


## Annuity Business

Data Centers



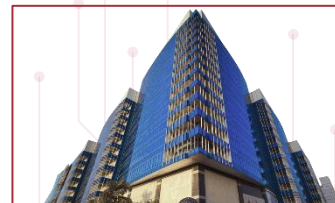
Commercial Buildings



Hotels



IT Parks & Office Space





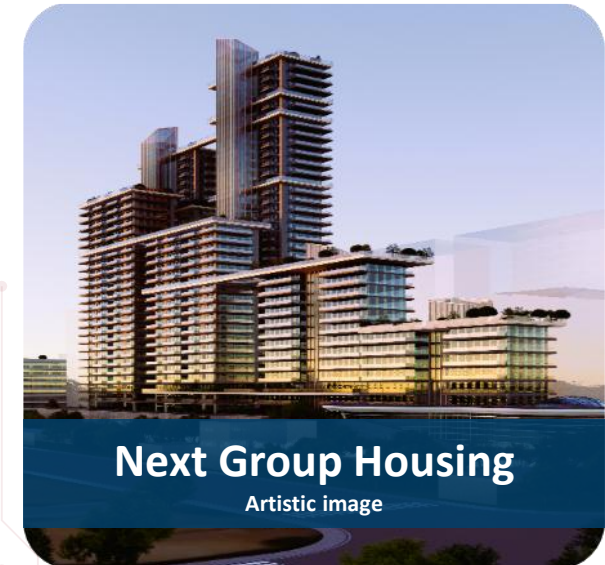
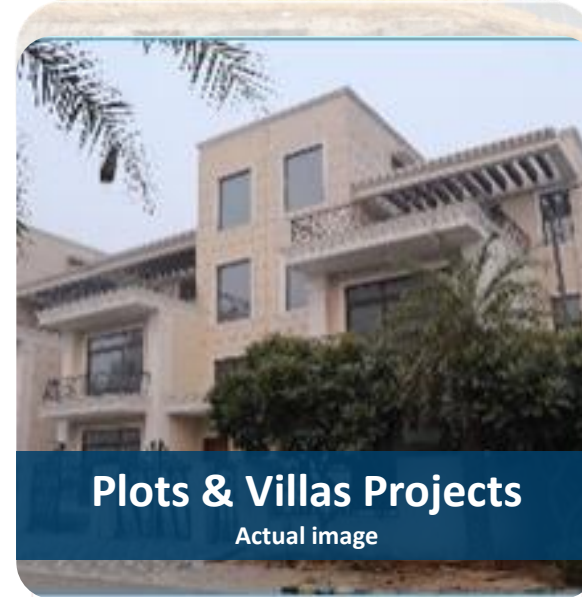
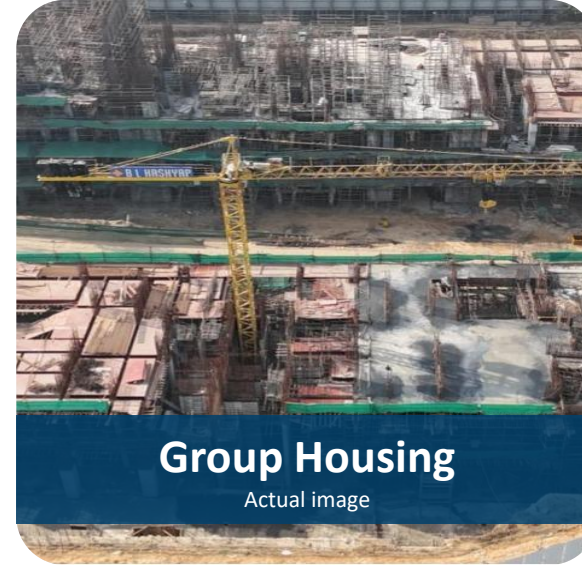
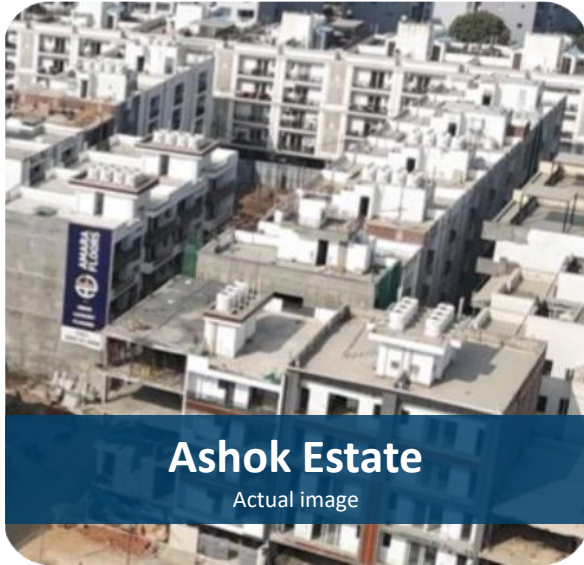


## Residential Business





# 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

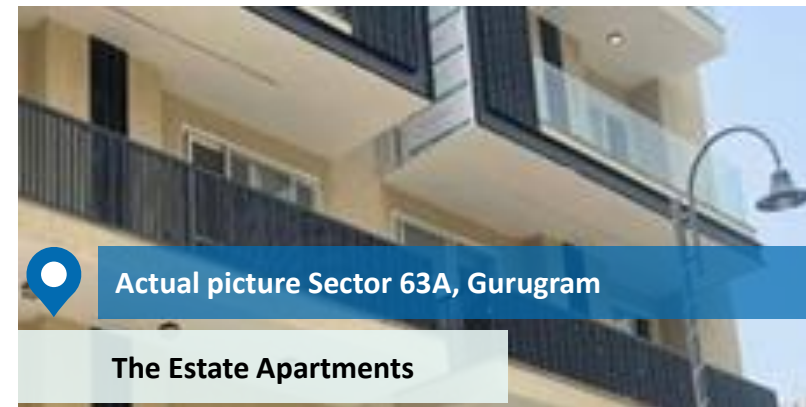
- Spread across 20.14 acres of land
- Offerings include plots of various sizes

## 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



**Ashok Tower, Ashok Estate,  
Sector 63 A, Gurugram**

## 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



**Anant Raj Center 1,  
Chattarpur, Delhi**

## 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.



**Anant Raj Center 2, Delhi-  
Ggn Highway**

## Project Highlight

- Hotel Bellanta 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.



**Commercial Building @  
Sector 44, Gurugram**

## 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



**Anant Raj Tech Park,  
Panckula**

## 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

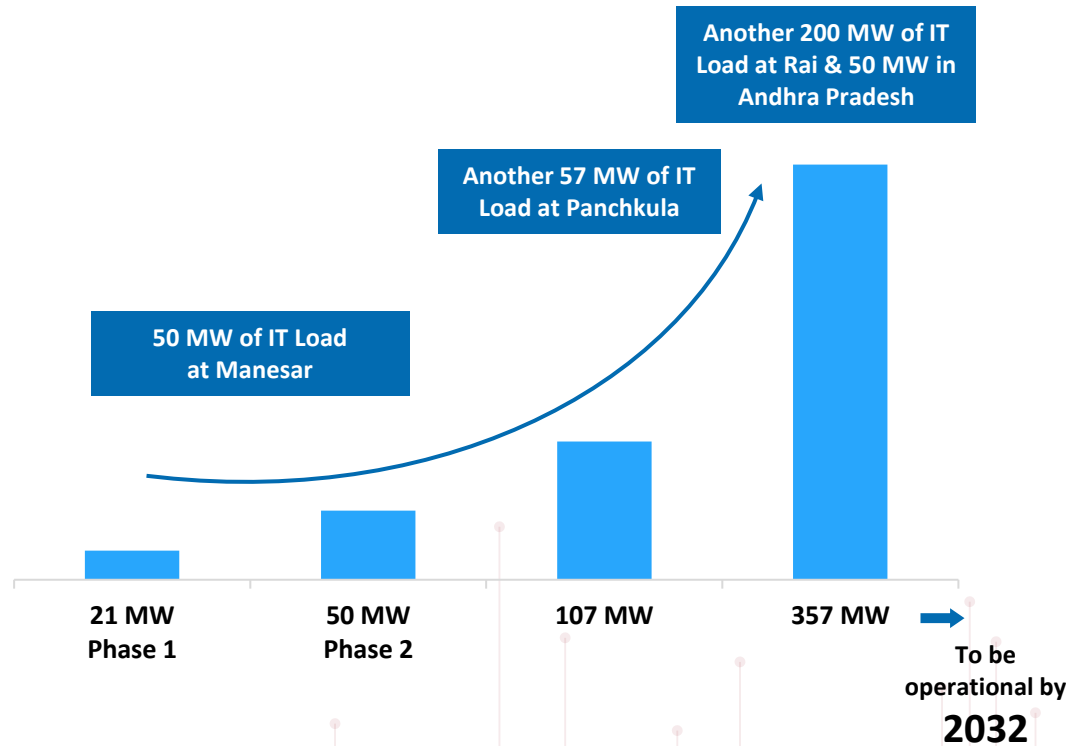


## Data Centres & Cloud Services



# Scaling Up Our Data Center Capacity for the Digital Future

## Roadmap to our journey to 357 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

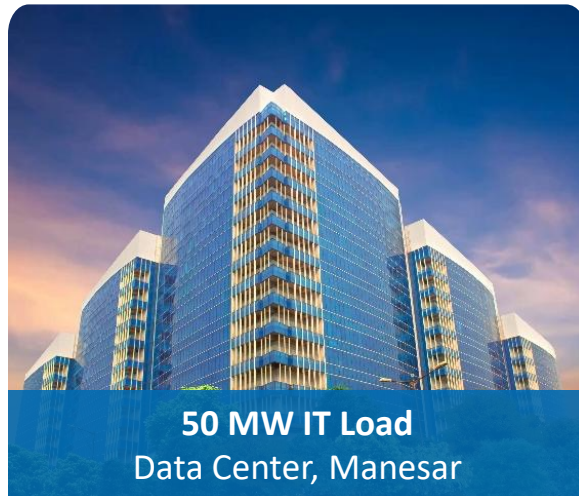


## On Floor Electrical Panels

TRICOLITE  
*Pledged to Excellence*



# With Resilient and Scalable Data Center Properties



## Operational Capacity 28 MW IT load

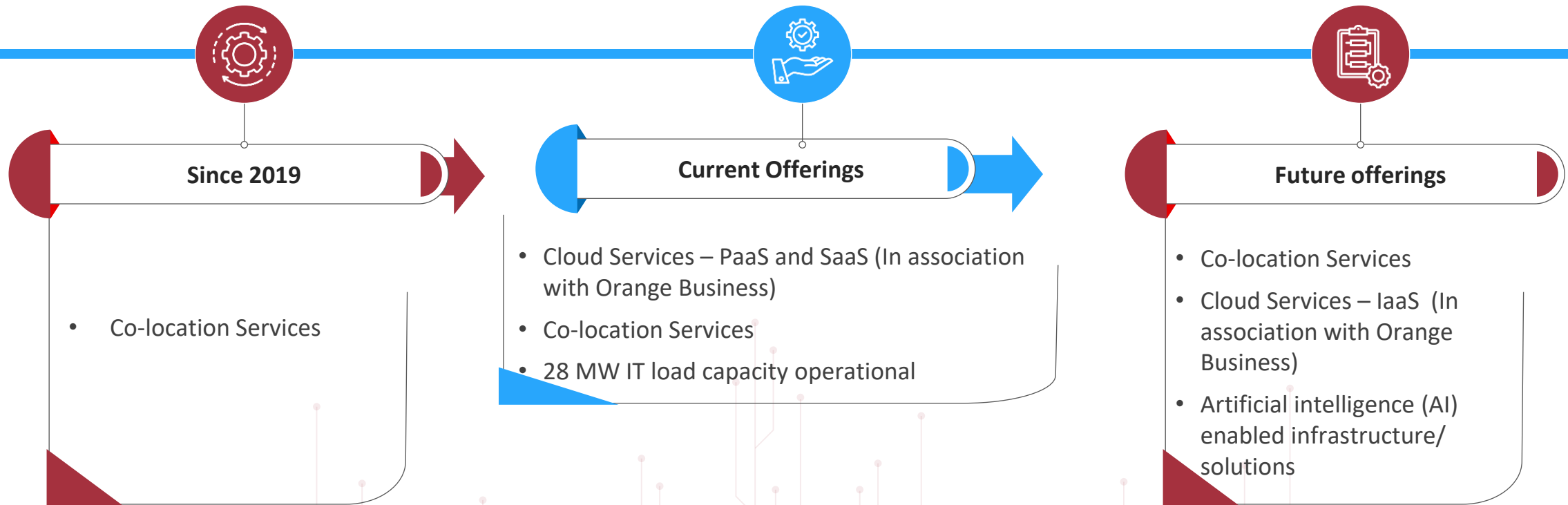
<b>21 MW IT Load operationalised</b> Includes Cloud Services	Building for 100 MW IT Load ready	<b>7 MW IT Load operationalised</b>	Signed <b>MOU</b> with the <b>AP Government</b> for development of new Data Center facilities along with IT Park and to make investment for development of Data Center and Cloud Services.
<b>Expansion of capacity initiated</b>	Design / work commenced for 20 MW	Integration of cloud services with Orange Business is on advanced stage	

## Future Plan

Incremental <b>IT</b> Load planned in subsequent years	Opportunity to develop a Data Center with <b>100 MW</b> IT Load capacity within the existing building. Additional <b>100 MW IT</b> Load planned through a greenfield development project	<b>5.25</b> acres of greenfield land available with an FSI of <b>0.6 million</b> sq. ft. wherein <b>50 MW IT</b> Load capacity is envisaged	<b>50 MW IT</b> Load to be executed in 2 phases with approx. direct investment of Rs. 4,500 Cr by ARCPL
--	--	---	---

# Powering Cloud Services with AI Enabled Infrastructure

Expanding our services from colocation to cloud solutions, 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 357 MW IT load capacity will be utilized for cloud services

## Comprehensive Data Center Solutions Tailored to Your Needs



Compute



Storage



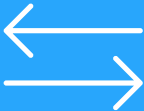
Backup and DR



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 357 MW IT Load by 2032



## Cloud Service Adoption

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



## Offer Full Array of Services in Cloud with AI enabled Infrastructure

**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 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**

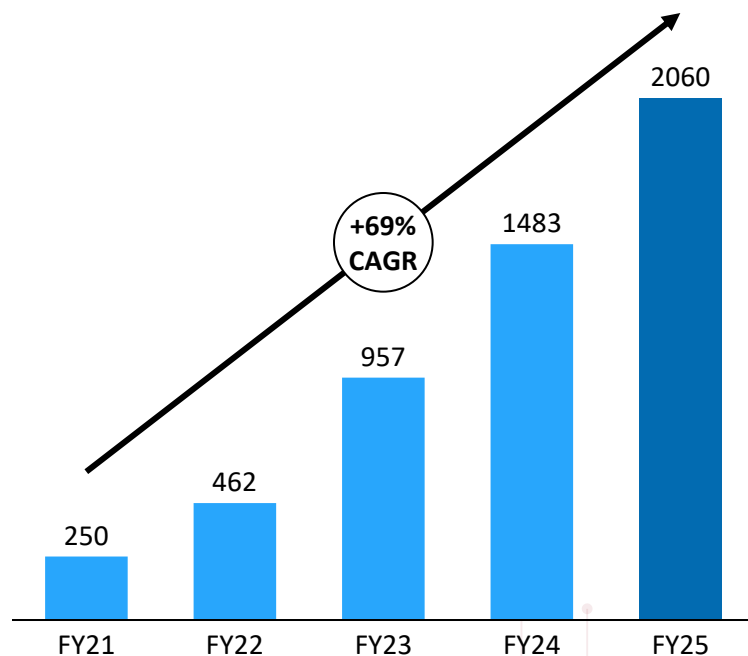


## Financial Performance

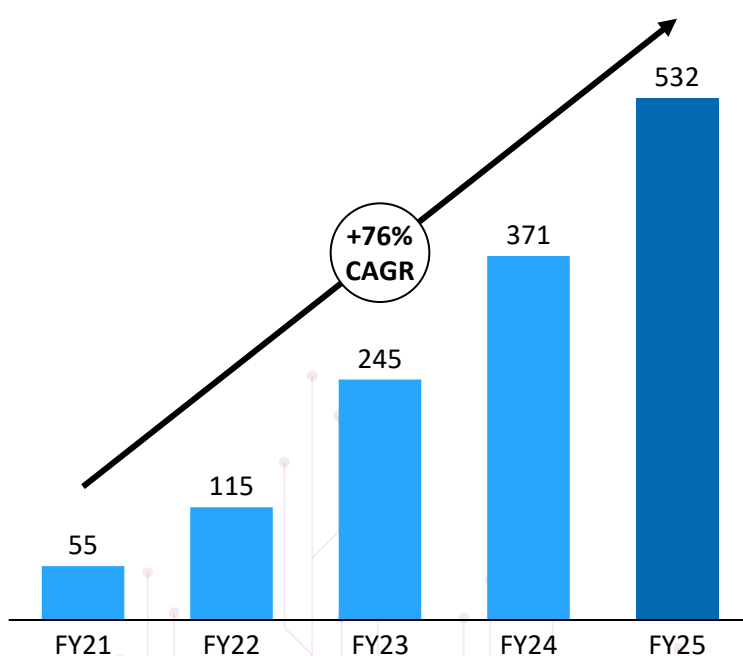


# FY25 Performance at a glance

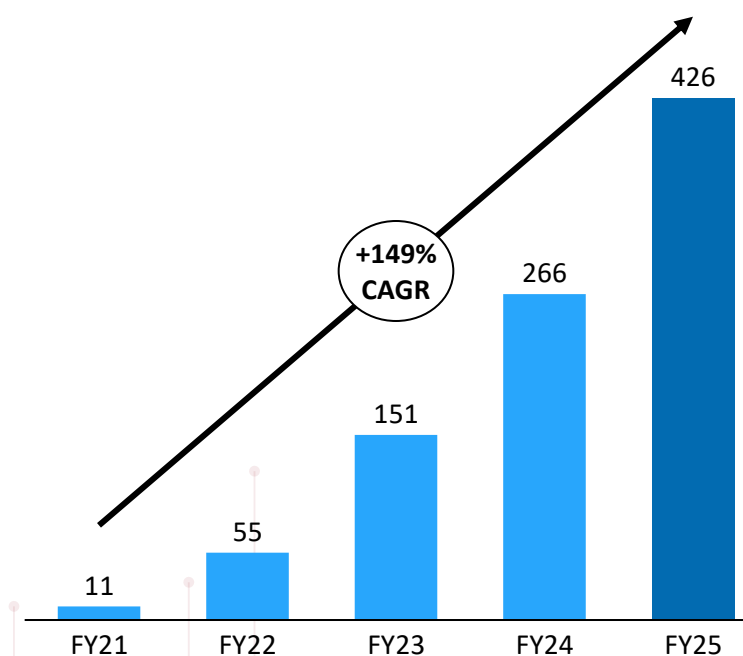
## Revenue (₹ Cr)



## EBITDA (₹ Cr)\*



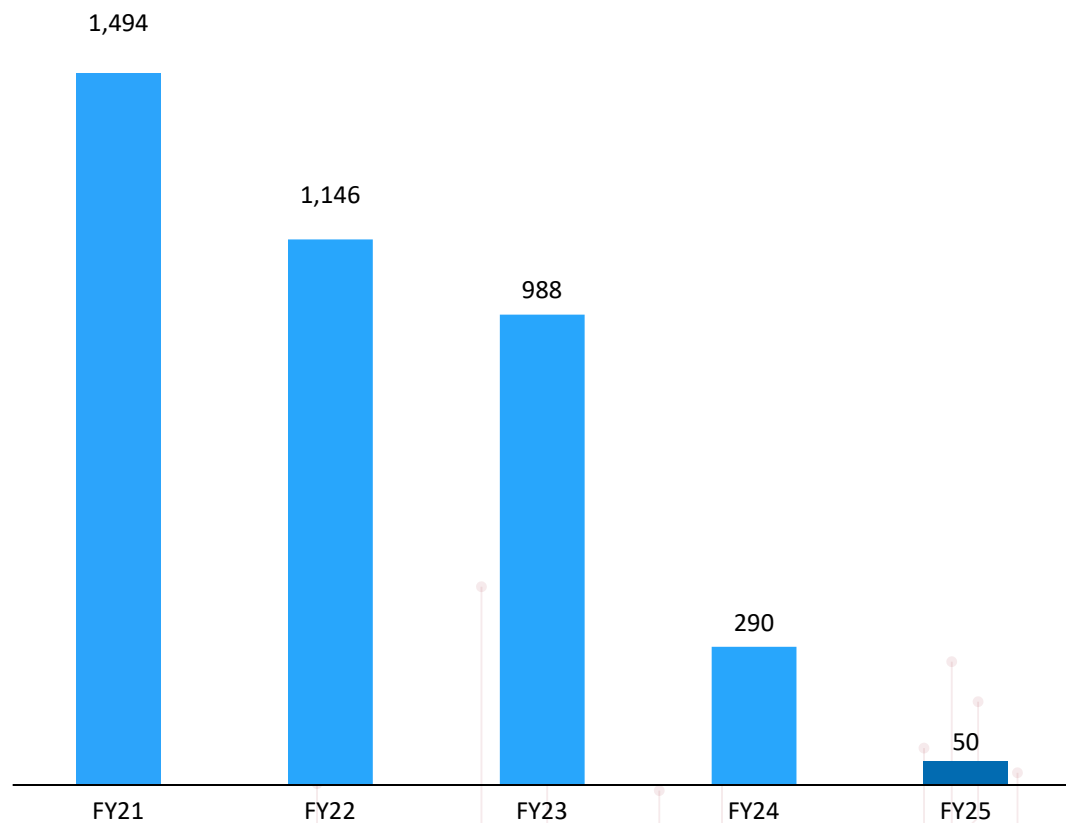
## PAT (₹ Cr)



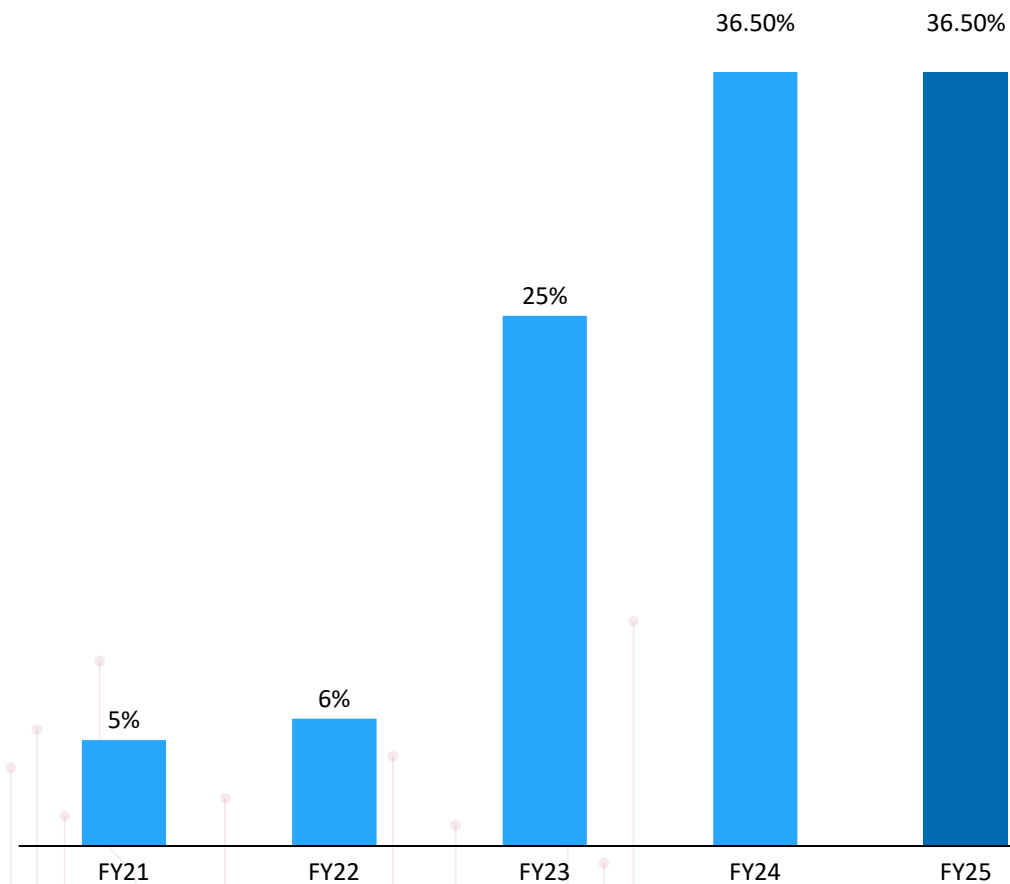
\*Includes Other Income

# Reduced Net Debt & Consistent Dividend Payouts

Net Debt (₹ Cr)



Dividend\*



\*As a % of face value



# Building Stronger Social and Community Bonds at Anant Raj



## CSR Focus Areas



Education



Rural Development



Community Development



Employment



Healthcare



Skill Development and Vocational Training

1. Anant Raj Estate Management Services Ltd. organizes festival celebrations for the residents of Anant Raj Estate at Sector 63 A, Gurugram
2. 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**

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

Mr. Prathmesh Parab

prathmesh.parab@in.mpms.mufg.com

Ms. Nidhi Vijaywargia

nidhi.vijaywargia@in.mpms.mufg.com

Meeting Request

[Link](#)

